

CLASSIFIEDS

ANNOUNCEMENTS
Over \$10K in Debt? Be debt free in 24 to 48 months. No upfront fees to enroll. A+ BBB rated. Call National Debt Relief 1-888-231-4274.

The difference in winning and losing market share is how businesses use their advertising dollars. Mark Twain said, "Many a small thing has been made large by the right kind of advertising". So why spend your hard-earned dollars on social media where you

ANNOUNCEMENTS
already have an audience? For more info call Cecelia @ (916) 288-6011 or cecelia@cnpa.com.

BUSINESS OPPORTUNITIES
AT&T Internet. Starting at \$40/month w/12-mo agmt. Includes 1 TB of data per month. Get More For Your High-Speed Internet Thing. Ask us how to bundle and SAVE! Geo & svc restrictions apply. Call us today 1-855-397-7909.

BUSINESS OPPORTUNITIES
Be wary of out of area companies. Check with the local Better Business Bureau before you send any money for fees or services. Read and understand any contracts before you sign up. Shop around for rates.

The difference in winning and losing an election is how campaign dollars are spent. Get the best ROI by using our deep relationships in every community in California. Our on-the-ground knowledge is indispensable to campaign

BUSINESS OPPORTUNITIES
paigns that want results. For more info on multi-market ethnic and non-ethnic solutions call Cecelia @ (916) 288-6011 or cecelia@cnpa.com

HEALTH SERVICES
ATTENTION DIABETICS! Save money on your diabetic supplies! Convenient home shipping for monitors, test strips, insulin pumps, catheters and more! To learn more, call now! 1-855-702-3408. (Cal-SCAN)

HEALTH SERVICES
Stay in your home longer with an American Standard Walk-In Bathtub. Receive up to \$1,500 off, including a free toilet, and a lifetime warranty on the tub and installation! Call us at 1-844-252-0740. (Cal-SCAN)

NOTICES
The difference in winning and losing market share is how businesses use their advertising dollars. CNPA's Advertising Services' power to connect to nearly 13 million of the state's readers who are an engaged audience,

Reach over 81,000 Readers Weekly
All East County ONLY \$4.50 per line
PRE-PAYMENT REQUIRED: WE ACCEPT
AMEX / VISA / MC / DISCOVER • DEADLINE 9 AM WEDNESDAY
PHONE: 619-441-1440

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sortium of trusted news publishers in California and beyond. For more info on multi-market solutions call Cecelia @ (916) 288-6011 or cecelia@cnpa.com.

SERVICES OFFERED
The difference in winning and losing market share is how businesses use their advertising dollars. Professional installation. Top quality - Made in the USA. Call for free consultation: 1-877-438-0330. Ask about our specials! (Cal-SCAN)

SERVICES OFFERED
makes our services an indispensable marketing solution. For more info call Cecelia @ (916) 288-6011 or cecelia@cnpa.com.

UPDATE YOUR HOME with Beautiful New Blinds & Shades. FREE in-home estimates make it convenient to shop from home. Professional installation. Top quality - Made in the USA. Call for free consultation: 1-877-438-0330. Ask about our specials! (Cal-SCAN)

WANTED TO BUY
FREON WANTED: We pay \$\$\$ for cylinders and cans. R12 R500 R11 R113 R114. Convenient. Certified Professionals. Call 312-291-9169 or visit RefrigerantFinders.com (Cal-SCAN)

KC BUYS HOUSES Fastest Cash- Any Condition! Residential and Commercial Cash in 72 hours! Family owned and operated 25 years. 1-909-536-2060(Cal-SCAN)

HELP WANTED

WE ARE HIRING!!!!!!!!!!!!!!
(Email us at joinourteam125@gmail.com)

SBA HUBZONE General Contractor and Equal Opportunity Employer seeks qualified people immediately. We will train. HUBZone residency a HUGE plus. If you're a HUBZone resident and qualified, you may get hired immediately as we will train you (<https://maps.certify.sba.gov/hubzone/map>)

Email us at joinourteam125@gmail.com --- verify your HUBZone residency!!!

PART-TIME AND FULL TIME ADMINISTRATIVE POSITIONS
Want to spend money and work eight (8) hours a week? We will hire and train you. HUBZone residency important: (verify HUBZone address at <https://maps.certify.sba.gov/hubzone/map>) All positions. Part-time/Full-time

FULL TIME POSITIONS: SUPERINTENDENT
☐ 6-8 years verifiable similar superintendent experience
☐ Clean DMV and valid license
☐ Subject to a complete DoD background check
☐ Certified for Safety Through OSHA and/or EM 385

QUALITY CONTROL MANAGER
☐ College degree or 6-8 years of field experience
☐ Army Corps of Engineers w/ RMS knowledge a plus
☐ Clean DMV and valid license
☐ Subject to a complete DoD background check
☐ Certified for applicable requirements

SITE SAFETY & HEALTH OFFICER (SSHO)
☐ OSHA Certified/EM 385 Certified
☐ Clean DMV and valid license
☐ Subject to complete DoD background check
☐ Certified for applicable requirements

GENERAL CONSTRUCTION LABORER
Job Tasks:
We are looking for a skilled construction laborer who is reliable, motivated and who understands safe work practices on a construction site. General site cleanup, loading/unloading material, able to carry up to 90-pounds, able to operate a variety of hand and power tools. Other skills desired include minor framing, drywall, and concrete. Be HUBZone. Get Hired!

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SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Numero del Caso)
24NNCV06582
NOTICE TO DEFENDANT:
(Aviso al Demandado):
JOSEPH O'SHAY
YOU ARE BEING SUED BY PLAINTIFF:
(Lo esta demandando el demandante)
GILDA FATHI
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 Ser-

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vices 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 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.
Tiene 30 días de calendario después de que le entreguen esta citación 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 telefónica 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 más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un

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abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión 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 Ayuda de las Cortes de California (www.sucorte.ca.gov) o poniéndose 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 recuperación de \$10,000.00 o más de valor recibida mediante un acuerdo o una concesión 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 dirección de la corte es): 600 E BROADWAY, GLENDALE, CA 91206
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): 11245 AFFINITY CT, UNIT 89, SAN DIEGO, CA 92131. (858) 275-3047
Date: 12/17/2024
David W. Slayton, Executive Officer/Clerk of Court
Clerk, by (Secretario): D. Gallegos
Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.
East County Californian- 154790
7/11,18,25,8/1/2025

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NOTICE IS HEREBY GIVEN that the Board of Directors of the Helix Water District ("District") invites and will receive sealed Bids up to but not later than **10 a.m. on Thursday, August 21, 2025** at the District's Administration Office, located at 7811 University Avenue, La Mesa, California, for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for **CONSTRUCTION OF Roof Repair and Overlay System Installation Work at the District's R.M. Levy Water Treatment Plant PROJECT CIP26401** (the "Project"). Bids received after said time shall be returned unopened. Bids shall be valid for a period of 60 calendar days after the Bid opening date.
Helix Water District intends to contract for the services of a licensed **C-39** contractor to perform roof repair and install a silicone roof overlay system at the R.M. Levy Water Treatment Plant. The scope will consist of two main parts. The first will be to repair the existing roof blisters (approximately 3,000 sq. ft.). Following that, the proposed silicone application will be applied across approximately 12,000 square feet of roof area. All debris and construction materials need to be fully contained on the roof. All materials must meet or exceed specified performance standards and include a 20-year warranty. New roof material must conform with California Code of Regulations Title 24 requirements (low thermal absorption).
The Bid Form, Contract, Drawings and Specifications, which more particularly de-

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scribe all items of work for the Project, are available electronically from Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>. The District will not provide paper copies. It is the responsibility of each prospective Bidder to download and print all bid documents for review and to verify the completeness of bid documents before submitting a bid. The District does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the bid documents. The Contractor shall furnish all labor, equipment, materials, tools, services, transportation, permits, utilities and all other items necessary to complete the Project as described in the Drawings, Specifications and other contract documents, which are available for inspection at Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>.
Each Bid shall be accompanied by cash, a certified or cashier's check, or Bid Bond secured from a surety company satisfactory to the Board of Directors of the District, the amount of which shall not be less than ten percent (10%) of the submitted Total Bid Price, made payable to Helix Water District as bid security. The bid security shall be provided as a guarantee that within five (5) working days after the District provides the successful bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the successful Bidder fails to comply within said

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time. No interest will be paid on funds deposited with District.

To schedule a site visit, contact Eric Fockler at eric.fockler@helixwater.org. **The deadline for site visits will be August 12, 2025. Site visits are not mandatory, but highly recommended.**

Any questions must be submitted to the District in writing no later than 3:00pm on Friday, August 15, 2025 and may be transmitted via email to Eric Fockler, at eric.fockler@helixwater.org. Questions the District finds warrant a clarification to the bid documents will be addressed through an issued addendum.

The successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by District to ensure its performance under the contract.

Pursuant to Labor Code Section 1773, District has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in San Diego County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/.

In addition, a copy of the prevailing rate of per diem wages is available at the District's Administration Office and shall be made available to interested parties upon request. The successful bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of

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contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Bid.

Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: **Class 39 Roofing Contractor.**

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-road-diesel/appa-1.pdf>.

Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

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The District requires that all materials, methods and services utilized by the Contractor for this Project be in conformance with the current edition of the Water Agencies' Standards Specifications for Potable Water, Recycled Water and Sewer Facilities ("Standard Specifications") wherever applicable. Substitution requests shall be made within 35 calendar days after the award of the contract. Pursuant to Public Contract Code Section 3400(b), the District may make findings designating that certain additional materials, methods or services by specific brand or trade name other than those listed in the Standard Specifications be used for the Project. Such findings, as well as the materials, methods or services and their specific brand or trade names that must be used for the Project may be found in the Special Conditions.

District shall award the contract for the Project to the lowest responsive, responsible Bidder, as set forth in 00300 – Bid Form, provided the Bid is in conformance with the instructions provided herein, and that it is in the interest of the District to accept it. District reserves the right to reject any or all Bids and to waive any irregularity in a Bid.

Dated: July 23, 2025, La Mesa, California By the Order of the Board of Directors, Helix Water District Jessica V. Mackey, Board Secretary **East County Californian 8/1/2025-155332**

NOTICE IS HEREBY GIVEN that the Board of Directors of the Helix Water District ("District") invites and will receive sealed Bids up to but not later than **10 a.m. on Friday, August 15, 2025** at the District's Administration Office, located at 7811 University Avenue, La Mesa, California, for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for **CONSTRUCTION OF Helix Water District's Administration Office server room heating, ventilation, and air conditioning replacement project CIP26402** (the "Project"). Bids received after said time shall be returned unopened. Bids shall be valid for a period of 60 calendar days after the Bid opening date.

Helix Water District proposes to remove and replace 2 dedicated 6-ton HVAC units and related hardware. These units provide the primary cooling for the district's server room and are a critical component to the district's operational readiness.

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The Bid Form, Contract, Drawings and Specifications, which more particularly describe all items of work for the Project, are available electronically from Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>. The District will not provide paper copies. It is the responsibility of each prospective Bidder to download and print all bid documents for review and to verify the completeness of bid documents before submitting a bid. The District does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the bid documents. The Contractor shall furnish all labor, equipment, materials, tools, services, transportation, permits, utilities and all other items necessary to complete the Project as described in the Drawings, Specifications and other contract documents, which are available for inspection at Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>.

Each Bid shall be accompanied by cash, a certified or cashier's check, or Bid Bond secured from a surety company satisfactory to the Board of Directors of the District, the amount of which shall not be less than ten percent (10%) of the submitted Total Bid Price, made payable to Helix Water District as bid security. The bid security shall be provided as a guarantee that within five (5) working days after the District provides the successful bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the successful Bidder fails to comply within said time. No interest will be paid on funds deposited with District.

A Non-Mandatory Pre-Bid Conference is scheduled for at 9 a.m. on August 7, 2025 located at 7811 University Avenue, La Mesa, CA to review the Project. Representatives of the District and consulting engineers, if any, will be present. Questions asked by Bidders at the Pre-Bid Conference not specifically addressed within the Contract Documents shall be answered in writing and shall be sent to all Bidders present at the Pre-Bid Conference.

Any questions must be submitted to the District in writing no later than 3:00pm on Friday, August 8, 2025 and may be

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transmitted via email to Joe Garuba, at Joe.Garuba@HELIXWATER.org. Questions the District finds warrant a clarification to the bid documents will be addressed through an issued addendum.

The successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by District to ensure its performance under the contract.

Pursuant to Labor Code Section 1773, District has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in San Diego County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/.

In addition, a copy of the prevailing rate of per diem wages is available at the District's Administration Office and shall be made available to interested parties upon request. The successful bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and sub-

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contractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Bid.

Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: **Class 20 Warm-Air Heating, Ventilating and Air-Conditioning Contractor.**

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-road-diesel/appa-1.pdf>.

Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

The District requires that all materials, methods and services utilized by the Contractor for this Project be in conformance with the current edition of the Water Agencies' Standards Specifications for Potable Water, Recycled Water and Sewer Facilities ("Standard Specifications") wherever applicable. Substitution requests shall be made within 35 calendar days

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after the award of the contract. Pursuant to Public Contract Code Section 3400(b), the District may make findings designating that certain additional materials, methods or services by specific brand or trade name other than those listed in the Standard Specifications be used for the Project. Such findings, as well as the materials, methods or services and their specific brand or trade names that must be used for the Project may be found in the Special Conditions.

District shall award the contract for the Project to the lowest responsive, responsible Bidder, as set forth in 00300 – Bid Form, provided the Bid is in conformance with the instructions provided herein, and that it is in the interest of the District to accept it. District reserves the right to reject any or all Bids and to waive any irregularity in a Bid.

Dated: July 23, 2025, La Mesa, California By the Order of the Board of Directors, Helix Water District Jessica V. Mackey, Board Secretary **East County Californian 8/1/2025-155333**

Public auction via www.storagetreasures.com on 8/1/25 for Benedict Ave Mini Storage at 9:00am
3011 - Lopez
3013 - Houx
6059 - Nason
1029 - Kimokeo
1030 - Kimokeo
1039 - Kimokeo
1043 - Kimokeo
1045 - Kimokeo
1046 - Kimokeo
2008 - Kimokeo
3026 - Kimokeo
4012 - Kimokeo
5024 - Kimokeo
6001 - Kimokeo
EC Californian 7/25,8/1/2025-155104

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 08/19/2025 @ 10:00am Sheila Stenerson, Natalie Saavedra, Darci Kennedy
The auction will be listed and advertised on www.storagetreasures.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.
8/1/25
CNS-3949009# ECC/El Cajon Eagle 8/1/25-155012

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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
08/19/2025 12:00 PM Jeannette Mann
The auction will be listed and advertised on www.storagetreasures.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.
8/1/25
CNS-3948554# Santee Star ECC/Santee Star 8/1/25-154990

NOTICE TO CREDITORS OF BULK SALE

UCC 6104, 6105 U.C.C.
Escrow Number: 25-9309-CB
Notice is hereby given to creditors of the within named Seller that a Bulk Sale is about to be made of the assets described below:
The name(s) and business address(es) of the seller(s) are: Manna Thai, Inc. a California Corporation 9490 Cuyamaca St, Suite 200, Santee, CA 92071
The location in California of the chief executive office of the Seller is: Same as above
The name(s) and business address(es) of the buyer(s) are: The Cube SD, LLC, a California limited liability company 45 E 12th Street #314 National City, CA 91950

The location and general description of the assets to be sold: fixtures and equipment of that certain business known as Khao San Thai Kitchen located at 9490 Cuyamaca St, Suite 200, Santee, CA 92071.
The anticipated date of the bulk sale is 8/19/2025 at the office of the ALLIANCE ESCROW, INC., 3636 Camino Del Rio N. #110, San Diego, CA 92108, Escrow No. 25-9309-CB
Escrow Officer: Cay Boone
This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject the name and address of the person with whom claims may be filed is: ALLIANCE ESCROW, INC., 3636 Camino Del Rio N. #110, San Diego, CA 92108, Escrow No. 25-9309-CB, Cay Boone, Escrow Officer and the last day for filing claims shall be 8/18/2025, which is the business date before the sale date specified above. Listed by the Seller, all

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other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
Dated: July 17, 2025
The Cube SD, LLC, a California limited liability company
By: /s/ Tanapat Thungkanapak, Manager
8/1/25
**CNS-3953086#
SANTEE STAR
ECC/Santee Star
8/1/25-155341**

Notice of Public Sale
Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the un-

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dersigned will sell at a public auction on August 26, 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, Theodis Dennis, Lefaua Leilua, Joseph Costantino and Guadalupe Salazar. 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.

NOTICE OF APPOINTMENT

ON THE BOARD OF DIRECTORS OF THE GROSSMONT HEALTHCARE DISTRICT

NOTICE IS HEREBY GIVEN that Board of Directors of the Grossmont Healthcare District (District) will be considering the **appointment of a new board members to represent Zone 4 of the District.**

The Board of Directors will consider the appointment of the new at a Special Meeting of the Board scheduled for 9:00 a.m. on Thursday, August 21, 2025, at the Grossmont District Conference Center located at 9001 Wakarusa Street, La Mesa, California 91942.

Persons interested in being appointed must submit an application by letter to the Grossmont Healthcare District 9001 Wakarusa Street, La Mesa, California 91942. Attention: Aaron Byzak, Interim CEO, no later than 5:00 p.m. on August 14, 2025.

Applications must state the applicant's qualifications and their reasons for wanting to serve on the board.

All applicants must be registered voters residing within the boundaries of Zone 4 which generally includes the communities of Alpine, El Cajon, the unincorporated communities of Harbison-Crest, Lakeside, Pine Valley and the tribal communities of Barona, Sycuan, and Viejas Reservations. Please contact the San Diego County Registrar of Voters for more details of the actual boundary location.

Applicants must file a fair Political Practices Act Disclosure Statement in accordance with the provisions of that Act and regulations of the Fair Political Practices Commission. The Disclosure Statement must be filed at the District office prior to the appointment.

In accordance with Government Code section 1780(d)(1), this notice shall be posted in at least three conspicuous places within the District. In addition this notice will be posted on the District website and published in a local newspaper within the District. Persons desiring additional information should contact Aaron Byzak, Interim CEO at (619) 825-8050.
DATED: July 17, 2025
/s/ Robert Ayres
Board President
EC Californian 7/25,8/1/2025-155073

Legal Notices-CAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAMIAN WIESLAW ADAMUS CASE No. 25PE001519C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: DAMIAN WIESLAW ADAMUS. A Petition for Probate has been filed by: ESTATE OF DAMIAN WIESLAW ADAMUS in the Superior Court of California, County of San Diego
The Petition for Probate requests that KATARZYNA JULIA ADAMUS be appointed as personal representative to administer the estate of the decedent.
A hearing on the petition will be held in this court as follows:
**08/20/2025
1:30 p.m. Dept. 502
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 let-

Legal Notices-CAL

ters 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

HELIX WATER DISTRICT
PUBLIC HEALTH GOALS
NOTICE OF PUBLIC HEARING

The California Health and Safety Code mandates that a public health goals report be prepared every three years to provide information to the public. A public hearing for Helix Water District's Public Health Goals Report will be held on August 6, 2025, at 3:30 p.m., in the boardroom at the Helix Water District Administration Office located at 7811 University Avenue, La Mesa, California. Helix Water District complies with all the health-based drinking water standards and maximum contaminant levels required by the California State Water Resources Control Board, Division of Drinking Water, and the United States Environmental Protection Agency. A copy of the public health goals report is available on the district's website at hwd.com. Copies may also be obtained by contacting the board secretary on 619-667-6204.
East County Californian 7/25,8/1/2025-155027

NOTICE OF PUBLIC HEARING FOR AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING AND RESTATING TITLE 13 ("ZONING") OF THE SANTEE MUNICIPAL CODE (CASE FILE: ZOA-2025-0002)

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 the **SANTEE CITY COUNCIL CHAMBERS**, at 10601 Magnolia Avenue, Santee, California at 6:30 p.m., Wednesday, August 13, 2025.

SUBJECT: The proposed ordinance would amend Chapter 13.14 "Industrial Districts" of the Santee Municipal Code (SMC). The major highlights of the proposed Ordinance include updating SMC Section 13.14.030(A). The proposed changes are intended to modernize and clarify permitted and conditionally permitted uses; align development standards with current planning practices and industry needs; support economic development and business retention efforts; and enhance consistency and clarity within the Municipal Code.

PROJECT LOCATION: Citywide

ENVIRONMENTAL STATUS: This Agenda Item is either not governed by or is exempt from the California Environmental Quality Act (CEQA). The adoption of an ordinance amending various municipal code provisions is "an organizational or administrative activity of governments that will not result in direct or indirect physical changes in the environment" and, therefore, does not qualify as a "project" governed CEQA (see 14 CCR § 15378 (b)(5)). In addition, this type of activity would qualify for "the commonsense exemption" from CEQA because "it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment" (see 14 CCR 15061(b)(3)). Under either interpretation, CEQA does not apply here.

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 at the public hearing, or in written correspondence delivered to the City of Santee at, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of 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 extension 114 at least three (3) working days prior to the date of the public hearing. If you have any questions about the above proposal or want to submit comments, you may contact the Project Planner Madeline Mattson at the Planning and Building Department, 10601 Magnolia Avenue, Santee, CA 92071.
Email mmattson@cityofsantee.ca.gov Phone 619-258-4100, extension 160.

Publish date: Friday, August 1, 2025
East County Californian 8/01/2025-155289

Legal Notices-CAL

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.
Attorney for Petitioner: M. ANNE CIRINA, 8100 LA MESA BLVD, STE 200, LA MESA, CA 91942. (619) 440-4444.
East County Californian 7/18,25,8/1/2025-154652

**OTAY WATER DISTRICT
IF YOU'VE DONE BUSINESS WITH THE OTAY WATER DISTRICT IN THE PAST...
You may be entitled to get money back!
NOTICE OF UNCLAIMED MONEY**

Notice is hereby given by the Otay Water District (District) that money, not property of the District, now on deposit, which has remained unclaimed for more than three years, will become the property of the District unless a claim is filed by September 12, 2025. A party of interest may file a claim with grounds of which the claim is founded. The claim form is available at otaywater.gov/customer-service/unclaimed-monies-2. For details, call 619-670-2246 or visit 2554 Sweetwater Springs Blvd., Spring Valley, CA 91978-2004 no later than September 12, 2025.

**Water Services
Fund Number 215108**

Payee/Business Name	Amount
SAN DIEGO SUPERIOR COURT	50.00
AL ZEBVARI, NAWAR	16.62
KUNDA, G	45.97
TREJOS, BRYAN	49.62
MILLAN, SHANE	16.96
RASINA-NAJERA, STACEY	77.33
CARRILLO, NOEMI	46.12
STEINLE, AUSTIN	35.77
DEAN, DAVID	14.70
DIAZ, JERMAN	30.51
GRADEN, ASHLEY	61.04
HAUSER, AMANDA	27.63
MENCHACA, MIGUEL	22.59

East County Californian 7/25,8/1/2025-155046

**CITY OF LEMON GROVE
NOTICE INVITING BIDS**

NOTICE IS HEREBY GIVEN that the City of Lemon Grove, California will accept sealed bids by the Public Works Department, 3232 Main Street, Lemon Grove, CA 91945, prior to the bid closing time of 2:00 p.m., Thursday, August 21, 2025. Bids will then be publicly opened and read aloud. Bids shall be submitted in plain, sealed envelopes, marked on the outside with the project title: Westview Place Storm Drain Improvements (Contract No. 2025-35). A Bid Security in the amount of ten percent (10%) of the Lump Sum Base Bid shall accompany the Bid. The successful bidder will be required to furnish the City with a Performance Bond equal to 100% of the successful bid, and a Payment Bond equal to 100% of the successful bid, prior to execution of the Contract.

The project consists of replacing approximately 215 lineal feet of 18" diameter CMP with 18" diameter HDPE storm drain pipe. The pipe replacement is predominately within an easement on private property with limited access. The work includes protection of existing structures, installation of storm drain pipe man holes, restoration of surface improvements including concrete driveways, chain link fences, driveway/sidewalk trenching and repair and hydroseeding. The City of Lemon Grove is requesting bids from qualified contractors possessing a current State of California "Class A" General Engineering License or C-34 Pipeline Contractor License at the time the Contract is awarded.

All contractors and subcontractors must be registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. A non-mandatory Pre-Bid Conference will be held on August 14, 2025 at 10:00 a.m. The meeting location will be on site at western cul-de-sac of Westview Place. The project documents include the Standard Specifications for Public Works Construction (Green Book), 2021 Edition; the San Diego Area Regional Standard Drawings, current Edition on the date of bid opening; the project plans, and the contact documents. Plans, specifications, instructions to bidders and bidder's proposal forms may be examined and downloaded at : <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information contact Ed Walton, City Engineer, at (619) 825-3821 or by email at ewalton@lemon-grove.ca.gov.

Published in the East Californian on Friday, August 1 & 8, 2025 Order No.
East County Californian 8/1,8/2025-155346

Legal Notices-CAL

Notice of Self Storage Sale
Please take notice The Attic Self Storage located at 1300 E Lexington Ave El Cajon CA 92019 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur at the facility on 8/11/2025 at 11:30am. Unless stated otherwise, the description of the contents are household goods and furnishings. Carol Woodard Unit #B53; Ricardo Gonzalez Unit #BG; Clifford Trittupo Unit #BL; Cherine Montano Units #C12 & C40; Elvira Ramos Unit #C39. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
East County Californian 7/25,8/1/2025-154921

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 08/19/2025 @ 11:00am
Tranisha Lewis Aida Luster Jenifer Galdorisi Karen Palmer Kristopher Smith Justin Hargrove Leslie Cruz
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.
8/1/25
**CNS-3950367#
ECC/El Cajon Eagle
8/1/25-155101**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT LEE HANSEN CASE No. 25PE001797C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: ROBERT LEE HANSEN.
A Petition for Probate has been filed by: ALLEN MYRON HANSEN in the Superior Court of California, County of San Diego
The Petition for Probate requests that ALLEN MYRON HANSEN be appointed as personal representative to administer the estate of the decedent.
The petition requests authority to administer the estate under the In-

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on August 6, 2025 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am
YEAR/MAKE/MODEL: 2014 FORD MUSTANG
VIN: 1ZVBP8AM2E5297249
PLATE: 8LCZ390, CA
East County Californian 8/01/2025 -155002

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on August 8, 2025 @ 1187 Walnut Ave Chula Vista CA 91911 at 10:00am
YEAR/MAKE/MODEL: 2018 NISSAN ALTIMA
VIN: 1N4AL3AP3JC243560
PLATE: EN29185, IL
East County Californian 8/01/2025 -155144

NOTICE OF AVAILABILITY OF THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN (SCH# 2023030471) AND NOTICE OF PUBLIC WORKSHOP

Notice is hereby given by the PLANNING & BUILDING DEPARTMENT of the CITY OF SANTEE (City) as the Lead Agency, in accordance with the California Environmental Quality Act (CEQA), of the availability for public review of a draft Program Environmental Impact Report (PEIR) for the City of Santee (City) Multiple Species Conservation Program (MSCP) Subarea Plan.

Project Description: The proposed project is the Santee MSCP Subarea Plan (Subarea Plan or Plan), which implements the MSCP Subregional Plan for the City of Santee. The intent of the Plan is to balance urban growth in certain undeveloped areas of the City with the preservation of wildlife habitat supporting sensitive plant and animal species. The Plan would allow for future private and public development to occur within these undeveloped areas by requiring land to be set aside and managed for permanent open space at levels acceptable to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), collectively referred to as the "Wildlife Agencies". The Plan comprehensively addresses how the City will conserve species pursuant to the California Natural Community Conservation Planning (NCCP) Act of 1991, the California Endangered Species Act (CESA) and the federal Endangered Species Act (ESA).

The future adoption of the Plan would allow the transfer of take permitting authority to the City by which landowners obtain federal and State authorizations for the take of certain listed rare, threatened, or endangered species, while at the same time permanently protecting and managing sufficient land to preserve these species within the subregion. The Plan analyzes 20 sensitive species that would be "covered" under the Plan and defines "Covered Activities" as planned and future development projects, operation and maintenance of City infrastructure and facilities, and preserve management and monitoring activities. The Plan identifies portions of the City where future conservation and habitat enhancement will be directed to a Managed Preserve. The Plan envisions a 2,263-acre Managed Preserve.

The draft PEIR concluded that no significant and unavoidable impacts would result from the proposed Subarea Plan or alternatives, and all impacts were determined to be less than significant since the Subarea Plan does not specifically authorize or approve the Covered Activities. Covered Activities will be required to undergo separate City environmental review independent of the Subarea Plan, relying on the Subarea Plan to ensure compliance with the ESA and CESA.

Case File: AEIS2014-16

Applicant: City of Santee

Project Location: The Plan Area encompasses approximately 10,482.4 acres comprised of the City's jurisdictional area (approximately 10,710 acres), excluding 398.7 acres designated as "Not a Part", and including two Offsite Conservation Areas totaling 171.1 acres. See Subarea Plan Location Map.

Document Availability: The Subarea Plan draft PEIR can be reviewed during regular business hours at the following locations and on the City of Santee website at the following link:

City of Santee Planning & Building Department (Building 4)
City of Santee Clerk's Office (Building 3)
10601 Magnolia Avenue, Santee, CA 92071

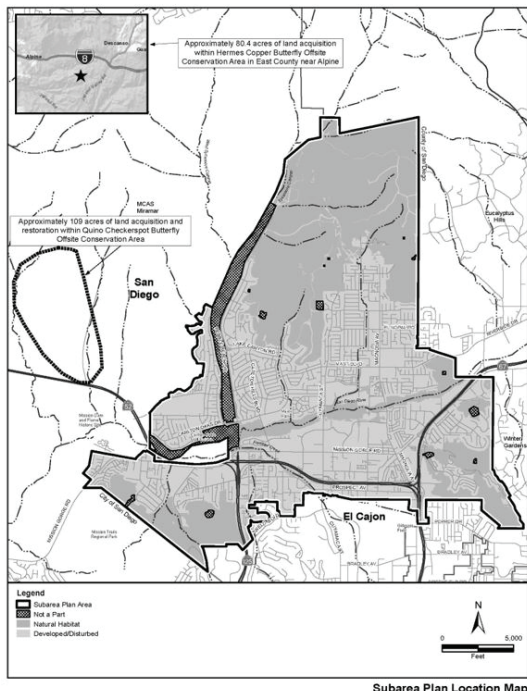
Santee County Library
9225 Carlton Hills Boulevard, Santee, CA 92071
<https://www.cityofsanteeca.gov/business/active-projects-map>

Public Review and Comment Period: The draft PEIR can be reviewed during the 45-day public review period starting on Monday August 4, 2025, and ending on Wednesday, September 17, 2025, at 5:00 p.m. (Pacific). Written and electronic comments (file size should be a maximum of 10 MB unless a link is requested) addressing the Subarea Plan draft PEIR must be received by mail or email at the following address:

Sandi Sawa, AICP, Director of Planning & Building/City Planner
City of Santee Department of Planning & Building
10601 Magnolia Avenue
Santee, CA 92071
Telephone: (619) 458-4100 ext. 167
Email: ssawa@cityofsanteeca.gov

Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public review period in the preparation of the Final Subarea Plan PEIR.

Public Workshop: A workshop will be held to provide an overview of the Plan and draft PEIR on August 13, 2025 at 6:30 p.m. during the regular City Council meeting at the City Council Chambers, 10601 Magnolia Avenue, Santee, CA 92071.



East County Californian 8/1/2025-155334

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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:

**1:30p.m. Dept. 503
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.

Attorney for Petitioner: ANDREW V MARIN, PO BOX 9239, SAN

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DIEGO, CA 92169. (619) 821-8202
East County Californian 7/18,25,8/1/2025-154967

LIEN SALE

YEAR: 1988
Full number # MB2D2928B888
Builder: Malibu
Sale Date: 08/14/2025
Time: 10:00am
Lien Holer: DOCK AID
Location: 14367 Olde Highway 80
El Cajon Ca 92021
EC Californian 8/1/2025-155191

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: August 19, 2025, at 11:30am
Sarise Deshotel
Edgar Romero
Jeff Williams
Djoha Uwamwaza
Angela Gonzalez
08/01/2025
The auction will be listed and advertised on www.storagetreasures.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.
8/1/25
**CNS-3948564#
ECC/El Cajon Eagle 8/1/25-154991**

Legal Notices-CAL

TSG No.: 92291998 TS No.: CA2500291934
APN: 278-400-23-00
Property Address: 16651 SAM LN RAMONA, CA 92065-6966
NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/20/2023, 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 08/22/2025 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/22/2023, as Instrument No. 2023-0163813, in book , of Official Records in the office of the County Recorder of SAN DIEGO County, State of California. Executed by: WENDY BERENICE CASANOVA GARCIA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, WILL SELL AT PUB-

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LIC AUCTION TO HIGHEST BIDDER FOR CASH CASHIER'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) Entrance of the East County Regional Center 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: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 278-400-23-00 The street address and other common designation, if any, of the real property described above is purported to be: 16651 SAM LN, RAMONA, CA 92065-6966 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, under the terms of said Deed of Trust, 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 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 \$ 966,634.22. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned 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

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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 800-280-2832 or visit this internet website www.Auction.com, using the file number assigned to this case CA2500291934 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: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, 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 855-976-3916, or visit this internet website <https://www.auction.com/sb1079>, using the file number assigned to this case CA2500291934 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,

Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL
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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL 800-280-2832NPP0476674 To: S A N T E E S T A R 0 7 / 2 5 / 2 0 2 5 , 0 8 / 0 1 / 2 0 2 5 , 0 8 / 0 8 / 2 0 2 5 ECC/Santee Star 7/25,8/1,8/2025-155022	tor(s): Joshua S. Bolin, a married man as his sole and separate property Recorded: 8/29/2019 as Instrument No. 2019-0371518 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 8/22/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$463,834.93 The purported property address is: 7414 ENGINEERS RD, JULIAN, CA 92036-9646 Assessor's Parcel No.: 293-201-23-00 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. The land referred to in this Policy is situated in the Unincorporated Area of Julian, County of San Diego, State of CA, and is described as follows: That portion of the Northeast Quarter of the Southwest Quarter of the						

NOTICE OF TRUSTEE'S SALE TS No. CA-22-927184-CL Order No.: FIN-22007397 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/26/2019. 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 national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of 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 greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trust-

tor(s): Joshua S. Bolin, a married man as his sole and separate property Recorded: 8/29/2019 as Instrument No. 2019-0371518 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 8/22/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$463,834.93 The purported property address is: 7414 ENGINEERS RD, JULIAN, CA 92036-9646 Assessor's Parcel No.: 293-201-23-00 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. The land referred to in this Policy is situated in the Unincorporated Area of Julian, County of San Diego, State of CA, and is described as follows: That portion of the Northeast Quarter of the Southwest Quarter of Section 30, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to Official Plat thereof, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30; thence along the Westerly line of said Northeast Quarter of the Southwest Quarter, South 00° 14' 01" West, 634.55 feet to the center line of County Road Survey No. 531 (known as Engineer's Road) as shown on Record of Survey Map No. 7282, filed in the Office of the County Recorder of San Diego County, July 2, 1970, being a point on the arc of a 264.36 foot radius curve in said center line, concave Southeasterly; a radial line of said curve bears North 24° 43' 47" West to said point; thence along said center line Northeasterly along the arc of said curve through a central angle of 18° 03' 37" a distance of 83.33 feet to the beginning of a reserve 556.82 foot radius curve, being the most Westerly corner of land described in Deed to Edward Rakowski, et ux, recorded June 30, 1969 as File No. 117075, and being also the true point of beginning; thence continuing along said center line as follows: Northeasterly along the arc of said reverse curve through a central angle of 13° 40' 40" a distance of 132.92 feet to the beginning of a compound 273.42 foot radi-

us curve; Northeasterly along the arc of said curve through a central angle of 27° 44' 20" a distance of 132.37 feet; and tangent to said curve North 41° 54' 50" East, 12.00 feet; thence leaving the portion of the center line above described, South 40° 39' 60" East, 100.00 feet; thence South 21° 24' 30" West, 119.72 feet; thence South 66° 15' 00" West, 220.00 feet to the Southwesterly line of land described in Quitclaim Deed to Charles R. Schnug, et ux, Records February 4, 1971 as File No. 21910 of Official Records; thence along said Southwestery line North 21° 58' 10" West, 175.00 feet to the true point of beginning. Together with the Mobile Home situated thereon which is affixed to the aforementioned real property and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it. 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 800-280-2832 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-22-927184-CL 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-22-927184-CL 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 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 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: 800-280-2832 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-22-927184-CL IDSPub #0249482 8/1/2025 8/8/2025 8/15/2025 **ECC/La Mesa Forum 8/1,8,15/2025-155109**

T.S. No.: 25-13916 Loan No.: *****894 APN: 578-112-02-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/14/2021. 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 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 national bank, check drawn by a state or federal savings and loan 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 trustee in this state will be held by the duly appointed trustee 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, 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. Trustor: RICHARD LOVE JR, A SINGLE MAN Duly Appointed Trustee: Prestige Default Services, LLC Recorded 8/10/2021 as Instrument No. 2021-0568939 in book , page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 8/25/2025 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: \$399,410.10 Street Address or other common designation of real property: 8644 EILEEN ST SPRING VALLEY, California 91977 A.P.N.: 578-112-02-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 first publication of this Notice of Sale. 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. All checks payable to Prestige Default Services, LLC. 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 or visit this Internet Website https://www.servicelink.auction.com, using the file number assigned to this case 25-13916. 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: 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 (866) 539-4173, or visit this internet website https://www.servicelink.auction.com, using the file number assigned to this case 25-13916 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: 7/22/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (866) 539-4173 Patricia Sanchez Foreclosure Manager PPP#25-004957 **East County Californian 8/1,8,15/2025-155179**

T.S. No.: 2025-14836-CA APN: 464-680-03-55Property Address: 7780 PARKWAY DR UNIT 1403, LA MESA, CA 91942NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/16/2015. 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 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 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, 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. Trustor: Thomas F Poehlman, an unmarried man Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 2/23/2015 as Instrument No. 2015-0079319 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, California Date of Sale: 8/25/2025 at 10:00 AM Place of Sale: At the

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entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020Amount of unpaid balance and other charges: \$227,896.68 Street Address or other common designation of real property: 7780 PARKWAY DR UNIT 1403LALMESA, CA 91942A.P.N.: 464-680-03-55The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 first publication of this Notice of Sale. 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-14836-CA. Information about postponements that are very short in duration

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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 TENANTS: 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-14836-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. Date: 7/24/2025 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Amanda Guillen, Trustee Sale Officer EPP 44600 Pub Dates 08/01, 08/08, 08/15/2025 **ECC/La Mesa Forum 8/1,8,15/2025-155203**

File No. 48184433 Notice of Trustee's Sale You Are In Default Under A Deed Of Trust Dated April 23, 2010. 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 of the Financial Code and authorized to

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do business in this state will be held by the duly appointed trustee 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. Trustor: Bonnie Lorraine Green, Trustee of The Bonnie Lorraine Green Intervivos Trust Agreement Dated November 24, 1998 Duly Appointed Trustee: Idea Law Group, PC Recorded April 29, 2010 as Instrument No. 2010-0213942 of Official Records in the office of the Recorder of San Diego County, California. Street Address or other common designation of real property: 13342 Scotsman Rd Lakeside, CA 92040 A.P.N.: 397-090-46-00 Date of Sale: August 27, 2025 at 10:30 AM Place of Sale: Entrance To The East County Regional Center (By Statue) 250 East Main Street, El Cajon Amount of unpaid balance and other charges: \$828,121.13, Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 first publication of this Notice of Sale. 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 encour-

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aged 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 (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48184433. 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: 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 may call (877) 440-4460 or visit this Internet Website https://www.mkconsultantsinc.com, using the file number assigned to this case 48184433 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

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should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: July 28, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website: https://www.mkconsultantsinc.com /s/ Davit Aizyan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99 **ECC/La Mesa Forum 8/1,8,15/2025-155338**

NOTICE OF TRUSTEE'S SALE File No.: 24-257585 Title Order No.: 240623882 A.P.N.: 483-103-06-04 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 09, 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. A public auction sale 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 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. 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. The property described heretofore is being sold "as is". 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),

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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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): CARLEN D KELLY, A SINGLE WOMAN Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on May 31, 2006 at Instrument No 2006-0383104 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 8/22/2025 Sale Time: 9:00 AM Sale Location: Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA, 92020 Amount of unpaid balance and other charges: \$375,184.18 (Estimated)Street Address or other common designation of real property: 547 HART DR UNIT #4. EL CAJON CA, 92021. See Legal Description - Exhibit "A" attached hereto and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED ONE-SIXTEENTH (1/16TH) INTEREST AS TENANT-IN-COMMON IN AND TO THE REAL PROPERTY DESCRIBED AS FOLLOWS: LOT 1 OF COUNTY OF SAN DIEGO TRACT NO. 5389-1, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15140, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OFFICIAL RECORDS, OCTOBER 5, 2005. EXCEPTING THEREFROM THE FOLLOWING: (A) ALL UNITS SHOWN UPON THE CALLE CORAZOA CONDOMINIUM PLAN RECORDED OCTOBER 24, 2005 AS FILE NO. 2005-0918150, IN THE OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIFORNIA ("CONDOMINIUM PLAN"), AND ANY AMENDMENTS THERETO. PARCEL 2: LIVING UNIT U-4, AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE. PARCEL 3: AN EASEMENT OF INGRESS TO AND EGRESS FROM ASSOCIATES MODULE "M-1" AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other com-

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mon 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 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 call (800-280-2832) or visit the website http://www.auction.com using the file number assigned to this case 24-257585. 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(S): Effective

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January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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) or visit the website http://www.auction.com, using the file number assigned to this case 24-257585 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. Robertson, Anschutz, Schneid & Crane, LLP Date: 7/2/2025 Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.AUCTION.COM. FOR AUTOMATED SALES INFORMATION, PLEASE CALL (800-280-2832). The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-484720207/25/2025, 08/01/2025, 08/08/2025, 08/15/2025 **ECC/El Cajon Eagle 7/25,8/1,8/2025-154955**