SUMMONS
(CITACION
JUDICIAL)
CASE NUMBER
(Numero del Caso)
25CU011318C
NOTICE TO
DEFENDANT:
(Aviso al Demandado):
SC SERVICES, INC., a
California corporation, and DOES 1 to
50, inclusive
YOU ARE BEING
SUED BY PLAINTIFF:
(Lo esta demandando
el demandante)
FIFTH ELEMENT
CONSTRUCTION,
INC., a California Corporation, and
ALPINIERI PROPERTIES, LLC, a California limited liability

company
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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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 On-line Self-Help Center (www. courtinfo.ca.gov/ selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the fil-ing 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

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without further warning from the court. There are other legal requirements. You may want to call an attor-

requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.law helpcalifornia.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.

gal Notices-CAL

The court's lien must be paid before the court will dismiss the case

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.

Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su repuesta. Puede encon-

trar estos formularios

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de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede per-der el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un

abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener

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servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia, org), en el Centro de Ayunda de las Cortes de California, (www.su-corte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.

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 recuper a c i o n de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el

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The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of San Diego, 330 West Broadway, San Diego, CA 92101. The name, address, and telephone number of plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene a b o g a d o, es): TIMOTHY J. SULLIVAN, 110 JUNIPER STREET, SAN DIEGO, CA 92101; (619) 232-6846 Date: 03/05/2025 Clerk, by (Secretario): M. Manneh

Deputy (Adjunto) NOTICE TO THE PER-SON SERVED: You are served. East County Californian- 154113 6/20,27,7/4,11/25 Legal Notices-CAL

SUMMONS
(FAMILY LAW)
(CITACION
Derecho familiar)
CASE NUMBER
(Numero del Caso)
25FL001585E
NOTICE TO
RESPONDENT:
(Aviso al
Demandado):

(Aviso al Demandado): NINA L. PERALTA YOU HAVE BEEN SUED

PETITIONER'S NAME IS: (Nobre del

demandante):

VICTOR PERALTA

NOTICE! You have been sued. Read the information below. You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not pro-

SAVE \$350 when you transform your patio into an outdoor oasis.



- **Instant shade**—at the touch of a button.
- Enjoy more quality time with family and friends.
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tect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership. your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a law-yer at the California Courts Online Self-Center Help (www.courts.ca.gov/sel fhelp), at the California Legal Services web-

(www.lawhelpca.org), or by contacting your local county bar association.

NOTICE-RESTRAIN-ING ORDERS ARE ON PAGE 2: These restraining orders are ef-fective against both spouses or domestic partners until the petition is dismissed a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party. AVISO! Lo han demandado. Lea la informacion a continua-

cion. Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta y Peticion Citacion para presentar una Respuesta (formulario FL-120) ante la corte v efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerio. Si no protegerio. presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Avuda de las Cortes de Califor-

(www.sucorte.ca.gov), en el sitio web de los Servicios Legales de C a l i f o r n i a (www.lawhelpca.org) o Poniendose en contacto con el colegio de

abogados de su condado. A V I S O - L A S ORDENES DE RE-STRICCION SE EN-CUENTRAN EN LA 2: PAGINA Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peticion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden pub-

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lico que haya recibido o visto una copia de estas ordenes puede hacerias acatar en cualquier lugar de Califor-EXENCION DE CUO-

TOS: Si no puede pagar la cuota de

presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a peticion de usted o de la otra parte. The name and address of the court is (El nombre v dirección de la corte es): SAN DIEGO EAST COUNTY DIVISION, 250 E. MAIN ST, EL CAJON, CA 92020. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): VICTOR PERALTA, 12033 SHORTLAKESIDE, CA 92040. (619) 431-6918 Date: 02/13/2025 Clerk, by (Secretario, por): L. Pineda Deputy (Asistente)
EC Californian
6/20,27,7/4,11/2025-

NOTICE OF SALE OF ARANDONED PER-SONAL PROPERTY

154159

Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commer-cial Code, Section 535 of the Penal Code and provisions of the Civil "SuperStorage" 10046 River Lakeside, CA 92040 will sell by competitive bidding ending on or after JULY 16TH, after JULY 16TH, 2025, on or after 10:00 A.M., property in storage units. Auctions are to be held online at www.storagetreasures.

Property to be sold includes, but is not limited to: Bookshelves, dressers. washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, lothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construc-tion equipment, computers, monitors, printers, toys, TV'S, bi-cycles, golf clubs, surf boards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:

MEGHAN CARLSON 8X5 JONATHAN FIELDS

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paid for at the time of sale in CASH ONLY. All purchased items sold as is, where is. Items must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid. Dated the 26th day of JUNE 2025.

Auction by <u>StorageTreasures.com</u> Phone (480) 397-6503 SuperStorage (619) 443-2552

East County Californian 7/4,11/2025-154558

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 vour 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 attornev 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 vices program. can locate these nonprofit groups at the California Legal Ser-vices Web site site (www.law helpcalifornia.org), the California Courts Online Self-Center Help (www.courtinfo.ca. gov/selfhelp), or by contacting your local court of county bar association. NOTE: The

court has a statutory li-

en for waived fees and

Legal Notices-CAL

costs on any settle-ment 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

AVISO! Lo han demandado. Si no re-sponde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a

continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte v hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no protegen. respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su repuesta Puede encontrar estos formularios de la corte y mas in-formacion en el Centro de Ayunda de las Cor-tes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo,

dinero y blenes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Services, (www.lawhelpcalifornia, org), en el Centro de Ayunda de las Cortes dé California, (www.sucorte.ca.gov) o poniendose en con-tacto 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 recu-peracion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el

The name and address of the court is (El nombre y dirección de la corte es): 600 E BROADWAY, GLEND-ALE, CA 91206 The name, address,

caso.

Legal Notices-CAL

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 demand-ante 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 PER-SON SERVED: You are served. East County Californian- 154790 7/11,18,25,8/1/2025

NOTICE TO CREDIT-ORS OF BULK SALE (Secs. 6101-6111

U.C.C.) Escrow No. OSA-7253511

Notice is hereby given that a Bulk Sale is about to be made. The name(s) and business addresses(es) of the Seller(s) are: PATH-WAYSAT LILAC BRIDGE, A CALIFOR-NIA CORPORATION, 2960 LA POSADA WAY, JULIAN, CA 92036

Doing Business as: PATHWAYS AT LILAC BRIDGE

All other business name(s) and address(es) used by Seller(s) within three years, as stated by the Seller(s), is/are: NONE The location in Califor nia of the chief executive office of the Seller is: 2938 RECHE RD, ALLBROOK, CA 92028

The name(s) and address of the Buyer(s) is/are: NDD ON LA POSADA WAY, LLC, 2960 LA POSADA WAY, JULIAN, CA 92036

The assets to be sold are described in general as: ON-SALE GEN-EATING PLACE LICENSE #47-627759 and are located at: 2960 LA POSADA WAY, JULIAN, CA 92036.

The bulk sale is intended to be consum-mated at the office of FIRST AMERICAN TITLE COMPANY, 4 FIRST AMERICAN WAY, SANTA ANA, CA 92707 and the anticipated date of the sale/transfer is: JULY 29. 2025

pursuant to Division 6 of the California Code. This bulk sale is subiect to Section 6106.2 of the California Com-mercial Code. The name and address of the person with whom claims may be filed is FIRST AMERICAN TITLE COMPANY, 4 FIRST AMERICAN WAY, SANTA ANA, CA 92707, Escrow No. OSA-7253511, Escrow Officer: NANCY Officer: NANCY PEREZ and the last date for filing claims shall be JULY 28,

2025, which is the business day before the sale date specified above. Date: MAY 3. 2025

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CALIFORNIA LIM-ITED LIABLITIY COM-3929161-PP ECC 7/10/25 East County Californian 7/11/2025-154800

NOTICE OF SALE OF ABANDONED PER-SONAL PROPERTY Notice is given that pursuant to sections

21701-21715 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 515 of the Penal Code, "SuperStorage San Diego" (formerly known as "Home Handy Storage"), 4773 Home Ave. San Diego, CA 92105, will sell by competitive bidding ending on or after July 15, 2025, on or after 10:00 A.M., property in storage units. Auction is to be held online at www.storagetreasures. com. Arely Higuera 5X6

HARLAN PHILLIPS 10X15 PORFIRIO GUADAR-**RAMA 10X10** Gilbert Pico 10X20 Cipriano Munoz 8X10 Brenda Renfroe 5X6 Aviana Robertson 5X6 Purchases must be paid for at time of sale in CASH ONLY. All purchased items sold as is, where is. Items must be removed at the time of sale. Sales are subject to cancella-tion in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.

ageTreasures.com License 63747122 Bond# Phone (855)722-8853 SuperStorage (619) 262-2828 EC Californian

Auction by Stor-

7/4,11/2025-154600

NOTICE TO CREDIT-

OF BULK SALE (Secs. 6104, 6105 U.C.C.) Escrow No. 163639P-

CG NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: YOUKHANNA, INC., A California Corporation, 2654 Jamacha Rd Ste 119, El Cajon, CA 92019

Doing business as: DRYCLEAN USA All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE

The location in California of the chief executive office of the seller(s) is: SAME AS ABOVE

The name(s) and business address of the buyer(s) is/are: A&H Dryclean LLC, a Florida limited liability company 2654 Jamacha Rd Ste 119, El Cajon, CA 92019 The assets to be sold

are generally described as: BUSINESS, Date: MAY 3, 2025 GOODWILL, TRADE Buyer: NDD ON LA POSADA WAY, LLC, A NOT TO COMPETE,

Legal Notices-CAL

FURNITURE, FIX-TURES, EQUIPMENT

AND INVENTORY and

located

are at: "DRYCLEAN USA" 2654 Jamacha Rd Ste DRYCLEAN 119, El Cajon, CA 92019 The bulk sale is intended to be consum-mated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 07/29/2025.

This bulk sale Is subject to California Uni-form Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is: Allison-Mc-Closkey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 07/28/2025, which is the business day before the anticipatéd sale date specified above. Dated: 07/02/25

A&H Drvclean LLC. Florida limited liability company By: /s/ Arteen W. Gorgees, Manager 7/11/25

CNS-3945802# EAST COUNTY CALI-FORNIAN ECC 7/11/25-154804

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU031390C TO ALL INTERESTED PERSONS: Petitioner:

KAYLA MERCEDES OROZCO filed a peti-

tion with this court for a decree changing names as follows: KAYLA MERCEDES OROZCO to KAYLA MERCEDES BERNI-ER. THE COURT OR-DFRS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is sched-uled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition

without a hearing.
NOTICE OF HEARING
08/06/2025 8:30 a.m., Dept. C-61 Superior Court 330 W Broadway

San Diego, CA 92101 NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE AT-TACHMENT (To appear remotely, check in advance of the hearing for informa-tion about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find -my-court.htm.)
A copy of this Order to
Show Cause must be

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published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspa-per of general circulation, printed in this county: East County Californian DATE: 6/17/2025 Maureen F Hallahan Judge of the Superior Court

East County Californian- 154216 6/27,7/4,11,18/25

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code,Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 07-26-2025, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #F919 Treglown, Michael Michael Unit #F895 Phillips, Terry James 7/11, 7/18/25 CNS-3944305#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU033744C

SANTEE STAR

ECC/Santee Star

7/11.18/25-154662

TO ALL INTERESTED PERSONS: Petitioner HSAEN FAKOR SHOEIC ALROSTME filed a petition with this court for a decree changing names as fol-lows: HSAEN FAKOR SHOFIC ALBOSTME to HUSSEIN FAKHIR SHWAIKH THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated be-low to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court

may grant the petition without a hearing. NOTICE OF HEARING 08/19/2025 8:30 a.m., Dept. 61 Superior Court 330 W Broadway
San Diego, CA 92101
NO HEARING WILL
OCCUR ON THE
DATE ABOVE;
PLEASE SEE AT-**TACHMENT**

(To appear remotely check in advance of the hearing for information about how to do so

ADMINISTER

ESTATE OF:

JANUSZ PICZMAN

CASE No.

25PE001477C

To all heirs, beneficiaries, creditors, contin-

gent creditors and per-

sons who may other-

wise be interested in

the will or estate, or both, of: JANUSZ PICZMAN.

A Petition for Probate

has been filed by: ELZBIETA MARZENA

NAWOTKA in the Su-

The Petition for Pro-

NAWOTKA be appoin-

ted as personal repres-

entative to administer

Diego

Legal Notices-CAL

on the court's website. To find your court's website, go to www.courts.ca.gov/find -my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circula-tion, printed in this county: East County Californian DATE: 6/27/2025 Maureen F Hallahan Judge of the Superior Court East County Californian- 154597

NOTICE OF PETITION TO

7/4,11,18,25/25

INVITATION TO BID

The City of Santee invites bids for the Citywide Concrete Repair & Replacement Program 2025 (CIP 2024-06) project. Sealed bids will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 10:00 a.m. on July 31, 2025 at which time they will be publicly opened and read. Work includes the furnishing of all labor, materials, equipment, tools and incidentals necessary for the Citywide Concrete Repair & Replacement Program 2025 (CIP 2024-06) project including but not limited to; traffic control, water pollution prevention, concrete curb, gutters, sidewalks, driveways, concrete walkways, asphalt concrete, property markers, and all related and necessary work as defined in the contract documents (the "Project")

The City shall award the Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Award of the Base Bid will be based upon funds available. The work is to be constructed within Fifty (50) working days from the Notice to Proceed including material lead time. Engineers estimate for the Base Bid is \$255,000.00. The contractor shall possess a valid Class "A" or "C-8" license at the time of bid submission.

Each bid is to be accompanied by a certified or cashier's check, cash deposit, or a bidder's bond made payable to the City of Santee, in an amount not less than 10 percent of the total bid submitted. The Successful Bidder will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the Total Bid Price, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the Total Bid Price, on the forms provided and in the manner described in the Bid Documents. The Contractor, may, at its option, choose to substitute securities meeting the requirements of said Public Contract Code Section 22300.

Pursuant to Section 1770 et. seq. of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations

The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The City of Santee has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the City of Santee, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1770 et seq., it shall be mandatory upon the Trade Contractor to whom the Contract is awarded, and upon any subcontractor under such Trade Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the

A Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section

for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded

This project is a public works project as defined in Labor Code section 1720. Each Contractor bidding on this Project and all Subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. The Contractor and all subcontractors shall furnish certified payroll récords as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least a monthly basis (or more frequently if required by the City of Santee authorized representative or the Labor Commissioner) and in a format prescribed by the Labor Commissioner pursuant to Labor Code 1776.

Payment of prevailing wages shall be in full to each worker and paid for the correct classification of the work being performed. The wage rates for the project shall be included in the Contract with the awarded bidder. Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at

www.cityofsanteeca.gov. Contract documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each bidder shall notify the City to be listed as a plan holder for the project by providing written notice to the City's contact person listed in the Information for Bidders. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for the bid opening, please contact the Office of the City Clerk, (619) 258-4100, at least 48 hours in advance.

East County Californian 7/11,18/2025-154803

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the estate of the de-

cedent.
The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The petition requests

authority to administer the estate under the Independent Administra-tion of Estates Act. (This authority will al-

low the personal repperior Court of California, County of San resentative to take many actions without obtaining court approval. Before taking cerbate requests that ELZBIETA MARZENA tain very important actions, however, the personal representative will be required to give notice to interested

persons unless they

Legal Notices-CAL

have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an in-terested person files an objection to the petition and shows good case why the court should not grant the

authority.
A hearing on the petition will be held in this

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07/24/2025 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 depart-ment's Microsoft ment's Microsoft Teams ("MS Teams")

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

ORDINANCE NO. 5155

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

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

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

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

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

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

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

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

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

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

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

DISQUALIFY: None BILL WELLS

ATTEST.

City Clerk

ANGELA L. CORTEZ, CMC

Mayor of the City of El Cajon

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

Angela L. Cortez, CMC, City Clerk East County Californian 7/11/2025-154728

Legal Notices-CAL

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 www.sdcourt.ca.gov/Pr obateHearings.
If you object to the

granting of the petition, you should appear at

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 no-tice under section 9052 of the California Pro-bate Code.Other California statutes and legal authority may affect your rights as a credit-or. You may want to consult with an attor-

California law. You may examine the file kept by the court. If vou are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154)

ney knowledgeable in

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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: ANNE CIRINA, 8100 LA MESA BLVD., SUITE 200, LA MESA, CA 91942. (619) 440-4444

the hearing and state your objections or file East County Californian 7/4,11,18/2025written objections with 154650

> NOTICE OF PETITION TO ADMINISTER **ESTATE OF:** JADWIGA IRENA PICZMAN CASE No. 25PE001479C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, both, of: JADWIGA IRENA PICZMAN. A Petition for Probate has been filed by: ES-TATE OF JADWIGA IRENA PICZMAN in the Superior Court of California, County of San Diego The Petition for Pro-

bate requests that KATARZYNA JULIA ADAMUS be appointed as personal representative to administer the estate of the decedent

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 21, 2025 @ 915 BAILEY CT SAN MARCOS CA 92069 at 10:00am YEAR/MAKE/MODEL: 2020 FORD FUSION

VIN: 3FA6P0T9XLR173261 PLATE: 9DRG837 CA

East County Californian 7/11/2025 -154566

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 17, 2025 @ 1187 Walnut Ave Chula Vista CA 91911 at 10:00am YEAR/MAKE/MODEL: 2016 FORD F-150 VIN: 1FTEW1E85GKF66856 PLATE: BE0692A CE

East County Californian 7/11/2025 -154559

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 16, 2025 @ 8710 Miramar Place San Diego CA 92121 at 10:00am 'EAR/MAKE/MODEL: 2023 KAWASAKI KLR650 VIN: ML5KLEM17PDA25073

PLATE: 26K7932, CA East County Californian 7/11/2025 -154549

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 16, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am YEAR/MAKE/MODEL: 2024 TOYOTA COROLLA VIN: JTDP4MCF1BJ103940 PLATE: 9JDW840, CA

YEAR/MAKE/MODEL: 2018 NISSAN ROGUE VIN: 5N1AT2MT3JC741038

PLATE: 8MUH135 CA East County Californian 7/11/2025 -154548

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on July 16, 2025 @ 1187 Walnut Ave Chula Vista CA 91911 at 10:00am YEAR/MAKE/MODEL: 1996 BRP SEADOO HULL: 77ND3964K596

CF: 3472NX YEAR/MAKE/MODEL: 1996 SHORELAND VIN: 1MDCDMJ1XTM815600 PLATE: 4CY9619, CA East County Californian 7/11/2025 -154550

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many actions without obtaining court approv-al. 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 case why the court should not grant the authority.

A hearing on the peti-tion will be held in this court as follows: 07/23/2025

1:30p.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 depart-ment's Microsoft ment's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and us-ing the assigned conference ID number. The MS Teams video conference links and phone numbers can be f o u n d a t www.sdcourt.ca.gov/Pr

obateHearings.
If you object to the granting of the petition, vou 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 vou 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 Pro-bate Code.Other Cali-

nev 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

fornia statutes and leg-

al authority may affect

your rights as a credit-

or. You may want to

consult with an attor-

Attorney for Petitioner: STEVEN E BOEHMER and M. ANNE CIRINA, 8100 LA MESA BLVD., SUITE 200, LA MESA, CA 91942. (619) 440-

East County Californian 7/4,11,18/2025-

PETITIONER: **EDWARD GOLDMAN** RESPONDENT: MICHELLE BRAN-

REQUEST FOR ORDER
CHILD CUSTODY
VISITATION (PARENTING TIME) CHILD SUPPORT Case Number: 21FL005127E NOTICE OF HEARING MICHELLE BRANHAM, Respondent A COURT HEARING WILL BE HELD AS FOLLOWS:

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

EL CAJON, CA 92020 WARNING to the person served with the Request for Order. The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320) serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more informa-Date: 02/14/2025 Laura H. Miller Judicial Officer

East County Califor-nian- 154246 06/27,7/4,11,18/2025

Legal Notices-CAL Title Order No. : 99100162 Trustee Sale : 88031 Loan No. 399420903 APN: 501-162-42-00 & 501-162-43-00 & 501-162-44-00 NOTICE OF TRUSTEE'S SALE 00 NOIIUL TRUSTEE'S S YOU ARE IN DE FAULT UNDER A OF DATED 7/27/2022 . UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A L A W Y E R . O n 7/21/2025 at 10:30 AM, CALIFORNIA TD SPE-CIALISTS, AS TRUST-EE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 8/2/2022 as Instru-ment No. 2022-0314101 in book N/A page N/A of official records in the Office of the Recorder of San Diego County, Califor-JEREMY KIDO IN-VESTMENTS, LLC, A CALIFORNIA LIM-ITED LIABILITY COM-Trustor TALIMAR FINANCIAL INC., A CALIFORNIA CORPORATION, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check

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tional bank, a check drawn by a state or federal credit union, or check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: PARCELS 1, 2 therein: PARCELS 1, 2
AND 3 OF PARCEL
MAP NO. 5959, IN
THE COUNTY OF
SAN DIEGO, STATE
OF CALIFORNIA,
FILED IN THE OFFICE OF THE COUNTY RECORD-ER OF SAN DIEGO COUNTY, MAY 19 1977 AS FILE NO. 77-193349. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to above is purported to be: 10752 LUPIN WAY LA MESA, CA 91941 "VACANT LAND. DIR-ECTIONS MAY BE OBTAINED BY WRIT-TEN REQUEST SUB-MITTED TO THE BE-NEFICIARY WITHIN 10 DAYS AFTER THE FIRST PUBLICATION OF THIS NOTICE AT THE FOLLOWING AD-DRESS: BENEFI-CIARY, C/O CALIFOR-NIA TD SPECIALISTS ATTN: PATRICIO S. INCE', 8190 EAST INCE', 8190 EAST KAISER BLVD., ANA-HEIM HILLS, CA 92808.". The under signed Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$793,110.62 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to

be recorded in the

Legal Notices-CAL county where the real property is located and more than three months have elapsed since such recordation DATE: 6/13/2025 CALIFORNIA TD SPE-CIALISTS, AS TRUST-EE, as Trustee 8190 EAST KAISER BLVD. ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE IN-FORMATION LOG ON 0 www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE VICE PRESIDENT CALIFORNIA TD SPE-CIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEBT. ANY INFORMATION OB-TAINED WILL BE USED FO PURPOSE. USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BID-DERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trust-ee auction does not automatically entitle you to free and clear ownership of the prop-erty. 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 li-ens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county re-corder'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 re-quires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88031. Information about postpone-ments that are very

short in duration or that

occur close in time to

the scheduled sale

may not immediately

be reflected in the tele-

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phone information

on the Internet Web site. The best way to verify postponement in-formation is to attend the scheduled sale For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible ten-ant 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." vou may be able to purchase the property if you exceed the last and highest bid placed at the trustee There are auction. three steps to exercising this right of purchase First 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOST-ING.com, using the file number assigned to this case 88031 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code: so that the trustee receives it no more than 45 days after the trustee's saĺe. If you think you may qualify as an "eligible tenant buyer" or "eli-gible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regard-ing this potential right to purchase. Disclos-ure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustée does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclos-ures (the "Property"). The trustee's compliance or non-compli-ance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the con-dition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All

bidders are solely re-

sponsible for conduct-

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ing their own Independent due diligence re-garding the loan, the Property, its value, the lien priority of the deed of trust being fore-closed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or com-pleteness of any in-formation provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any post-ponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in

the process. ECC/La Mesa Forum 6/27,7/4,11/2025-154098

Title Order No. 3437436 Trustee Sale No.: 88015 Loan No. 9160084502 APN 366-093-16-00 NO-TICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/3/2021 UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS
AGAINST YOU, YOU
SHOULD CONTACT A
LAWYER. On 7/21/2025 at 10:30 AM, CALIFORNIA TD SPE-CIALISTS, AS TRUST-EE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/16/2021 as Instrument No. 2021-0848844 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: EDGAR A. DIA7 PARDO AND BEAT-RIZ Y. GAVIRIA OBANDO, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor MORTGAGE ELECTRONIC REGISTRA TION SYSTEMS INC AS NOMINEE FOR LOANDEPOT.COM, LLC, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NO-TICE OF TRUSTEE'S SALE – continued all right, title and interest

conveyed to and now

held by it under said

Deed of Trust in the

Legal Notices-CAL property situated in ible for paying off all lisaid County, California describing the land ens senior to the lien being auctioned off, before you can receive clear title to the proptherein: See Exhibit "A' Attached Hereto And erty. You are encouraged to investigate the Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if lien that may exist on this property by conany, of the real proptacting the county reerty described above is purported to be: 8980 HIGHTAIL DR SANTEE. CA 92071. The undersigned Trustinsurance company, either of which may charge you a fee for this information. If you ee disclaims any liability for any incorrectresources, you should ness of the street ad-dress and other combe aware that the same lender may hold more than one mortgage or mon designation, deed of trust on the property. NOTICE TO PROPERTY OWNER: anv. shown herein. Said sale will be made, but without covenant or warranty, expressed or The sale date shown implied, regarding title, possession, or encumon this notice of sale may be postponed one brances, to pay the re-maining principal sum or more times by the of the note(s) secured trustee, or a court, pursaid Deed of Trust, suant to Section 2924g with interest thereon of the California Civil Code. The law reas provided in said note(s), advances if guires that information any, under the terms of about trustee sale postponements be made the Deed of Trust, estimated fees, charges available to you and to the public, as a cour-tesy to those not and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$771,623.61 (Estim-ated). Accrued interest and additional adhas been postponed, and if applicable, the vances, if any, will increase this figure prior to sale. The benefidate for the sale of this ciary under said Deed of Trust heretofore executed and delivered to www.stoxposting.com, the undersigned a writusing the file number ten Declaration of De-fault and Demand for assigned to this case T.S.# 88015. Informa-Sale, and a written Notion about postponetice of Default and ments that are very Election to Sell. The undersigned caused occur close in time to said Notice of Default and Election of Sell to may not immediately be recorded in the county where the real phone information or property is located and on the Internet Web more than three months have elapsed site. The best way to verify postponement insince such recordation. formation is to attend DATE: 6/13/2025 CALIFORNIA TD SPE-CIALISTS, AS TRUSTthe scheduled sale. EE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714to purchase this property after the trustee 283-2180 FOR TRUSTEE SALE IN-FORMATION LOG ON 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 www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPE-CIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COLat the trustee auction. If you are an "eligible bid-der," you may be able to purchase the prop-LECT A DEBT. ANY INFORMATION OBerty if you exceed the last and highest bid TAINED WILL BE USED FOR THAT PURPOSE. "NOTICE placed at the trustee auction. There are three steps to exer-TO POTENTIAL BIDcising this right of pur-DERS: If you are conchase. First, 48 hours sidering bidding on this after the date of the property lien, you should understand that trustee sale, you can call (844) 477-7869, or there are risks involved in bidding at a trustee auction. You site www.STOXPOST-ING.com, using the file will be bidding on a li-en, not on the property itself. Placing the highest bid on a trustnumber assigned to the date on which the ee auction does not automatically entitle the amount of the last and highest bid, and the address of the you to free and clear ownership of the proptrustee. Second, you erty. You should also be aware that the lien

being auctioned off may be a junior lien. If

you are the highest bid-

der at the auction, you

are or may be respons-

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existence, priority, and size of the outstanding corder's office or a title consult either of these mortgagee, beneficiary, present at the sale. If you wish to learn whether your sale date rescheduled time and property, you may call 844-477-7869, or visit this internet Web site short in duration or that For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right this case 88015 to find trustee's sale was held, must send a written no-tice 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;

Legal Notices-CAL 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 "eli-gible bidder," you should consider con-tacting an attorney or appropriate real estate professional immediately for advice regard-ing this potential right to purchase.   Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of ative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trust-ee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, war-ranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conductng their own Independent due diligence re-garding the loan, the Property, its value, the lien priority of the deed of trust being fore-closed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or com-pleteness of any in-formation provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any post-ponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. TS# 88015 / APN # 366-093-16-00 LEGAL DE-SCRIPTION EXHIBIT "A" PARCEL 1: LOT LEROCK UNITS 1. 2, 3 AND 4 IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO STATE OF CALIFOR-NIA, ACCORDING TO MAP THEREOF NO. 16155, FILED IN THE OFFICE OF THE COUNTY RECORD-ER OF SAN DIEGO COUNTY, DECEM-BER 13, 2016 ("MAP"); RESERVING THERE FROM SUCH EASE-MENTS DESCRIBED IN THE DECLARA-TION DESCRIBED BE-

Legal Notices-CAL OF RECORD REFER-ENCED ABOVE. AND SUCH OTHER FASE-MENTS AS MAY BE OF RECORD AS OF THE DATE HEREOF FURTHER RE-SERVING THERE-FROM AN EASE-MENT FOR THE BE-NEFIT OF THE ASSO CIATION (DEFINED BELOW) FOR MAIN-TENANCE PUR-POSES, OVER THAT PORTION OF THE ABOVE REFER-ENCED LOT. AS DE-PICTED AND DESCRIBED IN THE DESCRIBED IN THE DESCRIPTION OF THE DESCRI C L A R A T I O N (DEFINED BELOW) AS AN "ASSOCI-ATION MAINTEN-ANCE AREA," IF ANY. TOGETHER WITH RIGHTS OF ACCESS NECES-SARY TO PERFORM SUCH MAINTEN-ANCE, SUBJECT TO ANY RESTRICTIONS AND RESERVA-TIONS SET FORTH IN THE DECLARATION AND FURTHER RE-SERVING THERE FROM ALL OIL. AS-PHALTUM, PETRO LEUM NATURAL GAS CARBONS AND ANY OTHER VALUABLE OTHER VA MINERAL STANCES AND STANCES AND PRODUCTS. AND ALL OTHER MINERALS WHETHER OR NOT OF THE SAME CHAR-ACTER HEREINBE FORE GENERALLY DESCRIBED, IN OR UNDER SAID LAND AND LYING AND BE-ING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NAT-URAL SURFACE OF THE GROUND. BUT WITHOUT RIGHT OF ENTRY ON THE SUR-FACE OR WITHIN A VERTICAL DEPTH OF 500 FFFT BFLOW THE PRESENT SUR-FACE OF THE FACE OF THE GROUND. PARCEL 2 A NON-EXCLUSIVE EASEMENT, IN COM-MON WITH OTHER OWNERS, FOR AC CESS, INGRESS AND CESS, INGRESS AND EGRESS, OVER, IN, TO, AND THROUGH THE ASSOCIATION PROPERTY DE-SCRIBED IN THE DE-CLARATION. SUB-JECT TO THE LIMITA-TIONS SET FORTH THEREIN, WHICH EASEMENT IS AP-PURTENANT TO THE RESIDENTIAL LOT DESCRIBED ABOVE, SUBJECT TO: A EACH EASEMENT AND ALL OTHER RE-SERVATIONS SET FORTH IN THE DE-CLARATION; B. THE OTHER RIGHTS RE-SERVED IN THE DE-CLARATION IN FA-VOR OF GRANTOR FOR MARKETING AND DEVELOPMENT INCLUDING WITHOUT LIMITA TION, GRANTOR'S RIGHT TO MAINTAIN MARKETING LOTS OWNED BY GRANT-OR, AS WELL AS THE RIGHT OF ACCESS INGRESS, AND EGRESS FOR VISIT-ORS TO THE SALES OFFICE AND MAR-KETING LOTS AND

Legal Notices-CAL

TAIN SIGNS OR OTH-ER MARKETING MA-TERIALS; C. GRANT-OR'S EASEMENT OR'S EASEMENT FOR INGRESS AND EGRESS, IN, ON, OVER, THROUGH AND ACROSS THE ASSOCIATION PROP-ERTY TO PERMIT ERTY TO PERMIT GRANTOR TO IN-STALL IMPROVE-MENTS THEREON. D GRANTOR'S RIGHT TO PREVENT ACCESS OVER POR TIONS OF ASSOCI-ATION PROPERTY BY PLACING A CON-STRUCTION FENCE OR OTHER BARRIER THEREON PRIOR TO COMPLETION OF CONSTRUCTION OF ALL IMPROVEMENTS WITHIN THE COM-MUNITY, PROVIDED THAT GRANTEE HAS AT LEAST ONE ROUTE OF ACCESS BETWEEN THE RES-IDENTIAL LOT AND A PUBLIC STREET.

SCC/Santee Star ECC/Santee Star 6/27,7/4,11/2025

154102 Title Order No. : 2611668CAD Trustee Sale No.: 88043 Loan No.: 399568271 APN: 469-192-04-00 NO-TICE OF TRUSTEE'S YOU ARE IN SALE DEFAULT UNDER A DEED OF TRUST DATED 12/11/2024 UNLESS YOU TAKE ACTION TO PRO-TECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A L A W Y E R . O n 7/28/2025 at 10:30 AM, CALIFORNIA TD SPE-CIALISTS, AS TRUST-EE as the duly appointed Trustee under and pursuant to Deed of Recorded on 1/7/2025 as Instru-ment No. 2025-0004223 in book N/A. page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: AMH-ERST DEV 1, L.L.C., A
CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor TGP
OPPORTUNITY FUND LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Benefi-ciary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BID-DER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Ca-jon, CA 92020, NO-TICE OF TRUSTEE'S

- continued all

right, title and interest

Legal Notices-CAL

conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property hereto-fore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 7201 AMHERST STREET LA MESA, CA 91942. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other com-mon designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encum-brances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust. with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,635,144.51 (Estimated). Accrued interest and additional advances, if any, will in-crease this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/23/2025 CALIFORNIA TD SPE CALIFORNIA TD SPE-CIALISTS, AS TRUST-EE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE IN-FORMATION LOG ON T 0 www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPE-CIALIST IS A DEBT COLLECTOR AT-TEMPTING TO COL-LECT A DEST INFORMATION OB-TAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BID-DERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trust-ee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien

Legal Notices-CAL vou are the highest bidder at the auction, you are or may be responsible for paying off all li-ens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by con-tacting 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 PROPÉRTY 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 2924a of the California Civil Code. The law requires that information about trustee sale post-ponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com. using the file number assigned to this case T.S.# 88043. Information about postpone-ments that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement in-formation is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible ten-ant 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." vou may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase, First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOST-ING.com, using the file number assigned to this case 88043 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

Legal Notices-CAL than 15 days after the trustee's sale. Third, you must submit a bid by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right purchase. &emsp Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trust-ee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representa-tion regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters af-fecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien prior-ity and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or com-pleteness of any information provided by third parties, including the lender. The valu-ation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. TS# 88043 / APN # 469-192-04-00 LEGAL DE-SCRIPTION EXHIBIT "A" ALL THAT PORTION OF LOT "P" OF LA MESA COLONY, IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 346 FILED IN THE OF-FICE OF THE COUNTY RECORD-ER OF SAID SAN DIEGO COUNTY, must send a written no-

Legal Notices-CAL AT A POINT ON THE NORTHERLY LINE OF SAID LOT "P" DIS-TANT THEREON NORTH 89°39'00", EAST 170.00 FEET FROM THE NORTHW EST CORNER THEREOF, SAID POINT OF BEGIN-NING BEING A POINT ON THE WEST LINE OF A PARCEL OF LAND CONVEYED TO CHRIS M. ANDER-SON AND WIFE, BY DEED DATED FEBRU-ARY 21, 1946 AND RECORDED IN BOOK 2054, PAGE 315 OF OFFICIAL RECORDS THENCE SOUTH 01°04'00" EAST 01°04'00" EAST ALONG THE WEST LINE OF SAID AN-DERSON'S LAND TO A POINT ON THE NORTH LINE OF A POINT OF SAID LOT "P" CONVEYED TO VICTOR S. AND PHIL-LIP CARLINE BY DEED DATED MARCH 4, 1946 AND RECOR-DED IN BOOK 2073 PAGE 375 OF OFFI-CIAL RECORDS THENCE WESTERLY ALONG SAID NORTH LINE 50.00 FEET TO THE NORTHWEST THE NORTHWEST CORNER OF SAID LAND SO CONVEYED TO CARLINE, BEING A POINT ON THE EAST LINE OF A PARCEL OF LAND CONVEYED TO HOWARD A BUILD. HOWARD A. BURK AND WIFE, BY DEED DATED OCTOBER 5 1945 AND RECOR-DED IN BOOK 1953 PAGE 394 OF OFFI-CIAL RECORDS; THENCE NORTH ALONG SAID EAST LINE 121.5 FEET TO A POINT ON SAID NORTHERLY LINE OF SAID LOT "P", THENCE NORTH 89°39'00" EAST ALONG SAID NORTH-ERLY LINE 50.00 FEET TO THE POINT OF BEGINNING. TO-GETHER WITH ALL THAT PORTION OF THE SOUTHERLY 10.00 FEET OF AMH-ERST STREET, FORMERLY RA-MONA STREET, LY-ING NORTHERLY OF AND ADJOINING THE HEREIN DESCRIBED PROPERTY AS VA-CATED AND CLOSED TO PUBLIC USE BY ORDER OF THE BOARD OF SUPER-VISORS, A CERTI-FIED COPY OF WHICH SAID ORDER WAS RECORDED MAY 11, 1923 IN BOOK 751, PAGE 309 OF DEEDS. ECC/La Mesa Forum 7/4.11.18/2025-154414 APN: 381-343-51-00 TS No.: 24-08439CA TSG Order No.: TSG Order No.: 240573204 NOTICE

OF TRUSTEE SALE

UNDER DEED OF TRUST YOU ARE IN

TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 18, 2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-

BE SOLD AT A PUB-LIC SALE. IF YOU

NEED AN EXPLANA-

TION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU

itself. Placing

highest bid at a trustee

auction does not auto-

thé

this case 24-08439CA

MARCH 8, 1887, DE-SCRIBED AS FOL-

LOWS: BEGINNING

tice of intent to place a

being auctioned off bid so that the trustee may be a junior lien. If receives it no more

Legal Notices-CAL SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded April 28, 2008 as Document No.: 2008-0225966 of Official Records in the office of the Recorder of San Diego County, California, executed by: Joseph S. Bzdawka and Leslie B. Bzdawka, husband and wife, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BID-DER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or nadrawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced deed of trust. Sale Date: July 28, 2025 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 2 File No.:24-08439CA The street address and other common designation, if any, of the real property de-scribed above is purported to be: 10921 2nd St, Santee, CA 92071. The undersigned Trustee dis-claims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$323 849 51 (Fstimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NO-TICE 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

Legal Notices-CAL

matically entitle you to free and clear owner-ship 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 in-formation. 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 re-quires that information about trustee sale postponements be made available to you and to the public, as a cour-tesy to those not present at the sale. If vou 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, (916) 939-0772 for information regarding the trustee's sale or visit this internet website www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08439CA. Information about post-ponements 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 in-formation 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 bid-der," 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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned 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 trust-ee 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 bid-der," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to pur-chase. 3 File No.:24-08439CA 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. For Pre Sale Information Log On To: www.nationwidepost-ing.com or Call: (916) 939-0772. For Post Sale Results please v i s i t www.affiniadefault.com or Call (866) 932-0360 Dated: June 17, 2025 By: Omar Solorzano Foreclosure Associate

Affinia Default Ser-

vices, LLC 301 E.

Legal Notices-CAL

Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0475676 TO: SANTEE STAR 07/04/2025, 07/11/2025, C/Santee 7/4,11,18/2025-154516

APN: 509-231-08-00 TS No: CA07000216-25-1 TO No: 3424713 NOTICE OF TRUST-EE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section only, pursuant to CA
Civil Code Section
2923.3(d)(2).) YOU
ARE IN DEFAULT UNDER A DEED OF
TRUST DATED
November 13, 2023.
UNLESS YOU TAKE
ACTION TO PRO-ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 25, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale

Legal Notices-CAL

contained in that certain Deed of Trust recorded on November 21, 2023 as Instru-ment No. 2023-0324541, of official re-cords in the Office of the Recorder of San Diego County, California, executed by ANN ARLENE STUBBLE-FIELD, A WIDOW, as Trustor(s), in favor of MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., as Beneficiary, as nominee for PLAZA HOME MORTGAGE, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale that certain property situated in said County, California describing the land therein as: AS MORE FULLY DE-SCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other com-mon designation, if any, of the real property described above is purported to be: 226 LENTO LANE, EL CA-JON, CA 92021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, ex-

CLUES ACROSS

1. Resorts

5. One point south

of southwest

9. Musical performances

11. Matched

13. Four-footed

animal part

15. Express severe disapproval of

16. Type of leaf

17. Preparatory

19. Walk heavily 21. Succulent plants 56. Caps

22. Rectangle of grass

23. Lump in yarn

25. Too

26. Foot (Latin)

27. Afflicts 29. Smoothed

31. Mind (Greek)

33. Tampa ballclub

36. Sheltered sides

38. Ocean



of sale

41. Thrust a knife

48. Fighting back

53. Insects in adult stage

58. Brown and

2. Yard structure

34. Semitic language 4. Marine

7. Physically abused

9. Kills

10. Liquid body substances

23

53

56

11. Particular to a

given individual

14. Sicilian city

15. Conqueror

20. Type of "pig"

substance

18. Elected officials

24. Drop of viscous

26. Monetary unit

12. Brave or noble

43. 12th month (abbr.)

44. Ringworm

46. Father of Aoris

(Greek myth.)

52. Cease to exist

54. Freestanding

sculpture

57. Repents

Wallace are two

59. Moved quickly

CLUES DOWN

1. Goes bad

3. They

invertebrate

5. European river

firm

8. Service stations in

Australia

of Spain 28. Guarantees

30. Coloring materials

32. Reddish browns

34. Square measure 35. Will not

37. Canned fish

38. Appeared

40. Six (Spanish)

42. Took off

43. Negligible amount 45. Posts in a Greek

temple

47. Witnesses 49. Phil ___, former

CIA

50. Places to park

51. Guns 55. Dance to pop

music

ESOTERIC ASTROLOGY AS NEWS FOR WEEK JULY 9 - 15, 2025

ZEITGEIST! URANUS ENTERS GEMINI – A NEW ORDER OF THINGS!

Zeitgeist – zite-guyst – societal cultural and intellectual shift.

This has been an eventful and everchanging astrological year as outer planets (major adjustments for humanity) changed signs and elements (earth, air, fire, water). The cosmic weather (energy) patterns, via elements, shifted from water and earth (quiet, slow) to air and fire (accelerated change). Neptune and Saturn moved into Aries (fire) and this past week, Uranus (the wild child, the revolutionary)

entered Gemini (air).

Uranus in Gemini is the big news the astrology world is talking about. Let's break this down so we can all understand what it means. Uranus is the disrupter, the sudden events-manager, the interrupter, sending messages from its tilted reality to earth, informing humanity there will be sudden changes. And Gemini? Ruled by Mercury, the two brothers always in conversation, informing humanity the way we think, talk, believe, perceive and interpret the

world will shift radically!
We can think of Uranus (higher level of Mercury) as a bee or butterfly (with myriad colors) and Gemini (dispenser of information) as a meadow of countless colorful, fragrant flowers (areas of life) that bees and butterflies (Uranus) visit flying into, touching, tasting, sipping, absorbing the flower's nectar, transferring pollen (messages of change) from one flower to another (every area of life). Using this metaphor it is humanity who is "pollinated" with new innovative information arriving suddenly and unexpectedly from Uranus. Humanity everywhere, in a blink of an eye, evolves, steps upon the next rung of the evolutionary ladder. It is a zeitgeist moment!

It is not without a certain level of shock that will reverberate through societies, culture, humanity and all life

ISA'S STA

endeavors. Uranus is the planet that shocks us. Its signature is innovation, upheaval, revolution, rebellion, offering sudden information that shakes world views. Thoughts, ideas, ways of seeing reality are forever changed! Uranus, ruler of Aquarius, further stimulates our entrance into the new Aquarian era -Gemini/Uranus being its prime messenger.

Uranus is inventive, quick-thinking, often witty, pushing humanity forward at a fast pace. There will be progress in travel, transportation, education, social media, technology, publishing (Sagittarius), in towns, villages, and neighborhoods. The change will occur

over time.

The last times Uranus was in Gemini was during the Civil War (1861 to 1865) and World War II (1941 to 1945). Changes always arrive with a certain level of conflict, the heart of which is the new harmony. When planets change signs, we change too! New ways of thinking will emerge. We will have to

learn to keep up and think differently! ARIES: You love and appreciate your work and those you work with. Communication is good with everyone (though you must battle against critical thoughts) and you want to help others more, which inspires them and then work is even better and more fulfilling. Loyalty toward you emerges, and then new goals are considered and workflow increases and so does success. It's like a river flowing harmoniously for everyone. You stand at the river's beginning.

TAURUS: You may not be romantic outwardly because of so much work to be done to insure the future's sustainability. But this doesn't mean you feel less love. It's just that you're focused and determined and disciplined and must follow your instincts and intuition and not let relationship concerns get in

the way. You seek intellectual activities that also offer fun and a bit of leisure. The environment is kind to you when ... commonment is kind to you when you travel. Remember though, health first!

GEMINI: Emotional and then physical safety and stability are concerns now and so you must assess, tend to, create safety measures around your home and self and then ask everyone to help maintain them. Everyone knows you change your mind so often, they really can't make plans with you. But for now, this has eased up and decisions made are decisions you follow through with. Or try to. Something ended recently, something new about to appear! Keep

in touch with friends.

CANCER: You feel the need to communicate with everyone, both casually and in-depth, for you realize everyone has a gift and if they simply talk enough, that gift emerges and then you learn more. So you go out and about and begin to ask questions more, being curious and interested. Know that you, too, have a gift, in fact, many gifts. When you speak, when you come out from under your crab shell, we experience your gifts and we learn from them. You are very perceptive now, more than usual.

LEO: There's an inner and outer reality concerning things, ideas, people, events that concern you. They seem to be in opposition. You think you have to choose one over the other. Do you? Perhaps not! Oppositions are actually only different sides of the same coin, seeking understanding and then integration. Eventually they come together and unify. What is occurring that seems in opposition? Is it spiritual or material factors, self or others' needs or values, being worthy or not worthy? Time will integrate the two.

VIRGO: You want to talk about issues

and ideas important to you - things held deep inside and not often communicated. Perhaps it's about what you believe in and how you want to serve self and others. Perhaps a new identity is emerging with all the things you hope, wish and plan to do. You're practical and inventive and thoroughly modern in your approach. Note what's important and applicable, especially concerning family, in bringing a new reality forth. At first, it's shocking. Then

LIBRA: You are in a place of choice, of planning and of bringing ideas into the world. Plans created long ago are now ready to be implemented, and you're on the road toward their fulfillment. I hope all that you expected, all that you hoped and waited for, are available. There are some issues hidden behind the scenes not quite ready for the light of day. For now, carefully order and organize your inner self so you can order and organize outer realities, relationships and environments. Did a dream come true? Are there still dreams to be fulfilled? SCORPIO: As changes continue to

unfold, it's good to have regular get-togethers of friends and acquaintances you care about. Provide food and drink and make them a party! Include local seasonal foods, scatter several interesting books around, set the music to old jazz standards. Perhaps you could suggest a subject to discuss, like how to create communities (the steps), what people would be attracted, the focus and purpose of community and how it would prepare everyone for the new times to come. Allow no criticisms and no wokeness (depressing). Offer giveaways while saying goodbye. SAGITTARIUS: Do all that you can to

create compromise between yourself and those who believe, have opinions and see issues differently. Small disagreements can escalate quite quickly. Include right relations and goodwill in your compromises, so those around you feel they have been heard and listened to. Ask what they want and need, and this will be reflected back to you in terms of recognition and rewards. Be courageous as you perform these acts of kindness. You'll become even more attractive and radiant. New vistas beckon ahead, new pathways to walk

and pilgrimages too.

CAPRICORN: You could feel a bit overwhelmed due to just too many events and responsibilities and people's needs flooding your reality. Be sure to eat adequately and in a timely manner, don't fast too long each day. You have been "on" (tending to others) for a long time (years). With exhaustion, one can lash out with words that hurt everyone. including yourself. Lay low for a while, maintain a bit more solitude, rest and recuperate, allow others to perform tasks while you're in the garden reading.
Tell everyone you need tender loving

care.
AQUARIUS: You may need to discuss issues with someone, perhaps a partner, parent, family, friend or roommate. Do this openly with candor and ease, always using a neutral and informational tone. Do not be frightened to discuss finances with intimates (but not with strangers). Information is information and knowing you're speaking the truth holds you and those listening. Ask for teamwork, cooperation, understanding and consideration. Maintain humor each day as things change and then change more and more. You are adaptable.

PISCES: The focus is on relationships, those close and intimate. This includes work partners and close friends. You find yourself with two trajectories – one seeks to create harmony and goodwill; the other to increase discipline and efficiency, forging ahead with ideas and plans. It seems the two are opposite and sometimes they are. You will have to bring them together, create a unity and synthesis. It may be difficult. Have willingness, dedication and intention. Then harmony prevails. Prayer as a focus

Legal Notices-CAL press or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$230,999.39 (Estimated). However prepayment premiums accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, 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 Po-tential 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. Pla cing 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 li-ens senior to the lien being auctioned off, before you can receive clear title to the prop-erty. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by con-

Legal Notices-CAL tacting 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 Mort-gagee, 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 vou wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.in-sourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property. using the file number assigned to this case, CA07000216-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Webverify postponement inthe scheduled sale Notice to Tenant NO-TICE TO TENANT FOR FORECLOS-URES AFTER JANU-ARY 1, 2021 You may have a right to pur-chase 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 bid-der," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee There are three steps to exercising this right of purchase, First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet web-

www.insourcelogic.com , using the file number assigned to this case CA07000216-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more

than 15 days after the

trustee's sale. Third, you must submit a bid

so that the trustee re-

ceives it no more than

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45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 20, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000216-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE IN-FORMATION CAN BE OBTAINED ONLINE www.insourcelogic.com FOR AUTOMATED SALES INFORMA-TION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 113102, Pub Dates: 07/11/2025, 0 7 / 1 8 / 2 0 2 5 , 07/25/2025, EAST COUNTY CALIFORNI-

East County Californian 7/11,18,25/2025-154571

APN: 579-222-35-00 APN: 5/9-222-35-00 TS No: CA06000067-25-1 TO No: 250138602-CA-VOI NOTICE OF TRUST-EE'S SALE (The above statement is made pur-suant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED February 3, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE
NATURE OF THE
PROCEEDINGS
AGAINST YOU, YOU
SHOULD CONTACT A LAWYER. On August 11, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on February 7, 2022 as Instrument No. 2022-0057628, of official records in the Of-fice of the Recorder of San Diego County, California, executed by KEVIN LOPEZ, MAR-RIED MAN AS HIS SOLE AND SEPAR-ATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., as Beneficiary, as nom-inee for GURANTEED RATE, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BID-DER, in lawful money of the United States, all payable at the time of sale, that certain prop-erty situated in said

County, California de-

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scribing the land therein as: AS MORE FULLY DESCRIBED

IN SAID DEED OF

TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9805 ARAPAHO ST, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covpress or implied, regarding title, posses-sion, or encumbrances, to pay the remaining orincipal sum of the Note(s) secured by said Deed of Trust. with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust The total amount of the unpaid balance of the obigations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial public-ation of this Notice of Trustee's Sale is estimated to be \$599,221.75 (Estimated). However, prepayment premiums. accrued interest and advances will increase Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if apolicable. 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 li-en, you should understand that there are risks involved in bidding at a Trustee auction. You will be bid-

the property itself. Pla

cing the highest bid at a Trustee auction does

not automatically en-

title 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 bid-

der at the auction, you are or may be respons-

ible for paying off all li-ens senior to the lien

being auctioned off, be-

fore you can receive clear title to the prop-erty. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on property by contacting the county re-corder'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 Mort-gagee, 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 ou wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.in-sourcelogic.com or call In Source Logic at 702-659-7766 for informa-tion regarding the Trustee's Sale for in-formation regarding the sale of this property sale of this property, using the file number assigned to this case, CA06000067-25-1. Information about post-ponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.
Notice to Tenant NOTICE TO TENANT
FOR FORECLOS-URES AFTER JANU-ARY 1, 2021 You may have a right to pur chase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can pur-chase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bid-der," 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 purding on a lien, not on chase. First, 48 hours

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after the date of the trustee sale, you can call 702-659-7766, or visit this internet webwww.insourcelogic.com , using the file number assigned to this case CA06000067-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid. and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 davs after the trustee's sale. If you think you may qualify as an eligible tenant buyer' or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential_right to purchase. Date: June 24, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000067-25-1 17100 Gillette Ave CA 92614 Irvine, Phone: 949-252-8300 T D D: 7 1 1 949.252.8300 By: Loan Quema. Authorized Signatory SALE IN-FORMATION CAN BE **OBTAINED ONLINE**

www.insourcelogic.com FOR AUTOMATED SALES INFORMA-INFORMA TION PLEASE CALL In Source Logic AT 702-659-7766 Order Number 114167, Pub Dates: 07/11/2025, 0 7 / 1 8 / 2 0 2 5, 07/25/2025, EAST COUNTY CALIFORNI

East County Californian 7/11,18,25/2025-

T.S. No.: 2025-13907-CA APN: 502-150-36-37Property Address 3697 AVOCADO VIL-LAGE COURT #199, LA MESA, CA 91941NOTICE OF TRUSTEE'S SALEY-OU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/18/2018. UNLESS DATED YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANA-TION 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 sáv ings 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

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of Trust described below. The sale will be formation. If you consult either of these remade, but without covsources, you should be aware that the same enant or warranty, exlender may hold more than one mortgage or pressed or implied, regarding title, possesdeed of trust on the property. NOTICE TO PROPERTY OWNER: sion, or encumbrances to pay the remaining principal sum of the note(s) secured by the The sale date shown Deed of Trust, with interest and late charges on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, thereon, as provided in the note(s), advances trustee, or a court, pursuant to Section 2924g under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the of the California Civil Code. The law re-Trustee for the total amount (at the time of quires that information about trustee sale postthe initial publication of the Notice of Sale) ponements be made available to you and to the public, as a cour-tesy to those not reasonably estimated to be set forth below. present at the sale. If The amount may be greater on the day of vou wish to learn whether your sale date sale.Trustor: Melisa Diaz, a single woman-Duly Appointed Trusthas been postponed, and, if applicable, the ee: Nestor Services. rescheduled time and date for the sale of this property, you may call (800) 758-8052 or corded 5/22/2018 as Instrument No. 2018-0206982 in Book --(888) 902-3989 or visit Page -- of Official Re-cords in the office of these internet websites www.xome.com the Recorder of San Diego County, Califor-niaDate of Sale: www nestortrustee com using the file number 8/4/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020Amount of unpaid balance and other other charges: \$285,653.45 Street Address or other com-mon designation of real property: 3697 AVO-CADO VILLAGE COURT #199 LA MESA, CA 91941A.P.N.: 502-150-

36-37The undersigned

liability for any incor-rectness of the street

address or other com-

any, shown above. If no street address or

other common desig-

nation is shown, direc

tions 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 No-tice of Sale.NOTICE TO POTENTIAL BID-

DERS: If you are con-

sidering bidding on this

property lien, you should understand that there are risks in-

volved in bidding at a trustee auction. You

will be bidding on a li-

en, not on the property itself. Placing the

highest bid at a trustee

auction does not auto-

matically entitle you to

free and clear owner-

ship of the property. You should also be

aware that the lien be-

ing 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 exist-

ence, priority, and size

of outstanding liens that may exist on this

property by contacting

the county recorder's

office or a title insur-

ance company, either

of which may charge

mon designation,

rustee disclaims any

assigned to this case 2025-13907-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.NO-TICE 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 ten-ant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bid-der," 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 pur-chase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052 or (888) 902-3989 or visit these internet websites www.xome.com

www.nestortrustee.com , using the file number assigned to this case 2025-13907-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 trust-ee'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 immedi-

ately for advice regarding this potential right to purchase. Date: 6/27/2025 Nestor Services, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line (888) 902-3989 Giovanna Nichelson, Sr. Trustee Sale Officer EPP 44260 Pub Dates 0 7 / 1 1 , 0 7 / 1 8 , 07/11, 07/18, 07/25/2025 ECC/La Mesa Forum 7/11,18,25/2025-

154592 APN: 327-011-44-00 I 327-011-46-00 TS No: CA05000061-25-1 TO No: 250138185-CA VOI NOTICE OF ΟF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED November 2, 2017. UNLESS YOU TAKE ACTION TO PRO-ACTION TO PRO-TECT YOUR PROP-ERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 4, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Ca jon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 15, 2017 as Instru-ment No. 2017-0532364, of official records in the Office of the Recorder of San Diego County, California, executed by MONIKA E DEYNA AN UNMARRIED WO-MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., as Beneficiary, as nominee for LAND HOME FINANCIAL SERVICES, INC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale that certain property California describing the land therein as: AS MORE FULLY DE-SCRIBED IN SAID DEED OF TRUST The scribed is being sold as is". The street address and other common designation, if any of the real property described above is purported to be: 18012 MAHOGANY RANCH RDRAMONA, CA 92065 The undersigned Trustee dis-claims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will

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be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, es-timated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the un-paid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$236,693.67 (Estimated) However prepayment premiums. accrued interest and advances will increase this figure prior to sale Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal sav-ings and loan association, savings associ-ation or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the 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 li-en, you should understand that there are risks involved in bidding at a Trustee auction. You will be bid-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 li-ens 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

Legal Notices-CAL size of outstanding liens that may exist on this property by contacting the county re-corder'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 daté shown on this Notice of Sale may be Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for in-formation regarding the sale of this property, using the file number assigned to this case, CA05000061-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.
Notice to Tenant NOTICE TO TENANT
FOR FORECLOS-URES AFTER JANU-ARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Sec-tion 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 suction. 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 pur-chase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet webwww.insourcelogic.com using the file number assigned to this case CA05000061-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the

trustee. Second, you must send a written no-

tice of intent to place a

bid so that the trustee

receives it no more

than 15 days after the

trustee's sale. Third,

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you must submit a bid so that the trustee receives it no more than 45 days after the trust-ee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 30, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000061-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE IN-FORMATION CAN BE OBTAINED ONLINE www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 114269, Pub

Dates: 07/11/2025, 0 7 / 1 8 / 2 0 2 5 , 07/25/2025, EAST COUNTY CALIFORNI-East County Califor-

nian 7/11,18,25/2025-154661

APN: 505-063-07-00 TS No: CA08000114-25-1 TO No: 3424102 NOTICE OF TRUST-EE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1) The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED TRUST DATED
September 27, 2005.
UNLESS YOU TAKE
ACTION TO PROTECT YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC
SALE. IF YOU NEED
AN EYPLANATION OF AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. ON AUGUST 8, 2025 at 09:00 AM, Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 30, 2005 as Instrument No. 2005-0849252, of official records in the Office of the Recorder of San Diego County, California, executed by MICHAEL MILLER, A MARRIED MAN, AS HIS SOLE AND SEP-ARATE PROPERTY, as Trustor(s), in favor of MORTGAGE ELEC-TRONIC REGISTRA-TION SYSTEMS, INC., as Beneficiary, as nom-inee for CAL COAST MORTGAGE COR-PORATION, A CALI-FORNIA CORPORA-TION as Beneficiary, WILL SELL AT PUB-LIC AUCTION TO THE

HIGHEST BIDDER, in

Legal Notices-CAL lawful money of the

United States, all payable at the time of sale

that certain property situated in said County, California describing the land therein as: AS MORE FULLY DE-SCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other com-mon designation, if any, of the real prop-erty described above is purported to be: 10091 DEL RIO RD, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, anv. shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the un-paid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$487,570.65 (Estimated). However, prepayment premiums accrued interest and advances will increase this figure prior to sale Beneficiary's bid said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings associ-ation or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the rustee's Deed Upon Sale until funds become available to the pavee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if ap-plicable. 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 bid-

ding on this property li-

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risks involved in bid-

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 li-ens senior to the lien being auctioned off, before you can receive clear title to the prop erty. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county re-corder'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 Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website a d d r e s s www.Auction.com or call Auction.com at 800.280.2832 for in-File No: 0095-6508 formation regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000114-25-1. Information about post-ponements 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 in formation is to attend the scheduled sale.
Notice to Tenant NOTICE TO TENANT
FOR FORECLOS-URES AFTER JANU-ARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California CivilCode. If you are an "eligible tenant buyer," you can pur-chase the property if vou 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 under that certain Se-

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en, you should underlast and highest bid stand that there are placed at the trustee auction. There are ding at a Trustee auction. You will be bidthree steps to exercising this right of purding on a lien, not on the property itself. Plachase First 48 hours after the date of the trustee sale, you can call 800.280.2832, or cing the highest bid at a Trustee auction does visit this internet website www.Auction.com, using the file number assigned to this case CA08000114-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider con-tacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: June 30, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000114-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D 949.252.8300 By: Loan Quema, Authorized Signatory SALE IN-FORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMA-TION PLEASE CALL: Auction.com at 800.280.2832 Order Number 114270, Pub Dates: 07/11/2025, 0 7 / 1 8 / 2 0 2 5, 07/25/2025, EAST COUNTY CALIFORNI-

East County Californian 7/11,18,25/2025-154669

Notice Of Sale Of Collateral TO: Mansi Jagdeep Shah, Notice Is Hereby Given, pursuant to Section 9610 of the

California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1991 BARON Mobile Home which is located at 10880 Hwy 67 Space 118, Lakeside, CA 92040 and registered with the Department of Housand Community Development under Decal No. LAR2479 and the following Serial Number and all Number and Label/Insignia Number(s) Serial Num-ber(s): CB5110A ber(s): CB5110A CB5110B Label/insignia Number(s) R A D 6 0 1 1 9 3 RAD601194 The Undersigned Will Sell Said Collateral On August 6, 2025 AT 10:30 A.M.. at entrance to the East County Regional Center (by statue), 250 East Main Street, El Cajon, CA 92020. Such sale is being made by reason of your default on December 30, 2024

Legal Notices-CAL curity Agreement dated April 29, 2019, between you, as debt-or, and, United Bank as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said col-lateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estim amount of \$93,315.56 in payment of the unpaid balance of the obligation, secured by the property to be sóld, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings in-stitution, and may be made payable to United Bank, and delivered to the under-signed at Steele, LLP 17272 Red Hill Aven-ue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mort-gagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postpone-ments be made available to the public as a courtesy to those not present at the sale. If vou wish to learn whether the 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 address www.mkconsultantsinc.com, using the file number as signed to this case 0095-6508. Information about postpone-ments 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.
Dated: July 1, 2025
United Bank By: /s/
Kayo Manson-Tompkins, Esq., STEELE,
LLP, as Agent Tel:
(949) 222-1161

ECC/La Mesa Forum

7/11/2025-154687