

Legal Notices-CAL

March 21, 2024
Please be advised, this communication is being made by this office as a debt collector on behalf of the Association to collect the debt described in this letter. Any information obtained will be used for that purpose.

NOTICE OF INTENT TO FORECLOSE

Via Personal Service
 Richard M. Sheets
 15420 Olde Highway 80 #3
 El Cajon, CA 92021
 Re: Meadows Homeowners' Acquisition Corporation/Sheets
 Property Address: 15420 Olde Highway 80 #3
 Account No. 21437
 Our File No. 5075.3

Dear Owner:
 This notice is being provided pursuant to Civil Code Section 5705. Please be advised that the Board of Directors for Meadows Homeowners' Acquisition Corporation ("Association") and "Original Creditor" has voted to approve the initiation of foreclosure of the lien recorded against the above-referenced property. Enclosed please find a copy of the signed Open Meeting Minutes approving the foreclosure. The Association's Board of Directors previously voted to approve foreclosure at an Executive Session Meeting. Also enclosed is copy of the Executed Notice of Default and Election to Sell that will be recorded in the County Recorder's Office and an account ledger showing the balance due to date.

If you would like to make arrangements to avoid foreclosure proceedings, please contact this office immediately.

The State Rosenthal Fair Debt Collection Practices Act and the Federal Fair Debt Collection Practices Act require that, except under unusual circumstances, collectors may not contact you before 8 a.m. or after 9:00 p.m. They may not har-

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ass you by using threats of violence or arrest or by using obscene language. Collectors may not be use false or misleading statements or call you at work if they know, or have reason to know, that you may not receive personal calls at work. For the most part, collectors, may contact another person to confirm your location or enforce a judgement. For more information about debt collection activities, you may contact the Federal Trade Commission at 1-877-FTC-HELP or www.ftc.gov.

Meadows Homeowners' Acquisition Corporation/Sheets
 March 21, 2024
 Page 2
NOTICE REQUIRED BY LAW: Please be advised, this communication is being made by this office as a debt collector on behalf of the Association to collect the debt described above. Any information obtained will be used for that purpose.

If you have any questions regarding your account, please do not hesitate to call our office.

Sincerely,
COMMUNITY LEGAL ADVISORS INC.
 509 N. Coast Highway
 Oceanside, CA 92054
 VICTOR LOPEZ
 THERESA MOSER
 Assessment Collections Paralegal
 victor@attorneyforhoa.com
 theresa@attorneyforhoa.com
 VL:s

Enc. Minutes & Notice of Default

THE MEADOWS HOMEOWNERS' ASSOCIATION, INC. BOARD OF DIRECTORS MEETING NOVEMBER 20, 2023
 The Board met with the Membership live in the Social Room to conduct regular and on-going business.

ATTENDING BOARD MEMBERS:
 Kathy Walkenhorst-President
 Alane Haynes-Vice President
 Mike Samyn- Treasurer
 Sharon Horner- Secretary
 Mary Lou Keener-

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Member at Large
Owners: no sign in sheet
Other: Hugh Maynard, HOA Manager
Call To Order:
 Meeting called to order at 7:00 p.m. by Marty Cress

Pledge of Allegiance:
 Marty led the attending members in a salute to the flag.
MINUTES- A motion was made (Sharon Horner), seconded and carried to approve the minutes from September 18, 2023 (Exec.) and September 18, 2023 (Open) as submitted.

A. OFFICERS REPORT

President (Kathy Walkenhorst) - Introduced the new Board for 2023-2024. Special thanks to volunteers in the park. This cooperation helps to build a great sense of community.

Treasurer- Mike Samyn gave an update to the members on the financial status of the HOA based on the financial report ending 10/31/2023. Total assets are \$626,210.82. Reserve allocation is \$534,807.51. Year to date the HOA is \$38,856.44 under budget.

The Board reviewed the October 31, 2023 financial report. Mike S. provided the Board a written summary of his (Oct 2023) Treasurer's report. Mike also prepared (and reviewed with the attending Members) a "Year to Date Summary Details" report. These reports will be submitted to the Membership by posting on, and, distribution through, the community web portal.

Pursuant to the requirement of cc 53880(b)6 the Board motions to approve PMC to make the transfers from Operating and Reserve Accounts dated October 31, 2023.

Secretary- Sharon Horner-Space #8 closed escrow Richard and Noreen Nash). Space #106 closed escrow (Harry and Denise Friedman). Nothing is for offered for sale currently. Spaces #73 and #190 are currently

Legal Notices-CAL**COMMITTEE REPORTS Maintenance-Gary Craft**

Gary highlighted his written report to the Board of Directors. Social/Welcome-June Crosby- Will be decorating the XMAS tree in the Social room on the November 27 at 11 AM. The Notecatchers will be performing on December 3, 2023 @ 2PM. June asked for volunteers to help provide cookies for the Notecatchers Golf cart XMAS parade will be held on December 16, 2023. June stated she had some receipts to turn in for decorations and payment to the Notecatchers.

Emergency-Amy Noris-REMINDER
 Event on October 28, 2023 or the Emergency Committee Fair was a huge success.

Approximately 100 people attended. There were 73 drawing winners. The Committee worked very hard to run this fair. The Committee is also working on re-establishing the "phone tree"

Flea Market - Recent event was successful even though the weather did not cooperate.

Library - Mary Smith - Someone put \$30 in the wall mounted deposit box. This donation box should just be removed as it is not needed and probably just confusing to some. The Money was donated to the 4th of July picnic.

Kitchen - Annelvira Uberti - When renting the clubhouse for an event, please leave the facility as you found it, clean! This reminder will be placed in the next Breeze.

Gopher - Mike Clark - n/a

Communications - Bob Newton - n/a

Pool - Mike Kearney - n/a

ARCHITECTURAL REQUESTS - Mike Clark - Architectural Requests. Space #11 requested approval to install retaining wall/landscape. Approved. Space #24 requested approval to replace the home and install a walkway. Approved. Space #43 requested approval to replace windows and install new copper plumbing under home. Approved. Space #22 requested approval to paint driveway space. Approved. Space #216 requested approval to install new Fence. Approved. Space #83 requested approval to install new Windows and plumbing under the house. Approved.

BUSINESS
 A motion was made, seconded and carried to approve the 2024 Pro Forma Budget as submitted. There will be a 3.2% increase in dues.

A motion was made, seconded and carried to formally adopt Amendment 5 to the Rules and Regulations. This was disseminated to the Membership for

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in escrow.
COMMITTEE REPORTS
 28-day review. All comments were taken into consideration prior to formal adoption. Four (40) bids were gathered for weed (fire) abatement in various common areas. A motion was made, seconded and carried to accept the Fire Protect quote in the amount of \$2,950. A motion was made, seconded and carried to authorize up to \$500 for the purchase of a new pool and spa cover.

There is a new Civil Code requirement that says Members must have an inspection by the Fire Department prior to the sale of their home. They will be looking at "Defensible Space Requirements" mainly along roads and driveways. This is noted as Civil Code 1102.9.

Per California Civil Code 5705(c), this item serves to document action taken by the Board in executive session to involve the association's collection attorney in delinquent account proceedings, which may result in foreclosure action by the association against the following properties; parcel# 396-042-51-42 & parcel #396-042-49-03

MEMBER FORUM - Actionable Items

NEXT MEETING:
 December 18, 2023 at 7:00 PM Live in the Social Room.

MEETING ADJOURNED - 8:23 PM
 6/6, 6/13, 6/20, 6/27/25
CNS-3931930# EAST COUNTY CALIFORNIAN
East County Californian 6/6,13,20,27/25-153583

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU028736C

TO ALL INTERESTED PERSONS: Petitioner: DENISE ABIGAIL CERVANTES filed a petition with this court for a decree changing names as follows: DENISE ABIGAIL CERVANTES to DENISE ABIGAIL ALBA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 07/23/2025
8:30 a.m., Dept. C-61 Superior Court
330 W Broadway San Diego, CA 92101
NO HEARING WILL

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OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
 DATE: 6/04/2025
 Maureen F Hallahan Judge of the Superior Court
East County Californian- 153834
6/13,20,27,7/4/25

NOTICE OF PUBLIC HEARING ANNEXATION TO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (Annexation 14, APN 584-520-30-00)

NOTICE IS HEREBY GIVEN that the BOARD OF DIRECTORS (the "Board") of the SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT (the "District"), desires to annex property to the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Community Facilities District Law"). The territory proposed to be included in CFD 2022-1 shall be known as the "Territory." Published herewith is a copy of Resolution 25-30, a Resolution of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto, adopted on May 28, 2025. Exhibits to Resolution 25-30 are available upon request of the Board Clerk.

PUBLIC HEARING NOTICE IS GIVEN THAT ON JULY 9, 2025 AT THE HOUR OF 5:30 P.M., IN THE REGULAR MEETING PLACE OF THE BOARD BEING THE DISTRICT OFFICES, LOCATED AT 2850 VIA ORANGE WAY, SPRING VALLEY CA 91978, A PUBLIC HEARING WILL BE HELD WHERE THIS BOARD WILL CONSIDER THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX PROPOSED TO BE

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LEVIED WITHIN THE ANNEXATION TERRITORY TO CFD 2022-1, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF INTENTION. AT THE ABOVE-MENTIONED TIME AND PLACE FOR PUBLIC HEARING ANY PERSONS INTERESTED, INCLUDING TAXPAYERS AND PROPERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTIMONY OF ALL INTERESTED PERSONS FOR OR AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE EXTENT OF THE ANNEXATION INTO CFD 2022-1, OR THE FINANCING OF THE SERVICES, WILL BE HEARD AND CONSIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING, HOWEVER, ANY PROTESTS PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRITING AND CLEARLY SET FORTH THE IRREGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE BOARD CLERK ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITHDRAWN IN WRITING AT ANY TIME BEFORE THE CONCLUSION OF THE PUBLIC HEARING. IF A WRITTEN MAJORITY PROTEST AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1 IS FILED, THE PROCEEDINGS SHALL BE ABANDONED. IF SUCH MAJORITY PROTEST IS LIMITED TO CERTAIN SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE SERVICES OR THAT PORTION OF THE SPECIAL TAX SHALL BE ELIMINATED BY THE BOARD.

ELECTION

Upon conclusion of the public hearing, if the Board determines to proceed with the annexation of Territory into CFD 2022-1, a proposition to authorize the levy of the special tax within the annexation Territory to CFD 2022-1 shall be submitted to the qualified electors of the Territory to be annexed into CFD 2022-1. The vote shall be by registered voters within the Territory; however, if there are less than 12 registered voters, the vote shall be by landowners, with each landowner having one vote per acre or portion thereof within the annexation Territory into CFD 2022-1. The special tax shall be authorized to be levied within the annexed Territory if at least two-thirds of the votes cast on the proposition are

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in favor of the levy of the special tax.

/s/ Shayna Rians,
 Board Clerk
 San Miguel Consolidated Fire Protection District
 6/27/2025
Resolution 25-30

Resolution Of Intention Of The Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto (Annexation 14, APN 584-520-30-00)

WHEREAS, the Board of Directors (the "Board") of the San Miguel Consolidated Fire Protection District (the "District") has established the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the District as a result of the development of said real property; and

WHEREAS, the territory which is included in CFD 2022-1 is described on the map of CFD 2022-1 recorded in Book 50 of Maps of Assessment and Community Facilities Districts, page(s) 41 in the office of the County Recorder for the County of San Diego, State of California; and

WHEREAS, the Board has received a written petition from S V S C HOLDINGS L P, the owner of certain real property within the District requesting that such property be annexed to CFD 2022-1 in order that they may be developed and receive the benefit of services, which will be financed by the annual levy of special taxes on said property for the purpose set forth in Exhibit "A" (the "Services"); and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such Services and costs incidental thereto; and

WHEREAS, the Board is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") to annex territory to CFD 2022-1 by complying with the procedures set forth in said Article 3.5.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Miguel Con-



“EVERY MORNING MY HUMAN SHAVES OFF HIS FACE FUR. HE’S FUNNY LIKE THAT.”

—TUCK adopted 05-04-11

A PERSON IS THE BEST THING TO HAPPEN TO A SHELTER PET

adopt
 theshelterpetproject.org

Ad Council

<div>Legal Notices-CAL</div> <div>solidated Fire Protec- tion District, California, as follows: <u>Section 1 - Recitals.</u> The above recitals are true and correct and are hereby incorpor- ated into this resolu- tion. <u>Section 2 - Name of District.</u> The name of the existing community facilities district is the San Miguel Consolida- ted Fire Protection District Community Fac- ilities District 2022-1. <u>Section 3 - Intention.</u> The Board declares its intention to conduct proceedings pursuant to said Article 3.5 of the Act for territory pro- posed for annexation designated “Annexa- tion 14” to CFD 2022-1 as described in Exhibit “B” attached hereto. The Board determines that the public conveni- ence and necessity re- quire that such territ- ory be annexed to CFD 2022-1. <u>Section 4 - Description of Territory Proposed To Be Annexed; An- nexation Map.</u> Annexa- tion 14 to be annexed to CFD 2022-1 is de- scribed in Exhibit “B” attached hereto and by this reference made a part hereof. Such territ- ory is also shown and described on the map thereof entitled “Annex- ation Map 14 of Com- munity Facilities Dis- trict 2022-1, San Miguel Consolidated Fire Protection District, San Diego County, State of California” which is on file with the Board Clerk (the “An- nexation Map”). <u>Section 5 - Types of Services; Incidental Ex- penses.</u> Services au- thorized to be financed by CFD 2022-1 are set forth in Exhibit “A.” The District shall also fin- ance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such Services and costs otherwise in- curred in order to carry out the authorized pur- poses of CFD 2022-1. <u>Section 6 - Special Taxes.</u> Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annu- al administrative ex- penses of the District and CFD 2022-1 in de- termining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and li- en priority in case of delinquency as is provided for ad valor- em taxes. However, under no circum-</div>	<div>Legal Notices-CAL</div> <div>stances shall the spe- cial tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be in- creased as a con- sequence of delin- quency or default by the owner of any other parcel or parcels with- in CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit “C” attached hereto and by this reference made a part hereof. <u>Section 7 - Adoption of Annexation Map.</u> Pur- suant to Section 3110.5 of the Streets and Highways Code, the Board adopts the Annexation Map as the map of the area pro- posed to be annexed to CFD 2022-1. Pursuant to Section 3111 of said Code, the Board Clerk shall file the original of the Annexation Map in his or her office and shall file a copy of the Annexation Map with the County Recorder of the County of San Diego no later than 15 days prior to the date of the hearing speci- fied in Section 10 hereof. <u>Section 8 - Exempt Properties.</u> Pursuant to Section 53340 of the California Government Code, properties of en- tities of the state, feder- al, and local govern- ments shall be exempt from the levy of spe- cial taxes of CFD 2022- 1. <u>Section 9 - Necessity.</u> The Board finds that the Services described in Section 5 hereof are necessary to meet in- creased demands placed upon the Dis- trict as a result of de- velopment occurring within the boundaries of the proposed annex- ation of territory to CFD 2022-1. <u>Section 10 - Hearing on Annexation of Territ- ory.</u> A public hearing on the annexation of territory into CFD 2022- 1 shall be held at 5:30 pm on July 9, 2025, or as soon thereafter as the Board may con- sider the matter, in the Board Chambers, lo- cated at 2850 Via Or- ange Way, Spring Val- ley, CA 91978. <u>Section 11 - Notice.</u> The Board Clerk shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the time and place of said hear- ing by first-class mail to each registered voter and to each landowner within the proposed community facilities district as prescribed by Section 53322.4 of said Code. Said notice shall be published at least seven (7) days and mailed at least fif- teen (15) days before the date of the hearing, and shall contain the information required by said Section 53322.</div>	<div>Legal Notices-CAL</div> <div>Section 12 - <u>Descrip- tion of Voting Proce- dures.</u> The voting pro- cedures to be followed in conducting the elec- tion on the proposition with respect to the levy of special taxes within the territory proposed to be annexed to CFD 2022-1 shall be as fol- lows: a) If at the time of the close of the public or protest hearing (herein- after referred to as the "protest hearing") at least 12 persons are registered to vote with- in the territory pro- posed to be annexed to CFD 2022-1, the elec- tion shall be conduc- ted by the Board Clerk, and shall be held on a date selected by the Board in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the ap- plicable provisions of law regulating elec- tions of the District, in- sofar as they may be applicable, and pursu- ant to Section 53326 the ballots for the elec- tion shall be distrib- uted to the qualified electors of the territory proposed to be an- nexed to CFD 2022-1 by mail with return postage prepaid and the election shall be conducted as a mail ballot election. b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 per- sons have been re- gistered to vote within the territory proposed to be annexed to CFD 2022-1, and pursuant to Section 53326, the vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the Board Clerk as follows: 1. The election shall be held on the earliest date following the con- clusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the Board, or such earlier date as the owners of land within the territory proposed to be an- nexed to CFD 2022-1 and the Board Clerk agree and concur is ac- ceptable. 2. Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be an- nexed to CFD 2022-1 waive the time limits for conducting the elec- tion set forth in Section 53326 by unanimous written consent and the Secretary of the Board concurs in such earlier election date as shall be consented to by the qualified electors.</div>	<div>Legal Notices-CAL</div> <div>3. Pursuant to Section 53326, ballots for the election shall be distrib- uted to the qualified electors by the Board Clerk by mail with re- turn postage prepaid or by personal service. 4. Pursuant to applic- able provisions of law regulating elections of the District, which gov- ern the conduct of mail ballot elections, and Di- vision 4 (commencing with Section 4000) of the California Elec- tions Code with re- spect to elections con- ducted by mail, the Secretary of the Board shall mail or deliver to each qualified elector an official ballot in a form specified by the Board in the resolution calling the election, and shall also mail or deliv- er to all such qualified electors a ballot pamphlet and instruc- tions to voter, includ- ing a sample ballot identical in form to the official ballot but identi- fied as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impar- tial analysis by the Dis- trict's Legal Counsel pursuant to Section 9280 of the said Code with respect to the bal- lot proposition con- tained in the official ballot, ballot argu- ments and rebuttals, if any, pursuant to Sec- tions 9281 to 9287, in- clusive, of said Code, a return identification en- velope with prepaid postage thereon ad- dressed to the Board Clerk for the return of voted official ballots, and a copy of this res- olution; provided, however, that such statement, analysis and arguments may be waived with the unan- imous consent of all the landowners of the territory proposed to be annexed to CFD 2022- 1 and shall be so stated in the resolution adopted by the Board calling the election. 5. The official ballot to be mailed or delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the name of the landown- er-voter and the num- ber of votes to be voted by the landowner-voter, and shall have appen- ded to it a certification to be signed by the person voting the offi- cial ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner- voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner- voter entitled to vote such official ballot, that he or she has been au- thorized to vote such official ballot on behalf of the landowner-voter, that in voting such offi- cial ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its</div>	<div>Legal Notices-CAL</div> <div>land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to CFD 2022- 1. 6. The return identifica- tion envelope deliv- ered by the Board Clerk to each landown- er-voter shall have printed or typed there- on the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a de- claration under penalty of perjury stating that the voter is the landowner or the au- thorized representative of the landowner en- titled to vote the en- closed ballot and is the person whose name appears on the identi- fication envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said de- claration, and (vii) a no- tice that the envelope contains an official bal- lot and is to be opened only by the Board Clerk. 7. The information-to- voter form to be mailed or delivered by the Board Clerk to the landowner-voters shall inform them that the of- ficial ballots shall be re- turned to the Board Clerk properly voted as provided thereon and with the certification appended thereto prop- erly completed and signed in the sealed re- turn identification en- velope with the certifi- cation thereon com- pleted and signed and all other information to be inserted thereon properly inserted by 5:30 p.m. on the date of the election. 8. Upon receipt of the return identification en- velopes which are re- turned prior to the vot- ing deadline on the date of the election, the Board Clerk shall can- vass the votes cast in the election, and shall file a statement with the Board at its next regular meeting regard- ing the results of such c canvass and the elec- tion. The procedures set forth in this section for conducting the elec- tion may be modified as the Board may de- termine to be neces- sary or desirable by a resolution sub- sequently adopted by the Board. <u>Section 13 - Certifica- tion.</u> The Board Clerk shall certify the pas- sage and adoption of this resolution. <u>Section 14 - Effective Date.</u> This Resolution shall take effect imme- diately from and after the date of its passage and adoption. PASSED AND ADOPTED by the Board of the San Miguel Consol-</div>	<div>Legal Notices-CAL</div> <div>idated Fire Protection District this 28th day of May 2025, by the fol- lowing vote: AYES: Directors McK- enna, Muns, Nelson, Pierce, Raddatz, Robles and Woodruff NOES: None ABSTAIN: None ABSENT: None ATTEST /s/ Shayna Rians, Board Clerk /s/ Kim Raddatz, Board Presid- ent East County Califor- nian 6/27/2025-154079 NOTICE OF PUBLIC HEARING ANNEXATION TO SAN MIGUEL CON- SOLIDATED FIRE PROTECTION DIS- TRICT COMMUNITY FACIL- ITIES DISTRICT 2022- 1 (Annexation 15, APN 503-271-19-00) NOTICE IS HEREBY GIVEN that the BOARD OF DIRECT- ORS (the “Board”) of the SAN MIGUEL CONSOLIDATED FIRE PROTECTION DIS- TRICT (the “District”), desires to annex prop- erty to the San Miguel Consolidated Fire Pro- tection District Com- munity Facilities Dis- trict 2022-1 (“CFD 2022-1”) pursuant to the provisions of the “Mello-Roos Com- munity Facilities Act of 1982” (the “Com- munity Facilities Dis- trict Law”). The territ- ory proposed to be in- cluded in CFD 2022-1 shall be known as the “Territory.” Published herewith is a copy of Resolution 25-31, a Resolution of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Ad- opting A Map of the Area Proposed to be Annexed Thereto, ad- opted on May 28, 2025. Exhibits to Res- olution 25-31 are avail- able upon request of the Board Clerk. PUBLIC HEARING NOTICE IS GIVEN THAT ON JULY 9, 2025 AT THE HOUR OF 5:30 P.M., IN THE REGULAR MEETING PLACE OF THE BOARD BEING THE DISTRICT OFFICES, LOCATED AT 2850 VIA ORANGE WAY, SPRING VALLEY CA 91978, A PUBLIC HEARING WILL BE HELD WHERE THIS BOARD WILL CON- SIDER THE ANNEXA- TION OF TERRITORY INTO CFD 2022-1, THE RATE AND METHOD OF APPOR- TIONMENT OF THE SPECIAL TAX PRO- POSED TO BE LEVIED WITHIN THE ANNEXATION TER- RITORY TO CFD 2022-1, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF IN- TENTION. AT THE ABOVE-MENTIONED</div>	<div>Legal Notices-CAL</div> <div>TIME AND PLACE FOR PUBLIC HEAR- ING ANY PERSONS INTERESTED, IN- CLUDING TAXPAY- ERS AND PROP- ERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTI- MONY OF ALL INTER- ESTED PERSONS FOR OR AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE EX- TENT OF THE AN- NEXATION INTO CFD 2022-1, OR THE FIN- ANCING OF THE SERVICES, WILL BE HEARD AND CON- SIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING, HOWEVER, ANY PROTESTS PER- TAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRIT- ING AND CLEARLY SET FORTH THE IR- REGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE BOARD CLERK ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITH- DRAWN IN WRITING AT ANY TIME BE- FORE THE CONCLU- SION OF THE PUB- LIC HEARING. IF A WRITTEN MA- JORITY PROTEST AGAINST THE AN- NEXATION OF TER- RITORY INTO CFD 2022-1 IS FILED, THE P R O C E E D I N G S SHALL BE ABAN- DONED. IF SUCH MA- JORITY PROTEST IS LIMITED TO CER- TAIN SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE SERVICES OR THAT PORTION OF THE SPECIAL TAX SHALL BE ELIMINATED BY THE BOARD. ELECTION Upon conclusion of the public hearing, if the Board determines to proceed with the an- nexation of Territory in- to CFD 2022-1, a pro- position to authorize the levy of the special tax within the annexa- tion Territory to CFD 2022-1 shall be submit- ted to the qualified electors of the Territ- ory to be annexed into CFD 2022-1. The vote shall be by registered voters within the Territ- ory; however, if there are less than 12 re- gistered voters, the vote shall be by landowners, with each landowner having one vote per acre or por- tion thereof within the annexation Territory in- to CFD 2022-1. The special tax shall be au- thorized to be levied within the annexed Ter- ritory if at least two- thirds of the votes cast on the proposition are in favor of the levy of the special tax. /s/ Shayna Rians, Board Clerk San Miguel Consolida- ted Fire Protection District 6/27/2025 Resolution 25-31</div>	<div>Legal Notices-CAL</div> <div>Resolution Of Inten- tion Of The Board of Directors of the San Miguel Consolida- ted Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto (Annexation No. 15, APN 503-271-19-00) WHEREAS, the Board of Directors (the “Board”) of the San Miguel Consolidated Fire Protection District (the “District”) has es- tablished the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 (“CFD 2022-1”) for the pur- pose of levying special taxes on parcels of tax- able property therein for the purpose of providing certain ser- vices which are neces- sary to meet increased demands placed upon the District as a result of the development of said real property; and WHEREAS, the territ- ory which is included in CFD 2022-1 is de- scribed on the map of CFD 2022-1 recorded in Book 50 of Maps of Assessment and Com- munity Facilities Dis- tricts, page(s) 41 in the office of the County Recorder for the County of San Diego, State of California; and WHEREAS, the Board has received a written petition from RONDON MELISSA ALLEN ASUNTA R, the owner of certain real property within the District re- questing that such property be annexed to CFD 2022-1 in order that they may be de- veloped and receive the benefit of services, which will be financed by the annual levy of special taxes on said property for the pur- pose set forth in Exhib- it “A” (the “Services”); and agreeing to the an- nual levy of special taxes on said property sufficient to pay the costs of such Services and costs incidental thereto; and WHEREAS, the Board is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Govern- ment Code, commonly known as the “Mello- Roos Community Faci- lities Act of 1982,” (the “Act”) to annex territ- ory to CFD 2022-1 by complying with the pro- cedures set forth in said Article 3.5. NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Miguel Con- solidated Fire Protec- tion District, California, as follows: <i>Section 1 - Recitals.</i> The above recitals are true and correct and are hereby incorpor- ated into this resolu-</div>
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tion.

Section 2 - Name of District. The name of the existing community facilities district is the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1.

Section 3 - Intention. The Board declares its intention to conduct proceedings pursuant to said Article 3.5 of the Act for territory proposed for annexation designated "Annexation 15" to CFD 2022-1 as described in Exhibit "B" attached hereto. The Board determines that the public convenience and necessity require that such territory be annexed to CFD 2022-1.

Section 4 - Description of Territory Proposed To Be Annexed; Annexation Map. Annexation 15 to be annexed to CFD 2022-1 is described in Exhibit "B" attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled "Annexation Map 15 of Community Facilities District 2022-1, San Miguel Consolidated Fire Protection District, San Diego County, State of California" which is on file with the Board Clerk (the "Annexation Map").

Section 5 - Types of Services; Incidental Expenses. Services authorized to be financed by CFD 2022-1 are set forth in Exhibit "A." The District shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such Services and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.

Section 6 - Special Taxes. Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annual administrative expenses of the District and CFD 2022-1 in determining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be increased as a consequence of delin-

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quency or default by the owner of any other parcel or parcels within CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

Section 7 - Adoption of Annexation Map. Pursuant to Section 3110.5 of the Streets and Highways Code, the Board adopts the Annexation Map as the map of the area proposed to be annexed to CFD 2022-1. Pursuant to Section 3111 of said Code, the Board Clerk shall file the original of the Annexation Map in his or her office and shall file a copy of the Annexation Map with the County Recorder of the County of San Diego no later than 15 days prior to the date of the hearing specified in Section 10 hereof.

Section 8 - Exempt Properties. Pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal, and local governments shall be exempt from the levy of special taxes of CFD 2022-1.

Section 9 - Necessity. The Board finds that the Services described in Section 5 hereof are necessary to meet increased demands placed upon the District as a result of development occurring within the boundaries of the proposed annexation of territory to CFD 2022-1.

Section 10 - Hearing on Annexation of Territory. A public hearing on the annexation of territory into CFD 2022-1 shall be held at 5:30 pm on July 9, 2025, or as soon thereafter as the Board may consider the matter, in the Board Chambers, located at 2850 Via Orange Way, Spring Valley, CA 91978.

Section 11 - Notice. The Board Clerk shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within the proposed community facilities district as prescribed by Section 53322.4 of said Code. Said notice shall be published at least seven (7) days and mailed at least fifteen (15) days before the date of the hearing, and shall contain the information required by said Section 53322.

Section 12 - Description of Voting Procedures. The voting procedures to be followed in conducting the election on the proposition with respect to the levy of special taxes within

the territory proposed to be annexed to CFD 2022-1 shall be as follows:

a) If at the time of the close of the public or protest hearing (hereinafter referred to as the "protest hearing") at least 12 persons are registered to vote within the territory proposed to be annexed to CFD 2022-1, the election shall be conducted by the Board Clerk, and shall be held on a date selected by the Board in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the applicable provisions of law regulating elections of the District, insofar as they may be applicable, and pursuant to Section 53326 the ballots for the election shall be distributed to the qualified electors of the territory proposed to be annexed to CFD 2022-1 by mail with return postage prepaid and the election shall be conducted as a mail ballot election.

b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 persons have been registered to vote within the territory proposed to be annexed to CFD 2022-1, and pursuant to Section 53326, the vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the Board Clerk as follows:

1. The election shall be held on the earliest date following the conclusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the Board, or such earlier date as the owners of land within the territory proposed to be annexed to CFD 2022-1 and the Board Clerk agree and concur is acceptable.

2. Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be annexed to CFD 2022-1 waive the time limits for conducting the election set forth in Section 53326 by unanimous written consent and the Secretary of the Board concurs in such earlier election date as shall be consented to by the qualified electors.

3. Pursuant to Section 53326, ballots for the election shall be distributed to the qualified electors by the Board Clerk by mail with return postage prepaid or by personal service.

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4. Pursuant to applicable provisions of law regulating elections of the District, which govern the conduct of mail ballot elections, and Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections conducted by mail, the Secretary of the Board shall mail or deliver to each qualified elector an official ballot in a form specified by the Board in the resolution calling the election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impartial analysis by the District's Legal Counsel pursuant to Section 9280 of the said Code with respect to the ballot proposition contained in the official ballot, ballot arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, of said Code, a return identification envelope with prepaid postage thereon addressed to the Board Clerk for the return of voted official ballots, and a copy of this resolution; provided, however, that such statement, analysis and arguments may be waived with the unanimous consent of all the landowners of the territory proposed to be annexed to CFD 2022-1 and shall be so stated in the resolution adopted by the Board calling the election.

5. The official ballot to be mailed or delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter, and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the

territory proposed to be annexed to CFD 2022-1.

6. The return identification envelope delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Board Clerk.

7. The information-to-voter form to be mailed or delivered by the Board Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the Board Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5:30 p.m. on the date of the election.

8. Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the Board Clerk shall canvass the votes cast in the election, and shall file a statement with the Board at its next regular meeting regarding the results of such canvass and the election. The procedures set forth in this section for conducting the election may be modified as the Board may determine to be necessary or desirable by a resolution subsequently adopted by the Board.

Section 13 - Certification. The Board Clerk shall certify the passage and adoption of this resolution.

Section 14 - Effective Date. This Resolution shall take effect immediately from and after the date of its passage and adoption.

PASSED AND ADOPTED by the Board of the San Miguel Consolidated Fire Protection District this 28th day of May 2025, by the following vote:

AYES: Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles and Woodruff

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NOES: None

ABSTAIN: None

ABSENT: None

ATTEST
/s/ Shayna Rians, Board Clerk /s/ Kim Raddatz, Board President
East County Californian 6/27/2025-154080

NOTICE OF PUBLIC HEARING ANNEXATION TO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (Annexation 16, APN 501-248-09-00)

NOTICE IS HEREBY GIVEN THAT THE BOARD OF DIRECTORS (the "Board") of the SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT (the "District"), desires to annex property to the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Community Facilities District Law"). The territory proposed to be included in CFD 2022-1 shall be known as the "Territory." Published herewith is a copy of Resolution 25-32, a Resolution of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto, adopted on May 28, 2025. Exhibits to Resolution 25-32 are available upon request of the Board Clerk.

PUBLIC HEARING NOTICE IS GIVEN THAT ON JULY 9, 2025 AT THE HOUR OF 5:30 P.M., IN THE REGULAR MEETING PLACE OF THE BOARD BEING THE DISTRICT OFFICES, LOCATED AT 2850 VIA ORANGE WAY, SPRING VALLEY CA 91978, A PUBLIC HEARING WILL BE HELD WHERE THIS BOARD WILL CONSIDER THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX PROPOSED TO BE LEVIED WITHIN THE ANNEXATION TERRITORY TO CFD 2022-1, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF INTENTION. AT THE ABOVE-MENTIONED TIME AND PLACE FOR PUBLIC HEARING ANY PERSONS INTERESTED, INCLUDING TAXPAYERS AND PROPERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTIMONY OF ALL INTERESTED PERSONS

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FOR OR AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE EXTENT OF THE ANNEXATION INTO CFD 2022-1, OR THE FINANCING OF THE SERVICES, WILL BE HEARD AND CONSIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING, HOWEVER, ANY PROTESTS PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRITING AND CLEARLY SET FORTH THE IRREGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE BOARD CLERK ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITHDRAWN IN WRITING AT ANY TIME BEFORE THE CONCLUSION OF THE PUBLIC HEARING. IF A WRITTEN MAJORITY PROTEST AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1 IS FILED, THE PROCEEDINGS SHALL BE ABANDONED. IF SUCH MAJORITY PROTEST IS LIMITED TO CERTAIN SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE SERVICES OR THAT PORTION OF THE SPECIAL TAX SHALL BE ELIMINATED BY THE BOARD.

ELECTION

Upon conclusion of the public hearing, if the Board determines to proceed with the annexation of Territory into CFD 2022-1, a proposition to authorize the levy of the special tax within the annexation Territory to CFD 2022-1 shall be submitted to the qualified electors of the Territory to be annexed into CFD 2022-1. The vote shall be by registered voters within the Territory; however, if there are less than 12 registered voters, the vote shall be by landowners, with each landowner having one vote per acre or portion thereof within the annexation Territory into CFD 2022-1. The special tax shall be authorized to be levied within the annexed Territory if at least two-thirds of the votes cast on the proposition are in favor of the levy of the special tax.

/s/ Shayna Rians, Board Clerk
San Miguel Consolidated Fire Protection District
6/27/2025
Resolution 25-32

Resolution Of Intention Of The Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1

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and Adopting A Map of the Area Proposed to be Annexed Thereto (Annexation 16, APN 501-248-09-00)

WHEREAS, the Board of Directors (the "Board") of the San Miguel Consolidated Fire Protection District (the "District") has established the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the District as a result of the development of said real property; and

WHEREAS, the territory which is included in CFD 2022-1 is described on the map of CFD 2022-1 recorded in Book 50 of Maps of Assessment and Community Facilities Districts, page(s) 41 in the office of the County Recorder for the County of San Diego, State of California; and

WHEREAS, the Board has received a written petition from SV PROPS LLC, the owner of certain real property within the District requesting that such property be annexed to CFD 2022-1 in order that they may be developed and receive the benefit of services, which will be financed by the annual levy of special taxes on said property for the purpose set forth in Exhibit "A" (the "Services"); and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such Services and costs incidental thereto; and

WHEREAS, the Board is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") to annex territory to CFD 2022-1 by complying with the procedures set forth in said Article 3.5.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the San Miguel Consolidated Fire Protection District, California, as follows:

Section 1 - Recitals. The above recitals are true and correct and are hereby incorporated into this resolution.

Section 2 - Name of District. The name of the existing community facilities district is the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1.

Section 3 - Intention.

<div>Legal Notices-CAL</div> <div>The Board declares its intention to conduct proceedings pursuant to said Article 3.5 of the Act for territory proposed for annexation designated “Annexation 16” to CFD 2022-1 as described in Exhibit “B” attached hereto. The Board determines that the public convenience and necessity require that such territory be annexed to CFD 2022-1.</div> <div>Section 4 - Description of Territory Proposed To Be Annexed; Annexation Map. Annexation 16 to be annexed to CFD 2022-1 is described in Exhibit “B” attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled “Annexation Map 16 of Community Facilities District 2022-1, San Miguel Consolidated Fire Protection District, San Diego County, State of California” which is on file with the Board Clerk (the “Annexation Map”).</div> <div>Section 5 - Types of Services; Incidental Expenses. Services authorized to be financed by CFD 2022-1 are set forth in Exhibit “A.” The District shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such Services and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.</div> <div>Section 6 - Special Taxes. Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annual administrative expenses of the District and CFD 2022-1 in determining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit “C” attached hereto and by this reference</div>	<div>Legal Notices-CAL</div> <div>made a part hereof.</div> <div>Section 7 - Adoption of Annexation Map. Pursuant to Section 3110.5 of the Streets and Highways Code, the Board adopts the Annexation Map as the map of the area proposed to be annexed to CFD 2022-1. Pursuant to Section 3111 of said Code, the Board Clerk shall file the original of the Annexation Map in his or her office and shall file a copy of the Annexation Map with the County Recorder of the County of San Diego no later than 15 days prior to the date of the hearing specified in Section 10 hereof.</div> <div>Section 8 - Exempt Properties. Pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal, and local governments shall be exempt from the levy of special taxes of CFD 2022-1.</div> <div>Section 9 - Necessity. The Board finds that the Services described in Section 5 hereof are necessary to meet increased demands placed upon the District as a result of development occurring within the boundaries of the proposed annexation of territory to CFD 2022-1.</div> <div>Section 10 - Hearing on Annexation of Territory. A public hearing on the annexation of territory into CFD 2022-1 shall be held at 5:30 pm on July 9, 2025, or as soon thereafter as the Board may consider the matter, in the Board Chambers, located at 2850 Via Orange Way, Spring Valley, CA 91978.</div> <div>Section 11 - Notice. The Board Clerk shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within the proposed community facilities district as prescribed by Section 53322.4 of said Code. Said notice shall be published at least seven (7) days and mailed at least fifteen (15) days before the date of the hearing, and shall contain the information required by said Section 53322.</div> <div>Section 12 - Description of Voting Procedures. The voting procedures to be followed in conducting the election on the proposition with respect to the levy of special taxes within the territory proposed to be annexed to CFD 2022-1 shall be as follows:</div> <div>a) If at the time of the close of the public or protest hearing (hereinafter referred to as the "protest hearing") at least 12 persons are</div>	<div>Legal Notices-CAL</div> <div>registered to vote within the territory proposed to be annexed to CFD 2022-1, the election shall be conducted by the Board Clerk, and shall be held on a date selected by the Board in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the applicable provisions of law regulating elections of the District, insofar as they may be applicable, and pursuant to Section 53326 the ballots for the election shall be distributed to the qualified electors of the territory proposed to be annexed to CFD 2022-1 by mail with return postage prepaid and the election shall be conducted as a mail ballot election.</div> <div>b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 persons have been registered to vote within the territory proposed to be annexed to CFD 2022-1, and pursuant to Section 53326, the vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the Board Clerk as follows:</div> <div>1. The election shall be held on the earliest date following the conclusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the Board, or such earlier date as the owners of land within the territory proposed to be annexed to CFD 2022-1 and the Board Clerk agree and concur is acceptable.</div> <div>2. Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be annexed to CFD 2022-1 waive the time limits for conducting the election set forth in Section 53326 by unanimous written consent and the Secretary of the Board concurs in such earlier election date as shall be consented to by the qualified electors.</div> <div>3. Pursuant to Section 53326, ballots for the election shall be distributed to the qualified electors by the Board Clerk by mail with return postage prepaid or by personal service.</div> <div>4. Pursuant to applicable provisions of law regulating elections of the District, which govern the conduct of mail ballot elections, and Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections con-</div>	<div>Legal Notices-CAL</div> <div>ducted by mail, the Secretary of the Board shall mail or deliver to each qualified elector an official ballot in a form specified by the Board in the resolution calling the election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impartial analysis by the District's Legal Counsel pursuant to Section 9280 of the said Code with respect to the ballot proposition contained in the official ballot, ballot arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, of said Code, a return identification envelope with prepaid postage thereon addressed to the Board Clerk for the return of voted official ballots, and a copy of this resolution; provided, however, that such statement, analysis and arguments may be waived with the unanimous consent of all the landowners of the territory proposed to be annexed to CFD 2022-1 and shall be so stated in the resolution adopted by the Board calling the election.</div> <div>5. The official ballot to be mailed or delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter, and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to CFD 2022-1.</div> <div>6. The return identification envelope delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the</div>	<div>Legal Notices-CAL</div> <div>name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Board Clerk.</div> <div>7. The information-to-voter form to be mailed or delivered by the Board Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the Board Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5:30 p.m. on the date of the election.</div> <div>8. Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the Board Clerk shall canvass the votes cast in the election, and shall file a statement with the Board at its next regular meeting regarding the results of such canvass and the election. The procedures set forth in this section for conducting the election may be modified as the Board may determine to be necessary or desirable by a resolution subsequently adopted by the Board.</div> <div>Section 13 - Certification. The Board Clerk shall certify the passage and adoption of this resolution.</div> <div>Section 14 - Effective Date. This Resolution shall take effect immediately from and after the date of its passage and adoption.</div> <div>PASSED AND ADOPTED by the Board of the San Miguel Consolidated Fire Protection District this 28th day of May 2025, by the following vote:</div> <div>AYES: Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles and Woodruff</div> <div>NOES: None</div> <div>ABSTAIN: None</div> <div>ABSENT: None</div> <div>ATTEST /s/ Shayna Rians, Board Clerk /s/ Kim Raddatz, Board President</div>	<div>Legal Notices-CAL</div> <div>East County Californian 6/27/2025-154081</div> <div>SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 25CU011318C NOTICE TO DEFENDANT: (Aviso al Demandado): SC SERVICES, INC., a California corporation, and DOES 1 to 50, inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) FIFTH ELEMENT CONSTRUCTION, INC., a California Corporation, and ALPINIERI PROPERTIES, LLC, a California limited liability company NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case. AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin</div>	<div>Legal Notices-CAL</div> <div>escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y direccion de la corte es): Superior Court of California, County of San Diego, 330 West Broadway, San Diego, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): TIMOTHY J. SULLI-</div>	<div>Legal Notices-CAL</div> <div>VAN, 110 JUNIPER STREET, SAN DIEGO, CA 92101; (619) 232-6846 Date: 03/05/2025 Clerk, by (Secretario): M. Manneh Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served. East County Californian- 154113 6/20,27,7/4,11/25</div> <div>SUMMONS (FAMILY LAW) (CITACION) Derecho familiar) CASE NUMBER (Numero del Caso) 25FL001585E NOTICE TO RESPONDENT: (Aviso al Demandado): NINA L. PERALTA YOU HAVE BEEN SUED PETITIONER'S NAME IS: (Nobre del demandante): VICTOR PERALTA NOTICE! You have been sued. Read the information below. You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. AVISO! Lo han demandado. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o</div>
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una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado.

AVISOS - LAS ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.

EXENCION DE CUOTAS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte.

NOTICE OF PUBLIC HEARING

Notice is hereby given by the **PLANNING & BUILDING DEPARTMENT**, of the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the SANTEE CITY COUNCIL at 6:30 p.m., Wednesday, July 9, 2025. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsantheeca.gov>.

Subject: The City Council will review and consider the report and account of unpaid weed abatement invoices and establishment of Special Assessments on the respective parcels of land. If approved, the amounts shall become special assessments upon the following parcels and will be paid at the same time and in the same manner as regular municipal taxes:

384-400-06-00 \$ 743.66
385-433-26-00 \$ 2,707.36
386-142-19-00 \$ 1,947.56
386-360-86-00 \$ 1,048.50

ADDITIONAL INFORMATION: Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises prior to or at the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure, section 1094.6. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at (619) 258-4100, at least three (3) working days prior to the public hearing. If you have any questions about the above proposals or want to submit comments, you may contact Karen Maillet at (619) 258-4100 extension 206, in the PLANNING & BUILDING DEPARTMENT, 10601 Magnolia Avenue, Santee, CA 92071. Office hours are Monday through Thursday, 8:00 a.m. to 5:00 p.m., and Friday 8:00 a.m. to 1:00 p.m.

East County Californian 6/27/2025-154379

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The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO EAST COUNTY DIVISION, 250 E. MAIN ST, EL CAJON, CA 92020. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): VICTOR PERALTA, 12033 S H O R T S T, LAKESIDE, CA 92040. (619) 431-6918 Date: 02/13/2025 Clerk, by (Secretario, por): L. Pineda Deputy (Asistente)

EC Californian 6/20,27,7/4,11/2025-154159

PETITIONER: **EDWARD GOLDMAN**
RESPONDENT: **MICHELLE BRANHAM**

REQUEST FOR ORDER CHILD CUSTODY VISITATION (PAR-ENTING TIME) CHILD SUPPORT Case Number: 21FL005127E

NOTICE OF HEARING TO: MICHELLE BRANHAM, Respondent

A COURT HEARING WILL BE HELD AS FOLLOWS:

07/18/2025 9:00 AM Dept 6 San Diego Superior Court 250 EAST MAIN STREET

EL CAJON, CA 92020
WARNING to the person served with the Request for Order: The court may make the requested orders without you if you do not file a *Responsive Declaration to Request for Order* (form FL-320),

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serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.) Date: 02/14/2025 Laura H. Miller Judicial Officer **East County Californian- 154246 06/27,7/4,11,18/2025**

NOTICE OF PUBLIC LIEN SALE OF PERSONAL PROPERTY: Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 07-12-2025, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E371 Brown, Scot Unit #E453 Frias, Miguel Unit #F606 Kennedy, Darci Unit #F849 Madrigal, Claudette Unit #G1025 Myers, John Unit #G1277 Thomas, Maureen 6/27, 7/4/25 **CNS-3940696# SANTEE STAR ECC/Santee Star 6/27,7/4/25-154295**

NOTICE OF LIEN
Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number: Mark Forte unit 182, Araceli Soto unit 085, Juan Parra Jr. unit 174, Brayan A. Noriega unit 305. This sale will be competitive bidding on the 7th day of July 2025 at 9AM on the website Storageauctions.com. The property is stored at location which is located at 2305 Lemon Grove Ave Lemon Grove Ca, 91945 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party. Auctioneer: Storageauctions.com 6/27/25 **CNS-3941016# LEMON GROVE REVIEW ECC/Lemon Grove**

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Review 6/27/25-154328

LIEN SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 575 Fletcher Pkwy Ste 150 El Cajon CA 92020 Date and Time of Sale: July 15, 2025, at 11:30am Cierra Lewis Habeel Othman Yessica Montes Jeff Williams 06/27/2025 The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/27/25 **CNS-3939140# ECC/El Cajon Eagle 6/27/25-154101**

MOBILEHOME WAREHOUSE LIEN SALE
Sale Location: 8661 Cypress Hills MHP LLC, spc 67, Lakeside CA. 92040, Sale date JULY 7, 2025 time: @11 AM Mobilehome description: 1970 MONTERREY; 56 X 20' Decal No. AAR5526. Serial Nos.1061X & 1061XU; HUD Label/Insignia N o s . A 3 8 6 2 7 5 A386274, Lien sale on account for: Linda K Cantrell and Robert E. La Flamme Jr. JTWRs and any other occupant if any. The successful bidder shall be responsible for all costs, fees, liens and/or penalties incurred in or associated with transferring title of the listed mobilehome into his/her/its name. Additionally the successful bidder may be liable to the State of California for any lien attached to the listed mobile home provided for in California Health and Safety Code §18116.1 payment in full is due immediately upon sale by cashier check. Coach is a Pull Out and buyer has 15 days to remove the Cypress Hills MHP LLC Mobile Home Park is in compliance with section 7210 of the Uniform Commercial Code and Section 798.56a of the Civil Code of the State of Ca. gives notice that it has a lien on the property stored by you and held for your account, or in which you claim an interest, amounting at this time to the sum of \$8,707.77 and accrued daily until sale date of JULY 7, 2025 @ 11 AM amount due may be payable by cashier check to Cypress Hills MHP LLC. Names published

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per Commercial Code §§7206 & 7210. Coach may be viewed at 10 AM on sale date. Any questions pls call 619-390-0505 Abamex Auctioneers, Bond No. MS 273-80-15, auctions@abamex.com 6/20, 6/27/25 **CNS-3935959# LAKESIDE LEADER ECC/Lakeside Leader 6/20,27/25-154007**

BOAT LIEN SALE

1975 23.8' MAKE: AMERICAN H U L L I D # A M X 0 0 3 2 3 0 7 5 F CF # 7768 FN LIEN SALE DATE: 7/14/2025 8:00 AM LOCATION: PUMP OUT DOCK IN DOWNTOWN ADDRESS: 2320 NORTH HARBOR DRIVE SAN DIEGO CA 92101 **EC Californian 6/27/2025-154294**

NOTICE OF LIEN SALE OF PERSONAL PROPERTY: STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1539 E Main St, El Cajon, CA 92021 on 07/15/2025 @ 11:00am Joshua Robledo Lopez Dinorah Dao Jean Louise Antis Sandra Anderson Darryl Johnson Ashley Left Keena Keene The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/27/25

CNS-3936277# EAST COUNTY CALIFORNIAN East County Californian 6/27/25-153982

NOTICE OF LIEN SALE OF PERSONAL PROPERTY: ONE FACILITY – MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10115 Mission Gorge Rd. Santee, Ca 92071 07/15/2025 12:00 PM Eileen Koecher, Yesenia Benavida, Milaissa Flores. The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase

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up until the winning bidder takes possession of the personal property. 6/27/25 **CNS-3937265# SANTEE STAR ECC/Santee Star 6/27/25-154008**

Notice of Public Sale

Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on July 22, 2025, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at : www.storageauctions.com. Stored by the following persons, Jonathan Britschgl, Bradley Causton, Steven Mazza and Curtis Salas. All sales are subject to prior cancellation. Terms, rules and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111. **East County Californian 6/27/2025-154419**

STORAGE TREASURES AUCTION

ONE FACILITY – MULTIPLE UNITS
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1636 N Magnolia Ave. El Cajon, CA 92020 on 07/15/2025 @ 10:00am Brennan Mitchell, David Erickson

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/27/25 **CNS-3937800# ECC/El Cajon Eagle 6/27/25-154031**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TOBY LYNN JAMES CASE No. 25PE001598C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: TOBY LYNN JAMES. A Petition for Probate has been filed by: RYAN STANLEY JAMES in the Superior Court of California, County of San Diego The Petition for Probate requests that RYAN STANLEY JAMES be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the In-

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dependent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

07/09/2025 1:30p.m. Dept. 1603 1100 Union Street San Diego, CA 92101

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: RYAN STANLEY JAMES, 23627 SCARBERRY

WAY, RAMONA, CA 92065. 619-647-2487. **East County Californian 6/20,27,7/4/2025-154053**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU029070C

TO ALL INTERESTED PERSONS: Petitioner: JESSICA NOEL ADAMS filed a petition with this court for a decree changing names as follows: JESSICA NOEL ADAMS to JESSICA NOEL DOLIAS. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 07/17/2025

8:00 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101
NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian DATE: 6/05/2025 Maureen F Hallahan Judge of the Superior Court **East County Californian- 153952 6/13,20,27,7/4/25**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU029014C

TO ALL INTERESTED PERSONS: Petitioner: SUSAN SCHLAUCH filed a petition with this court for a decree changing names as follows: ARIANNA MASANO RITTER to ARIANNA MASANO SCHLAUCH. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes de-

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scribed above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition	without a hearing. NOTICE OF HEARING 07/24/2025 8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of	the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in

RESOLUTION NO. 053-2025
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FY 2025-26 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT
WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ("District"); and **WHEREAS**, at this time, landscaping facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets and public rights-of-ways and easements including medians and right-of-way landscaping within the Town Center area of the City; and **WHEREAS**, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for Fiscal Year 2025-26 to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and **WHEREAS**, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:
SECTION 1. The above recitals are all true and correct.
SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2025-26 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.
SECTION 3. The public interest and convenience requires, and it is the intention of this City Council to order, the Fiscal Year 2025-26 annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect Fiscal Year 2025-26 annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.
SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.
SECTION 5. There will be no change in the assessment amounts for Zones A, B, C and D, as they are at the maximum assessment.
SECTION 6. Fiscal Year 2025-26 improvements include annual brush abatement and landscape/irrigation upgrades in Zone C.
SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.
SECTION 8. All monies collected shall be deposited in a special fund known as: **"SPECIAL FUND – TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT."** Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.
SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District specially benefitted by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.
SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.
SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday on July 9, 2025, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.
SECTION 12. The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.
SECTION 13. This Resolution shall take effect immediately upon its adoption.
ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of May, 2025 by the following roll call vote to wit:
AYES: 4 NOES: 0 ABSENT: 1 APPROVED: JOHN W. MINTO, MAYOR ATTEST: JAMES JEFFRIES, CITY CLERK
East County Californian 6/27/2025-154135

Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL
the following newspaper of general circulation, printed in this county: East County Californian	DATE: 6/05/2025 Maureen F Hallahan Judge of the Superior Court East County Californian	nian- 153980 6/13,20,27,7/4/25
NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Directors of the San Miguel Consolidated Fire Protection District for Ordinance 25-07, which updates the Fire Prevention Fee Schedule. The First Public Hearing and Reading was held Wednesday, June 11, 2025, at 5:30 p.m. in the District Board Room of the San Miguel Consolidated Fire Protection District located at 2850 Via Orange Way, Spring Valley, CA 91978. The Second Public Hearing, Reading, and Adoption of Ordinance 25-07 will be held on Wednesday, July 9, 2025, at 5:30 p.m., in the same location. Ordinance 25-07 is on file with the Board Clerk and available for public inspection. The Board of Directors will accept comments in person at the meeting and in writing by mail to 2850 Via Orange Way, Spring Valley, CA 91978. If you have questions, please contact the Board Clerk at (619) 670-0500 or via email at info@sanmiguelfire.org . East County Californian 6/27/2025-153457		
RESOLUTION NO. 056-2025 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE DECLARING ITS INTENTION TO LEVY, AS A SUCCESSOR AGENCY TO COUNTY SERVICE AREA (CSA) 69, A SPECIAL TAX WITHIN THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY BOUNDARY FOR FY 2025-2026 AND SETTING A PUBLIC HEARING		
WHEREAS , upon the dissolution of County Service Area No. 69 (hereinafter "CSA 69") on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority ("SLEMSA") assumed the responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former CSA 69, and certain additional areas identified by the Local Agency Formation Commission as within the CSA 69 Reorganization jurisdictional boundary (hereinafter "CSA 69 Reorganization Boundary"); and WHEREAS , the City and Lakeside Fire Protection District are the successor agencies to the CSA 69 within their respective territories, and are subject to any previously authorized taxes, benefit assessments, fees or charges of CSA 69, which they are authorized to assess, levy and/or collect within their respective boundaries, as successors to CSA 69; and WHEREAS , the City of Santee is now responsible for levying a special tax within its territory located within the CSA 69 Reorganization Boundary; and WHEREAS , the special tax levied within the CSA 69 Reorganization Boundary provides funding for enhanced advanced life support ambulance transport services within the CSA 69 Reorganization Boundary; and WHEREAS , the City of Santee has determined that it is necessary to continue to levy this special tax within the CSA 69 Reorganization Boundary in order to continue to provide such extended services; and WHEREAS , there is an annual special tax levied against the parcels contained within the CSA 69 Reorganization Boundary. The special tax was previously set each year based on the formula established by the County of San Diego. The City of Santee will set this tax for its territory moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2025-26, the increase in the consumer price index in the San Diego area is 3.12%. The annual special tax is assessed and included on the Property Tax bill for each affected parcel and previously was collected and transferred to CSA 69, but now will be collected and transferred, in part, to the City of Santee on the same schedule as the normal property tax payments; and WHEREAS , in light of the CSA 69 Reorganization, it is required that both of SLEMSA's Members, the City of Santee and the Lakeside Fire Protection District annually cause to be prepared and filed internally the specific parcels and special tax to be levied within their territory within the CSA 69 Reorganization Boundary for the upcoming Fiscal Year; and WHEREAS , the City of Santee shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the levy of special tax for such extended service within the former CSA 69 Reorganization Boundary; and WHEREAS , on file with the City Clerk of the City of Santee is a copy of specific parcels and special tax to be levied within the City's territory within the CSA 69 Reorganization Boundary elucidating the number of parcels being levied and the amount of the proposed charges; and NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows: SECTION 1. City Council adopts the Recitals set forth above as true and correct and accepts the parcels and special tax for the CSA 69 Reorganization Boundary service areas on file with the City Clerk of the City of Santee. SECTION 2. The City Council directs the City Clerk of the City of Santee to publish notice of a public hearing to be conducted on July 9, 2025 by the City Council of the City of Santee. The Public Hearing shall take place at 10601 Magnolia Ave., Santee, CA for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2025-26 special tax on parcels within the City's territory within the CSA 69 Reorganization Boundary. SECTION 3. The City Council directs the City Clerk of the City of Santee to publish a Notice of Public Hearing once a week for two weeks pursuant to Government Code Section 6066. Any person affected by the proposed special tax may submit written comments or protest to the City Clerk of the City of Santee at any time before the conclusion of the Public Hearing or may appear in support of, or opposition to, the proposals at the time of the Public Hearing. For additional information, any interested person may contact the City Clerk at (619) 258-4100 Ext. 114 during the hours of 8:00am – 5:00pm, Mon-Thurs. ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of May, 2025 by the following roll call vote to wit: AYES: 4 NOES: 0 ABSENT: 1 APPROVED: JOHN W. MINTO, MAYOR ATTEST: JAMES JEFFRIES, CITY CLERK East County Californian 6/20,27/2025-154136		

PUBLIC NOTICE
A Public Hearing will take place on July 8, 2025 at 12216 Lakeside Avenue, Lakeside, CA 92040 for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2025-26 CSA 69 and the CSA 69 Reorganization Boundary charges on the part of the Lakeside Fire Protection District. Any person affected by the proposed charges may submit written comments or protest to the Board Clerk of the Lakeside Fire Protection District at any time before the conclusion of the Public Hearing or may appear in support of, or opposition to, the proposals at the time of the Public Hearing. For additional information, any interested person may contact the Board Clerk at (619) 390-2350 Ext 002 during the hours of 7:00am - 4:00pm, Mon-Thurs. East County Californian 6/20,27/2025-154110
Following is a summary of an Ordinance introduced at the Joint Meeting of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency on June 24, 2025. Full text is available in the City Clerk's Office, 200 Civic Center Way, El Cajon, California.
ORDINANCE NO. ____
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF EL CAJON APPROVING AN AMENDMENT TO THE CONTRACT BETWEEN THE CITY OF EL CAJON AND THE BOARD OF ADMINISTRATION, CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEMS
The proposed ordinance would authorize an amendment to the contract between the City of El Cajon (the "City") and the Board of Administration, California Public Employees' Retirement System ("CalPERS").
A copy of said amendment, substantially in the form as that certain Amendment to Contract between CalPERS and the City presented to the City Council, is attached to the proposed ordinance as Exhibit "A," and modifies the Contract by providing that, as of the effective date of the Amendment, "classic" local police members in the "Unrepresented Police Executive Management" group, will be required to contribute an additional one percent (1%) of their earnings toward retirement through CalPERS.
The Ordinance further provides that the City Manager of the City of El Cajon is authorized, empowered, and directed to execute said Amendment for and on behalf of the City of El Cajon.
The El Cajon City Council will consider adoption of Ordinance No._____ at the regularly scheduled meeting of July 8, 2025.
PUBLISH: June 27, 2025 East County Californian 6/27/2025-154293
Summary of Proposed Ordinance Lemon Grove Sanitation District
On May 2, 2023, the Sanitation District Board adopted Ordinance No. 33, approving a 3.0 percent annual maximum rate increase for Fiscal Years 2023–24 through 2027–28. Ordinance No. 34 adopted on June 18, 2024 and currently in effect, amended Ordinance No. 33 and established sewer service charges for Fiscal Year 2024–25. There were no changes to the sewer service charges for Fiscal Year 2023–24 and Fiscal Year 2024-25. Ordinance No. 35 of the Lemon Grove Sanitation District amends Article III of Ordinance No. 34 and implements the 3.0 percent rate increase for Fiscal Year 2025–26 and establishes rates and methods of calculating annual sewer service charges for Fiscal Years 2025-26. Sanitation District Ordinance No. 35 establishes the sewer service charge upon each premises within the District that discharges sewage into the District sewer lines. The sewer service charge is based on three components: (1) the District's annual cost to provide customer service functions and collect and transport wastewater, (2) the District's annual cost for wastewater treatment and disposal as fees paid to the City of San Diego for capacity and use of the San Diego Metropolitan Sewer System, and (3) the District's share of the regional Pure Water San Diego Program. Formulas are determined for annual sewer service charges for residential units, commercial/industrial business units, and commercial/industrial facilities. The Ordinance was introduced after a hearing at the June 17, 2025 Lemon Grove Sanitation District/City Council meeting and is scheduled for adoption at the July 1, 2025 Sanitation District/City Council meeting. The levy of new charges are proposed to take effect on July 31, 2025 in the manner allowed by law. A copy of the Ordinance is on file and available for review at the Office of the City Clerk at 3232 Main Street, Lemon Grove, California. /s/: Joel G. Pablo, City Clerk East County Californian 6/27/2025-154239

Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL																
<div>NOTICE OF SALE</div> <p>The following is/are to be lien sold by Western Towing on July 8, 2025 @ 7182 EL CAJON BLVD SAN DIEGO CA 92115 at 10:00am YEAR/MAKE/MODEL: 2019 HYUNDAI ACCENT VIN: 3K9C24A38KE038478 PLATE: UBG7641, VA</p> <p>East County Californian 6/27/2025 -154171</p>	<div>ten objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is</div>	<div>timely filed, the court may grant the petition</div>	<div>without a hearing.</div> <div>NOTICE OF HEARING</div>	<div>08/06/2025 8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for informa-</div>	<div>tion about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be</div>	<div>published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspa-</div>																	
<div>RESOLUTION NO. 055-2025</div> <div>RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FY 2025-26 SANTEE ROADWAY LIGHTING DISTRICT</div> <p>WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as SANTEE ROADWAY LIGHTING DISTRICT ("District"); and</p> <p>WHEREAS, at this time, the District contains two zones, as set forth in the Engineer's Report ("Report"), Zone A containing all the street lights of primarily general benefit located within the City limits of Santee, and Zone B containing street lights defined as primarily having special benefit to the assessed properties located in various areas throughout the City; and</p> <p>WHEREAS, at this time, this City Council desires to take proceedings to set the annual levy of assessments for the ensuing fiscal year, to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and</p> <p>WHEREAS, at this time there has been presented and approved by this City Council a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.</p> <p>NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:</p> <p>SECTION 1. The above recitals are all true and correct.</p> <p>SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance of certain improvements for Fiscal Year 2025-26 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.</p> <p>SECTION 3. The public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described</p> <p>in the Report, and it is further determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.</p> <p>SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.</p> <p>SECTION 5. The proposed assessment in Zone B will be \$16.00, the maximum assessment amount per household/benefit unit in FY 2025-26. There will continue to be no assessment in Zone A.</p> <p>SECTION 6. It is estimated that 20 new lights will be added within the District in Fiscal Year 2025-26.</p> <p>SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.</p> <p>SECTION 8. All monies collected shall be deposited in a special fund known as: "SPECIAL FUND - SANTEE ROADWAY LIGHTING DISTRICT." Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.</p> <p>SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefitted by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.</p> <p>SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.</p> <p>SECTION 11. Notice is hereby given that a public hearing on this item will be held before the SANTEE CITY COUNCIL at 6:30 p.m., Wednesday on July 9, 2025, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this Resolution. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at https://www.cityofsanteeca.gov. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.</p> <p>SECTION 12. The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.</p> <p>SECTION 13. This Resolution shall take effect immediately upon its adoption.</p> <p>ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of May, 2025 by the following roll call vote to wit:</p> <p>AYES: 4 NOES: 0 ABSENT: 1 APPROVED: JOHN W. MINTO, MAYOR ATTEST: JAMES JEFFRIES, CITY CLERK</p> <p>East County Californian 6/27/2025-154134</p>								<div>RESOLUTION NO. 051-2025</div> <div>A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FY 2025-26SANTEE LANDSCAPE MAINTENANCE DISTRICT</div> <p>WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution , and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as SANTEE LANDSCAPE MAINTENANCE DISTRICT ("District"); and,</p> <p>WHEREAS, at this time, the facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets, rights-of-ways and easements within various residential areas in the City; and</p> <p>WHEREAS, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the expenses necessary for continued maintenance of improvements within said District; and</p> <p>WHEREAS, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.</p> <p>NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:</p> <p>SECTION 1. That the above recitals are all true and correct.</p> <p>SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2025-26 that has been previously approved is directed to be filed in the Office of the City Clerk for public review. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.</p> <p>SECTION 3. That the public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in said Report, and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance of improvements as estimated in said Report.</p> <p>SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.</p> <p>SECTION 5. The assessment for Zone 1 - El Nopal Estates will increase from \$258.00 to \$265.15. Nine zones will have the same assessments in FY 2025-26 as in the prior year.</p> <p>SECTION 6. There are no new improvements or any substantial changes to existing improvements.</p> <p>SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.</p> <p>SECTION 8. That all monies collected shall be deposited in a special fund known as: "SPECIAL FUND - SANTEE LANDSCAPE MAINTENANCE DISTRICT." Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance or improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.</p> <p>SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefitted by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.</p> <p>SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.</p> <p>SECTION 11. Notice is hereby given that a public hearing on this item will be held before the SANTEE CITY COUNCIL at 6:30 p.m., on Wednesday, July 9, 2025, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at https://www.cityofsanteeca.gov. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.</p> <p>SECTION 12. That the Finance Department is directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication shall be not less than ten (10) days before the date set for said Public Hearing.</p> <p>SECTION 13. This Resolution shall take effect immediately upon its adoption.</p> <p>ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 14th day of May, 2025, by the following roll call vote to wit:</p> <p>AYES: 4 NOES: 0 ABSENT: 1 APPROVED: JOHN W. MINTO, MAYOR ATTEST: JAMES JEFFRIES, CITY CLERK</p> <p>East County Californian 6/27/2025-154133</p>								<div>NOTICE OF PUBLIC HEARING</div> <p>NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Directors of the San Miguel Consolidated Fire Protection District for Ordinance 25-06, which designates moderate, high, and very high fire hazard severity zones as identified by the State Fire Marshal pursuant to Government Code Section 51179.</p> <p>The First Public Hearing and Reading was held Wednesday, June 11, 2025, at 5:30 p.m. in the District Board Room of the San Miguel Consolidated Fire Protection District located at 2850 Via Orange Way, Spring Valley, CA 91978.</p> <p>The Second Public Hearing, Reading, and Adoption of Ordinance 25-06 will be held on Wednesday, July 9, 2025, at 5:30 p.m., in the same location.</p> <p>Ordinance 25-06 is on file with the Board Clerk and available for public inspection.</p> <p>The Board of Directors will accept comments in person at the meeting and in writing by mail to 2850 Via Orange Way, Spring Valley, CA 91978. If you have questions, please contact the Board Clerk at (619) 670-0500 or via email at info@sanmiguelfire.org.</p> <p>East County Californian 6/27/2025-153146</p> <div>PUBLIC NOTICE</div> <div>CITY OF EL CAJON</div> <div>PUBLIC HEARING AND</div> <div>30-DAY PUBLIC COMMENT PERIOD FOR A SUBSTANTIAL AMENDMENT TO THE 2024-2028 CONSOLIDATED PLAN</div> <div>AND 2025-2026 ONE YEAR ACTION PLAN</div> <div>This Public Notice is available in alternative languages (Spanish and Arabic) and copies can be read on the City's website at www.el-cajon.gov/housing.</div> <div>Summary:</div> <p>In accordance with federal regulations regarding citizen participation for the El Cajon 2024-2028 Consolidated Plan ("Con Plan") and 2025-2026 Annual Action Plan ("AAP"), an amendment to these plans is presented to the public through this notice.</p> <p>The City of El Cajon, is a federal entitlement community that receives annual allocations of Community Development Block Grant ("CDBG") and HOME Investment Partnerships Act ("HOME") funds from the U.S. Department of Housing and Urban Development ("HUD"). The City is required to prepare an AAP detailing the uses of entitlement funds to meet affordable housing and community development goals as outlined in the Con Plan.</p> <div>Con Plan and AAP:</div> <p>The purpose of the Con Plan and AAP Substantial Amendment is to add a HOME funded Tenant Based Rental Assistance Program ("TBRA") as a priority and to reallocate HOME Housing Program Pool of Funds in the amount of \$300,000 to this Program in Fiscal Year 2025-2026 in order to effectively serve the needs of the El Cajon Community. The Program will service approximately 10 households.</p> <div>Public Review Comment Period Process:</div> <p>This Con Plan and AAP amendment is available for a thirty-day public review and comment period from June 27, 2025 to July 28, 2025. A Public Hearing will be held on Tuesday, July 22, 2025, at 3:00 pm, at El Cajon City Council Chambers, 200 Civic Center Way, El Cajon, CA 92020. Persons wishing to submit written comments during the public review and comment period may send the comments via email to Jose Dorado, Housing Manager at jdorado@el-cajon.gov or via mail or in person to the City of El Cajon, Community Development Department-Housing Division 200 Civic Center Way El Cajon, CA 92020</p> <div>Written comments will be accepted until July 28, 2025, by 5:00pm.</div> <p>All comments will be responded to by staff and incorporated into the amendments that are presented to HUD.</p> <p>The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act (ADA). As required by the ADA, requests for reasonable accommodations to facilitate meeting participation, such as large print, translation or assistive listening devices (ADL's) for individuals with disabilities, will be provided. If you are someone that requires any form of assistance in order to participate at Public Hearings, please contact the City Clerk's Office at 619-441-1763 at least two (2) working days prior to the meeting.</p> <p>East County Californian 6/27/2025-154421</p>							

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 2, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2016 HYUNDAI SANTA FE VIN: 5XYZT3LB0GG375503 PLATE: U186478, CA YEAR/MAKE/MODEL: 2019 MITSUBUSHI OUTLANDER VIN: JA4AD2A3XKZ008595 PLATE: 8KZD211, CA
East County Californian 6/27/2025 -154017

Following is a summary of an Ordinance adopted at the Joint Meeting of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency on June 24, 2025. Full text is available in the City Clerk's Office, 200 Civic Center Way, El Cajon, California.

ORDINANCE NO. 5155

AN ORDINANCE TO ADD CHAPTER 2.90 TO TITLE 2 OF THE EL CAJON MUNICIPAL CODE TO ESTABLISH PROCEDURES FOR THE ESTABLISHMENT OF COMMUNITY BENEFIT DISTRICTS IN THE CITY OF EL CAJON

The proposed ordinance would enact Chapter 2.90 of Title 2 of the El Cajon Municipal Code, ("ECMC"). The purpose of this chapter is to provide a procedure for the establishment of assessment districts that is separate from, and alternative to, other procedures under state or municipal law.

This ordinance incorporates the Property and Business District Law of 1994 (California Streets & Highways Code sections 36600 et seq.), The "PBID Law." In the event of a conflict, between provisions of this Chapter 2.90 and the PBID Law, the provisions of this Chapter 2.90 will prevail.

This Chapter 2.90 would provide a procedure for the city council to initiate of a community benefit district upon written petition from property owners in the proposed district who will pay more than thirty percent of the proposed assessments.

Notwithstanding section 36632 of the PBID Law, any parcel of real property, may be included in a community benefit district so long as such parcel specially benefits from the services and improvements funded by that district.

The city council may provide that if the district is established, funds may be advanced from the general fund to permit operation of the district prior to the collection of the assessment. Any such advances and interest calculated must be recovered from assessments. The duration of any such advances shall not exceed five years.

The duration of a new community benefit district shall be no greater than specified in the resolution of intention for the district and shall in no event exceed twenty years. A community benefit district may be renewed by following the procedures set forth in the PBID Law for renewal term not exceeding twenty additional years,

As provided under section 36633 of the PBID Law, the validity of an assessment levied under this chapter shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted.

This ordinance becomes effective thirty (30) days after passage.

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at a Adjourned Regular Joint City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meeting held this 24th day of June 2025, by the following vote to wit:

AYES : Goble, Kendrick, Metschel, Ortiz, Wells
NOES : None
ABSENT : None
DISQUALIFY : None

BILL WELLS
Mayor of the City of El Cajon
ATTEST:

ANGELA L. CORTEZ, CMC
City Clerk

I hereby certify that the above and foregoing is a full and true copy of Ordinance No. 5155 of the Ordinances of the City of El Cajon, California, as adopted by the City Council at a Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency on the 24th day of June 2025.

/s/
Angela L. Cortez, CMC, City Clerk

PUBLISH: June 27, 2025
East County Californian 6/27/2025-154292

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per of general circulation, printed in this county: East County Californian DATE: 6/17/2025 Maureen F Hallahan Judge of the Superior Court
East County Californian- 154216 6/27,7/4,11,18/25

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T.S. No. 119136-CA APN: 506-110-16-05 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/22/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/14/2025 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/7/2022 as Instrument No. 2022-0057642 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: SASHNICOLE AJOLA MATTHEWS, ALSO KNOWN AS, SASHNICOLE MATTHEWS, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 2976 ANAWOOD WAY, SPRING VALLEY, CA 91978 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including

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fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$404,422.99 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and

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date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 119136-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 119136-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
ECC/Spring Valley Bulletin 6/13,20,27/2025-153397

T.S. No. 132928-CA APN: 507-460-11-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/27/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On

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7/25/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/1/2022 as Instrument No. 2022-0312665 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: STIVAN PATO, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 1480 VICKSBURG DR, EL CAJON, CA 92021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$657,778.73 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor

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caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 132928-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the

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last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 132928-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
ECC/El Cajon Eagle 6/13,20,27/2025-153528

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1008576-AB Order No.: 250086838-CA/VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/1/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be great-

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er on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): JUAN FREAS JR., A SINGLE MAN Recorded: 10/3/2022 as Instrument No. 2022-0386941 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 7/7/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$512,328.62 The purported property address is: 520 S ANZA ST, UNIT #42, EL CAJON, CA 92020 Assessor's Parcel No.: 488-262-54-42 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 866-539-4173 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1008576-AB. Information about postponements that are very

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short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify as to postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1008576-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to **QUALITY LOAN SERVICE CORPORATION** by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1008576-AB and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street ad-

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dress or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION** 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 866-539-4173 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 **QUALITY LOAN SERVICE CORPORATION TS** No.: CA-25-1008576-AB IDSPub #0248589 6/13/2025 6/20/2025 6/27/2025 **ECC/El Cajon Eagle 6/13, 20, 27/2025-153584**

T.S. No. 133197-CA APN: 660-072-06-00 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/15/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER** On 8/4/2025 at 10:30 AM, **CLEAR RECON CORP.**, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/25/2006 as Instrument No. 2006-0681157 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: **GLEN RAY RIDGE AND LAURA JO JACOBS, HUSBAND AND WIFE, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION,**

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OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: LOT 26 OF JACUMBA HOT SPRINGS UNIT NO. 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3583, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1957. The street address and other common designation, if any, of the real property described above is purported to be: 44481 CALEXICO AVE, JACUMBA, CA 91934 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$139,500.96 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bid-

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ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 133197-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 133197-CA to

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find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP** 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **East County Californian 6/20, 27, 7/4/2025-154086**

Title Order No. : 99100162 Trustee Sale No. : 88031 Loan No. : 399420903 APN : 501-162-42-00 & 501-162-43-00 & 501-162-44-00 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 7/21/2025 at 10:30 AM, **CALIFORNIA TD SPECIALISTS, AS TRUSTEE** as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 8/2/2022 as Instrument No. 2022-0314101 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: **JEREMY KIDO INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, as Trustor **TALIMAR FINANCIAL, INC., A CALIFORNIA CORPORATION**, as Beneficiary **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, **NOTICE OF TRUSTEE'S SALE** — continued all

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right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 5959, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, COUNTY, MAY 19, 1977 AS FILE NO. 77-193349. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 10752 LUPIN WAY LA MESA, CA 91941 "VACANT LAND. DIRECTIONS MAY BE OBTAINED BY WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING ADDRESS: BENEFICIARY, C/O CALIFORNIA TD SPECIALISTS, ATTN: PATRICIO S. INCE', 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808." The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$793,110.62 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/13/2025 **CALIFORNIA TD SPECIALISTS, AS TRUSTEE**, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 **FOR TRUSTEE SALE INFORMATION LOG ON TO** : www.stoxposting.com CALL: 844-477-7869 **PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPE-**

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CIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88031. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If

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you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOST-ING.com, using the file number assigned to this case 88031 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continu-

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ation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.
ECC/La Mesa Forum 6/27,7/4,11/2025-154098

Title Order No. : 3437436 Trustee Sale No. : 88015 Loan No. : 9160084502 APN : 366-093-16-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/3/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER . On 7/21/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/16/2021 as Instrument No. 2021-0848844 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: EDGAR A. DIAZ PARDO AND BEATRIZ Y. GAVIRIA OBANDO, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR LOANDEPOT.COM, LLC , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8980 HIGHTAIL DR SANTEE. CA 92071. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other com-

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mon designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$771,623.61 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/13/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more

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than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88015. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOST-ING.com, using the file number assigned to this case 88015 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening

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bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. TS# 88015 / APN # 366-093-16-00 LEGAL DESCRIPTION EXHIBIT "A" PARCEL 1: LOT 140 OF CASTLEROCK UNITS 1, 2, 3 AND 4 IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16155, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 13, 2016 ("MAP"); RESERVING THEREFROM SUCH EASEMENTS DESCRIBED IN THE DECLARATION DESCRIBED BELOW AND THE MAP OF RECORD REFERENCED ABOVE, AND SUCH OTHER EASEMENTS AS MAY BE OF RECORD AS OF THE DATE HEREOF; FURTHER RESERVING THEREFROM AN EASEMENT FOR THE BENEFIT OF THE ASSOCIATION (DEFINED BELOW) FOR MAINTENANCE PURPOSES, OVER THAT PORTION OF THE ABOVE REFERENCED LOT. AS DEPICTED AND DESCRIBED IN THE DE-

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C L A R A T I O N (DEFINED BELOW) AS AN "ASSOCIATION MAINTENANCE AREA," IF ANY. TOGETHER WITH SUCH RIGHTS OF ACCESS NECESSARY TO PERFORM SUCH MAINTENANCE, SUBJECT TO ANY RESTRICTIONS AND RESERVATIONS SET FORTH IN THE DECLARATION; AND FURTHER RESERVING THEREFROM ALL OIL, ASPHALTUM, PETROLEUM, NATURAL GAS AND OTHER HYDROCARBONS AND ANY OTHER VALUABLE MINERAL SUBSTANCES AND PRODUCTS. AND ALL OTHER MINERALS. WHETHER OR NOT OF THE SAME CHARACTER HEREINBEFORE GENERALLY DESCRIBED, IN OR UNDER SAID LAND AND LYING AND BEING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NATURAL SURFACE OF THE GROUND. BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE OR WITHIN A VERTICAL DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF THE GROUND. PARCEL 2: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR ACCESS, INGRESS AND EGRESS, OVER, IN, TO, AND THROUGH THE ASSOCIATION PROPERTY DESCRIBED IN THE DECLARATION. SUBJECT TO THE LIMITATIONS SET FORTH THEREIN, WHICH EASEMENT IS APURTENANT TO THE RESIDENTIAL LOT DESCRIBED ABOVE, SUBJECT TO: A. EACH EASEMENT AND ALL OTHER RESERVATIONS SET FORTH IN THE DECLARATION; B. THE EASEMENT AND OTHER RIGHTS RESERVED IN THE DECLARATION IN FAVOR OF GRANTOR FOR MARKETING AND DEVELOPMENT, IN C L U D I N G , WITHOUT LIMITATION, GRANTOR'S RIGHT TO MAINTAIN MARKETING LOTS OWNED BY GRANTOR, AS WELL AS THE RIGHT OF ACCESS, INGRESS, AND EGRESS FOR VISITORS TO THE SALES OFFICE AND MARKETING LOTS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS; C. GRANTOR'S EASEMENT FOR INGRESS AND EGRESS, IN, ON, OVER, THROUGH AND ACROSS THE ASSOCIATION PROPERTY TO PERMIT GRANTOR TO INSTALL IMPROVEMENTS THEREON. D. GRANTOR'S RIGHT TO PREVENT ACCESS OVER PORTIONS OF ASSOCIATION PROPERTY BY PLACING A CONSTRUCTION FENCE

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OR OTHER BARRIER THEREON PRIOR TO COMPLETION OF CONSTRUCTION OF ALL IMPROVEMENTS WITHIN THE COMMUNITY, PROVIDED THAT GRANTEE HAS AT LEAST ONE ROUTE OF ACCESS BETWEEN THE RESIDENTIAL LOT AND A PUBLIC STREET.
ECC/Santee Star 6/27,7/4,11/2025-154102

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 176838 Title No. 3155915 LUU Y: KEM THEO DAY LA BAN TRINH BAY TOM LUGO VF THONG TIN TRONG TAI LIEU NAYYOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/05/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER . On 07/25/2025 at 9:00 AM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 02/10/2016, as Instrument No. 2016-0058487, in book xx, page xx, of Official Records in the office of the County Recorder of San Diego County, State of California, executed by Troy C Hooks Jr and Pamela M Hooks, Husband and Wife as Joint tenants WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, C A S H I E R ' S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), East County Regional Center, 250 E. Main Street, El Cajon, CA 92020. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 514-180-57-00 The street address and other common designation, if any, of the real property described above is purported to be: 1035 Ellen Ln, El Cajon, CA 92019 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and ex-

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penses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$355,255.23 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 6/11/25 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. By: Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industrie Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE : <https://salesinformation.prime-recon.com> NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pur-

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suant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.auction.com - for information regarding the sale of this property, using the file number assigned to this case: TS#176838. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or auction.com/sbi079 for information regarding the sale of this property, using the file number assigned to this case TS#176838 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4845738 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5

East County Californian 6/20,27,7/4/2025-154062

NOTICE OF TRUSTEE'S SALE Trustee's

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Sale No. CA-RCS-25020887 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/14/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. RECIPIENTS NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-866-539-4173 or visit this Internet Web site www.servicelinkauction.com, using the file number assigned to this case, CA-RCS-25020887. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On July 14, 2025, at 10:00:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ARLET ISABEL MARTINEZ GALLO AND ABHILASH KONDOJU, WIFE AND HUSBAND, AS JOINT TENANTS, as Trustors, recorded on 9/20/2022, as Instrument No. 2022-0369334, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee

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as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 489-123-77-11 A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/20TH INTEREST IN OAK TO LOT 1 OF OAKDALE PARK, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9258, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. JUNE 26, 1979. EXCEPTING THEREFROM LIVING UNITS 1 TO 20 INCLUSIVE AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN ENTITLED "OAKDALE PARK", RECORDED AUGUST 20, 1979 AS FILE NO. 79-348880 OF OFFICIAL RECORDS AND DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 20, 1979 AS FILE NO. 79-348881 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO USE ALL PATIOS, BALCONIES AND PARKING SPACE AS SHOWN ON SAID CONDOMINIUM PLAN. PARCEL 2: UNIT 11 AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. PARCEL 3: THE EXCLUSIVE RIGHT TO USE THE CORRESPONDINGLY NUMBERED PATIOS, BALCONIES AND PARKING SPACES APPURTENANT TO PARCEL 2 AS SET FORTH ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 1321 OAKDALE AVE, EL CAJON, CA

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92021. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$481,809.63. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-25020887 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think

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you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 1-866-539-4173 or www.servicelinkauction.com Dated: 6/12/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer-A 4845775 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5

East County Californian 6/20,27,7/4/2025-154068

APN: 137-030-38-00 TS NO: CA08001139-22-1 TO NO: 220511507-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 14, 2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC

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SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 9, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 23, 2011 as Instrument No. 2011-0493936, of official records in the Office of the Recorder of San Diego County, California, executed by RUDOLPH GONZALEZ AND SALLY A. GONZALEZ, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Trustor(s), in favor of LOCKHEED FEDERAL CREDIT UNION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 32108 CERRADA DEL COYOTE, WARNER SPRINGS, CA 92086 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$208,636.94 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state

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or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for informa-

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tion regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001139-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08001139-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 4, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001139-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 112658, Pub Dates: 06/13/2025, 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , EAST COUNTY CALIFORNIA

East County Californian 6/13,20,27/2025-153871