

# CLASSIFIEDS

Reach over 81,000 Readers Weekly  
All East County ONLY \$4.50 per line

PRE-PAYMENT REQUIRED: WE ACCEPT  
AMEX / VISA / MC / DISCOVER • DEADLINE 9 AM WEDNESDAY  
PHONE: 619-441-1440

NEW BUSINESS?

Renewing Your Business Name?

Publish Your

FICTITIOUS BUSINESS NAME STATEMENT

\$41

FOR AS LITTLE AS

FOR ALL 4 WEEKS

Once you file with us ... you're done!

FILE BY MAIL, EMAIL OR WALK-IN

1638 Pioneer Way, El Cajon • 441-0400

staff@eccalifornian.com

(FBNs are non-refundable)

Having A Garage Sale?

Make it a BIG EVENT for just \$5



Get up to 15 lines with a border

Call today!

441-1440

SOME RESTRICTIONS MAY APPLY

SELL IT QUICK CLASSIFIED FORM

One item, two weeks, three lines published absolutely FREE in The East County Californian & Alpine Sun!

Items for sale must be \$100 or less.

Please use ink. Ads are limited to one item, three lines and will run for two weeks. Ads will run only as space permits.

One ad per household per week. No commercial or automotive ads.

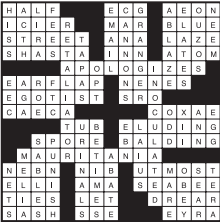
Start with name of item. One letter per box. Leave space between words and after punctuation.


Please submit your form in person, by fax or mail. NO phone calls accepted for "Sell It Quick" ads.

DEADLINE: 4 P.M. TUESDAY

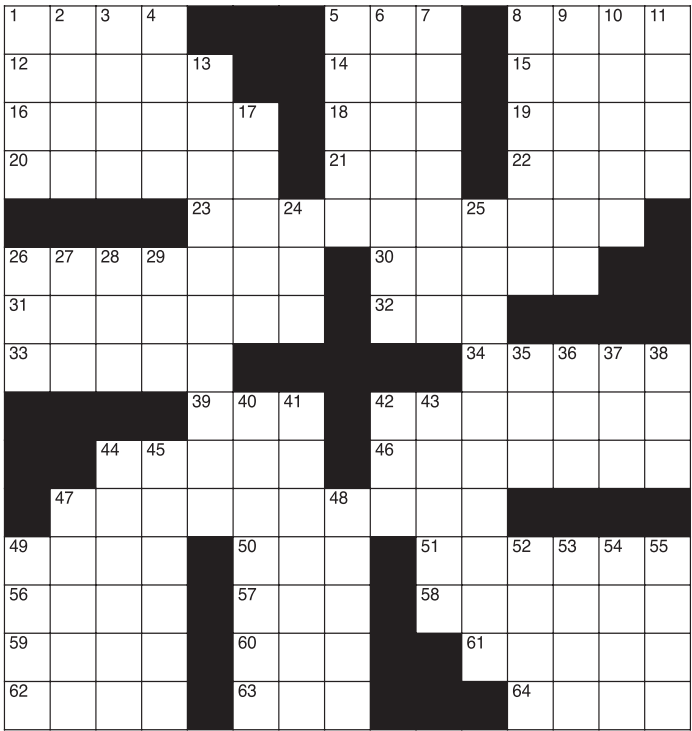
Mail or deliver in person to: Sell It Quick • 1638 Pioneer Way, El Cajon, CA 92020

- CLUES ACROSS
- 1. 50 percent
  - 5. Records electric currents
  - 8. Charlize Theron flick “\_\_ Flux”
  - 12. More frosty
  - 14. Disfigure
  - 15. Sky color
  - 16. A thoroughfare in a town or city
  - 18. Actress de Armas
  - 19. Spend time in a relaxed way
  - 20. California peak
  - 21. Lodging option
  - 22. Small amount of a thing
  - 23. Expresses sorrow
  - 26. Keeps an ear warm
  - 30. Babies (Spanish)
  - 31. A conceited and self-centered person
  - 32. No seats available
  - 33. Pouches
  - 34. Hip joints
  - 39. A place to bathe
  - 42. Evading
  - 44. Minute, one-celled unit
  - 46. Losing one's hair



- 47. A country in W Africa
- 49. One point north of northeast
- 50. Pointed end of a pen
- 51. Extreme
- 56. Norse personification of old age
- 57. Doctors' group
- 58. Member of U.S. Navy
- 59. Mens' fashion accessories
- 60. A way to allow
- 61. Gloomy
- 62. Grads wear one
- 63. Between south and southeast
- 64. Jaguarundi cat

- CLUES DOWN
- 1. Snakes do it
  - 2. Hormone
  - 3. The standard monetary unit of Turkey
  - 4. Fixed charges
  - 5. Electronic communication
  - 6. Artilleries
  - 7. “Strangers on a Train” actor Farley
  - 8. Burning
  - 9. Makes ecstatically happy
  - 10. Greek liqueurs
  - 11. Tropical Old World tree



- 13. Someone who takes vengeance
- 17. Style of cuisine
- 24. Select
- 25. Immunized against disease
- 26. Old world, new
- 27. Honorable title (Turkish)
- 28. Court case: \_\_ v. Wade
- 29. Supervises interstate commerce
- 35. Not divisible by two
- 36. Twelve
- 37. Commentator
- 38. Encourage
- 40. Plumbing fixtures
- 41. Early
- 42. One point north of due east
- 43. King of Thebes
- 44. Short-tailed martens
- 45. Impose a penalty
- 47. Consort of Poseidon
- 48. A way to lessen
- 49. Brooklyn hoops team
- 52. Female of a horse
- 53. Do as one is told
- 54. A way to prepare meat
- 55. Unit of measurement

# HELP WANTED

## WE ARE HIRING!!!!!!!!!!!!!!

(Email us at [joinourteam125@gmail.com](mailto:joinourteam125@gmail.com))

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

Email us at [joinourteam125@gmail.com](mailto:joinourteam125@gmail.com) --- verify your HUBZone residency!!!

### PART-TIME AND FULL TIME ADMINISTRATIVE POSITIONS

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

### FULL TIME POSITIONS: SUPERINTENDENT

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

### QUALITY CONTROL MANAGER

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

### SITE SAFETY & HEALTH OFFICER (SSHO)

- ☐ OSHA Certified/EM 385 Certified
- ☐ Clean DMV and valid license
- ☐ Subject to complete DoD background check
- ☐ Certified for applicable requirements

### GENERAL CONSTRUCTION LABORER

#### Job Tasks:

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

**Legal Notices-CAL**

**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**

**Legal Notices-CAL**

**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**

**Legal Notices-CAL**

**company**  
**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 calendar days after this summons and legal papers are served on you to

**Legal Notices-CAL**

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

**Legal Notices-CAL**

response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://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

**Legal Notices-CAL**

form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you

**Legal Notices-CAL**

do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Ser-

**Legal Notices-CAL**

vices Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court of county bar association. NOTE: The court has a statutory li-



**Legal Notices-CAL**

en for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.  
**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.  
Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://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 presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin 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 remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales.  
**AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Superior Court of California, County of San Diego,

**Legal Notices-CAL**  
330 West Broadway, San Diego, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, 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 PERSON SERVED:** You are served.  
**East County Californian- 154113 6/20,27,7/4,11/25**

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

TO ALL INTERESTED PERSONS: Petitioner: DENISE ABIGAIL CERVANTES filed a petition with this court for a decree changing names as follows: DENISE ABIGAIL CERVANTES to DENISE ABIGAIL ALBA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING 07/23/2025 8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101**  
NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
DATE: 6/04/2025  
Maureen F Hallahan Judge of the Superior Court  
**East County Californian- 153834 6/13,20,27,7/4/25**

**SUMMONS (FAMILY LAW)**

**Legal Notices-CAL**  
(CITACION Derecho familiar)  
**CASE NUMBER (Numero del Caso) 25FL001585E**  
**NOTICE TO RESPONDENT:**  
(Aviso al Demandado):  
**NINA L. PERALTA YOU HAVE BEEN SUED**  
**PETITIONER'S NAME IS:**  
(Nombre del demandante):  
**VICTOR PERALTA**  
**NOTICE!** You have been sued. Read the information below. You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center ([www.courts.ca.gov/selthelp](http://www.courts.ca.gov/selthelp)), at the California Legal Services website ([www.lawhelpca.org](http://www.lawhelpca.org)), or by contacting your local county bar association.  
**NOTICE-RESTRaining ORDERS ARE ON PAGE 2:** These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.  
**FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.  
**AVISO!** Lo han demandado. Lea la información a continuación.  
Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un

**Legal Notices-CAL**  
abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en el sitio web de los Servicios Legales de California ([www.lawhelpca.org](http://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 RESTRICCIÓN SE ENCuentran EN LA PAGINA 2:** Las ordenes de restricción están en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la petición, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California.  
**EXENCION DE CUOTAS:** Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención 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 petición de usted o de la otra parte. The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO EAST COUNTY DIVISION, 250 E. MAIN ST, EL CAJON, CA 92020. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): **VICTOR PERALTA**, 12033 SHORT ST, LAKESIDE, CA 92040. (619) 431-6918  
Date: 02/13/2025  
Clerk, by (Secretario, por): L. Pineda Deputy (Asistente)  
**EC Californian 6/20,27,7/4,11/2025-154159**

**NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY**

Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21701-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **JULY 16TH, 2025, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at [www.storagetreasures.com](http://www.storagetreasures.com).  
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, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surfboards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:  
**MEGHAN CARLSON 8X5 JONATHAN FIELDS 10X24**  
Purchases must be 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 [StorageTreasures.com](http://StorageTreasures.com) Phone (480) 397-6503 SuperStorage (619) 443-2552  
**East County Californian 7/4,11/2025-154558**

**NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY**

Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21701-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **JULY 16TH, 2025, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at [www.storagetreasures.com](http://www.storagetreasures.com).  
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, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surfboards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:  
**MEGHAN CARLSON 8X5 JONATHAN FIELDS 10X24**  
Purchases must be 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: 06/25/25  
Buyer's Signature  
TIA FAMILY INC, A CALIFORNIA CORPORATION  
By: /s/ REVON ISSA, PRESIDENT/SECRETARY  
7/4/25  
**CNS-3943956# LA MESA FORUM ECC/La Mesa Forum 7/4/25-154634**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**Legal Notices-CAL**  
**NOTICE TO CREDITORS OF BULK SALE**  
(Secs. 6104, 6105 U.C.C.)  
Escrow No. 163514P-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: **BEL-LALUKA ENTERPRISES, INC., A CALIFORNIA CORPORATION 13530 POMERADO RD POWAY, CA 92064**  
Doing business as: **THE LOCAL BOTTLE SHOP AKA THE LOCAL BITE**  
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: 11348 FURY LANE, LA MESA, CA 91941  
The name(s) and business address of the buyer(s) is/are: **TIA FAMILY INC, A CALIFORNIA CORPORATION 13530 POMERADO RD POWAY, CA 92064**  
The assets to be sold are generally described as: **BUSINESS, TRADE NAME, GOODWILL, COVENANT NOT TO COMPETE, FURNITURE, FIXTURES, EQUIPMENT, LEASEHOLD IMPROVEMENTS, LEASEHOLD INTEREST AND INVENTORY** and are located at: "THE LOCAL BOTTLE SHOP" AKA "THE LOCAL BITE" 13530 POMERADO RD POWAY, CA 92064  
The bulk sale is intended to be consummated at the office of: **Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695** and the anticipated sale date is **07/22/2025**.  
This bulk sale IS NOT subject to California Uniform Commercial Code Section 6106.2, but rather to Section 24074 of the Business and Professions Code. The name and address of the person with whom claims may be filed is: **Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695**, and the last date for filing claims by any creditor shall be **07/21/2025**, which is the business day before the anticipated sale date specified above.  
Dated: 06/25/25  
Buyer's Signature  
TIA FAMILY INC, A CALIFORNIA CORPORATION  
By: /s/ REVON ISSA, PRESIDENT/SECRETARY  
7/4/25  
**CNS-3943956# LA MESA FORUM ECC/La Mesa Forum 7/4/25-154634**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**

**Legal Notices-CAL**  
**TOBY LYNN JAMES CASE No. 25PE001598C**  
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: **TOBY LYNN JAMES**.  
A Petition for Probate has been filed by: **RYAN STANLEY JAMES** in the Superior Court of California, County of San Diego  
The Petition for Probate requests that **RYAN STANLEY JAMES** be appointed as personal representative to administer the estate of the decedent.  
The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A hearing on the petition will be held in this court as follows:  
**07/09/2025 1:30p.m. Dept. 1603 1100 Union Street San Diego, CA 92101**  
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdccourt.ca.gov/ProbateHearings](http://www.sdccourt.ca.gov/ProbateHearings).  
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Petitioner: **RYAN STANLEY JAMES, 23627 SCARBERRY WAY, RAMONA, CA 92065. 619-647-2487. East County Californian 6/20,27,7/4/2025-154053**

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

TO ALL INTERESTED PERSONS: Petitioner: **JESSICA NOEL ADAMS** filed a petition with this court for a decree changing names as follows: **JESSICA NOEL ADAMS** to **JESSICA NOEL DOLIAS**. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING 07/17/2025 8:00 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101**  
NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
DATE: 6/05/2025  
Maureen F Hallahan Judge of the Superior Court  
**East County Californian- 153952 6/13,20,27,7/4/25**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF:**



Legal Notices-CAL

PETITIONER: **EDWARD GOLDMAN R E S P O N D E N T : MICHELLE BRANHAM**  
**REQUEST FOR ORDER CHILD CUSTODY VISITATION (PAR- ENTING TIME) CHILD SUPPORT Case Number: 21FL005127E**  
**NOTICE OF HEARING TO: MICHELLE BRANHAM**, Respondent  
A COURT HEARING WILL BE HELD AS FOLLOWS:  
**07/18/2025 9:00 AM**  
**Dept 6**  
**San Diego Superior Court**  
**250 EAST MAIN STREET**  
**EL CAJON, CA 92020**  
WARNING to the person served with the *Request for Order*. The court may make the requested orders without you if you do not file a *Responsive Declaration to Request for Order* (form FL-320), serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (*See form FL-320- INFO for more information.*)  
Date: 02/14/2025  
Laura H. Miller  
Judicial Officer  
**East County Californian- 154246**  
**06/27,7/4,11,18/2025**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU029014C**  
  
**Lakeside Fire Protection District ORDINANCE NO. 25-01**  
  
Ordinance No. 25-01 repeals in its entirety Ordinance Number 08-03 of the Lakeside Fire Protection District. Pursuant to Government Code sections 5117, Ordinance No. 25-01 adopts the Local Responsibility Area-Fire Hazard Severity Zone Map dated March 24, 2025 by the State Fire Marshal with Moderate, High, and Very High Fire Hazard Severity Zone without any modifications. A copy of the ordinance is available at the District'ss Office located at 12216 Lakeside Avenue, Lakeside, California. This ordinance was introduced at the regular meeting of the Board of Directors on May 27, 2025. It was scheduled for a public hearing and adoption at the regular meeting on June 24, 2025. It was passed, approved and adopted by the following vote:  
  
Ayes: Bingham, Bowser, Liebig, Robles, Turner.  
  
Noes: None.  
Abstain: None.  
Absent: None.  
**East County Californian 7/4/2025-154530**

**NOTICE OF VEHICLE LIEN SALE**  
The following Vehicle will be lien sold at 9:00 a.m. on July 17, 2025.  
**Call # Year Make Model Color VIN License # State Engine No.#**  
3321242 2016 Nissan Rogue Blue KNMAT2MT5GP705891 7UNS932 CA  
**Vehicles Location: 123 35th St, San Diego, CA 92102**  
3319556 2018 Hyundai Elantra Grey 5NPD84LF2JH259787 8CSW003 CA  
**Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120**  
3321225 2012 Fisker Karma White YH4K14AA1CA000906 7ZYL759 CA  
3321772 2001 Chevrolet Corvette Red 1G1YY22G015108973 8MZR762 CA  
**Vehicles Location: 1501 North Coast Hwy 101, Oceanside, CA 92054**  
3317968 2019 Kia Rio Grey 3KPA24AB9KE164198 9DFK806 CA  
3319313 2016 Ford F-150 Blue 1FTFX1EF8GKD57935 A1A4TJ AZ  
3319887 2019 Hyundai Sonata Silver 5NPE24AF1KH792997 710DSH IN  
**Vehicles Location: 3333 National Ave, San Diego, CA 92113**  
3303038 2017 Kia Soul White KNDJN2A28H7422831 7XOD089 CA  
3319699 2018 Nissan Sentra Grey 3N1AB7APXJY243750 9BVP819 CA  
**Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121**  
3317339 2018 Toyota Corolla Silver 2T1BURHE9JC122560 8SQY669 CA  
**Vehicles Location: 3801 Hicock St, San Diego CA 92110**  
3319577 2013 Ford F-150 Silver 1FTFW1CF5DFD18231 18270S1 CA  
**Vehicles Location: 110 N Hale Ave, Escondido, CA 92029**  
**EC Californian 7/4/2025-154574**

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TO ALL INTERESTED PERSONS: Petitioner: SUSAN SCHLAUCH filed a petition with this court for a decree changing names as follows: ARIANNA MASANO RITTER to ARIANNA MASANO SCHLAUCH. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING 07/24/2025**  
**8:30 a.m., Dept. C-61 Superior Court**  
**330 W Broadway San Diego, CA 92101**  
NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU031390C**  
TO ALL INTERESTED PERSONS: Petitioner: KAYLA MERCEDES OROZCO filed a petition with this court for a decree changing names as follows: KAYLA MERCEDES OROZCO to KAYLA MERCEDES BERNIER. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
**NOTICE OF HEARING 08/06/2025**  
**8:30 a.m., Dept. C-61 Superior Court**  
**330 W Broadway San Diego, CA 92101**  
NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be

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**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 ATTACHMENT (To appear remotely,

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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 newspaper of general circulation, printed in this county: East County Californian  
DATE: 6/05/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 153980**  
**6/13,20,27,7/4/25**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU033744C**  
TO ALL INTERESTED PERSONS: Petitioner: HSAEN FAKOR SHOEIC ALROSTME filed a petition with this court for a decree changing names as follows: HSAEN FAKOR SHOEIC ALROSTME to HUSSEIN FAKHIR SHWAIKH. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
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**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 ATTACHMENT (To appear remotely,

**NOTICE AND SUMMARY OF ORDINANCE 25-06**  
  
**An Ordinance of the San Miguel Consolidated Fire Protection District Designating Fire Hazard Severity Zones**  
  
Notice is hereby given that on July 9, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of Ordinance 25-06 (the "Ordinance") designating fire hazard severity zones as proposed by the Office of the State Fire Marshal.  
  
The following is a summary of the proposed Ordinance:  
• The Board of Directors of the District has conducted a public hearing pursuant to the Ordinance on June 11, 2025, with a second public hearing scheduled for July 9, 2025.  
• The Ordinance bases zone designation off of mapping determined by the Office of the State Fire Marshal, pursuant to Government Code section 51178.  
• By passing the Ordinance, the Board of Directors designates moderate, high, and very high fire hazard severity zones within the District's jurisdiction.  
  
Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.  
  
/s/ Shayna Rians, Board Clerk 7/3/2025  
**East County Californian 7/4/2025-154083**

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check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/find-my-court.htm](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
DATE: 6/17/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 154216**  
**6/27,7/4,11,18/25**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU033744C**  
TO ALL INTERESTED PERSONS: Petitioner: HSAEN FAKOR SHOEIC ALROSTME filed a petition with this court for a decree changing names as follows: HSAEN FAKOR SHOEIC ALROSTME to HUSSEIN FAKHIR SHWAIKH. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
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NO HEARING WILL OCCUR ON THE DATE ABOVE ; PLEASE SEE ATTACHMENT (To appear remotely,

**NOTICE AND SUMMARY OF A PROPOSED ORDINANCE OF THE CITY OF SANTEE CALIFORNIA ADOPTING FIRE HAZARD SEVERITY ZONE DESIGNATIONS**  
  
Notice is hereby given that at 6:30 p.m. on Wednesday, July 9, 2025, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee will consider the adoption of an Ordinance, which if adopted, will adopt the Fire Hazard Severity Zone map as designated by the California Department of Forestry and Fire Protection.  
  
A copy of the full text of the Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at [clerk@cityofsantee.ca.gov](mailto:clerk@cityofsantee.ca.gov).  
  
Persons interested may appear before the City Council at the above date, place and time. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the City Council meeting described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the City Council meeting.  
  
The City of Santee endeavors to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office as far in advance of the meeting as possible at 619-258-4100 ext. 114.  
**East County Californian 7/4/2025-154557**

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representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.  
A hearing on the petition will be held in this court as follows:  
**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 department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).  
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California

**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, or 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 Probate requests that KATARZYNA JULIA ADAMUS be appointed as personal representative to administer the estate of the decedent.  
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Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Attorney for Petitioner: M. ANNE CIRINA, 8100 LA MESA BLVD., SUITE 200, LA MESA, CA 91942. (619) 440-4444.  
**East County Californian 7/4,11,18/2025-154650**

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Attorney for Petitioner: S T E V E N E . BOEHMER and M.

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

**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, or 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 Probate 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 In-

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Legal Notices-CAL

dependent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.  
A hearing on the petition 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 department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).  
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Legal Notices-CAL

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Attorney for Petitioner: S T E V E N E . BOEHMER and M.

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**Legal Notices-CAL**  
ANNE CIRINA, 8100 SUITE 200, LA MESA, LA MESA BLVD., CA 91942. (619) 440-

**NOTICE AND SUMMARY OF ORDINANCE 25-07**

**An Ordinance of the San Miguel Consolidated Fire Protection District Which Adopts New and Increased Miscellaneous Fees and Charges, and Making Certain Finding and Taking Certain Actions Relating Thereto**

Notice is hereby given that on July 9, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of Ordinance 25-07 (the "Ordinance"). Updating the Fire Prevention Fee Schedule.

The following is a summary of the proposed Ordinance:

- The Board of Directors of the District has conducted a public hearing pursuant to the Ordinance on June 11, 2025, with a second public hearing scheduled for July 9, 2025.
- The District conducted a cost-of-service analysis (Revenue/Expense Report related to the functions of the Fire Prevention Division) in order to determine the amount of each fee and has made its findings available to the public for inspection at least ten (10) days prior to the date of the public hearing.
- Based on the findings of the District's analysis, the proposed fees do not exceed the District's reasonable costs of providing services, products, or regulatory activity (including inspections for permitting) for which they are imposed, and the fees will only be imposed on persons who are provided such services, products, or regulatory activities.

Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.

/s/ Shayna Rians, Board Clerk 7/3/2025  
**East County Californian 7/4/2025-154082**

**NOTICE OF APPOINTMENT**  
**ON THE BOARD OF DIRECTORS OF THE GROSSMONT HEALTHCARE DISTRICT**

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

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

Persons interested in being appointed must submit an application by letter to the Grossmont Healthcare District 9001 Wakarusa Street, La Mesa, California 91942. Attention: Aaron Byzak, Interim CEO, no later than 5:00 p.m. on July 17, 2025.

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

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

Applicants must file a fair Political Practices Act Disclosure Statement, Form 700, in accordance with the provisions of that Act and regulations of the Fair Political Practices Commission. The Disclosure Statement must be filed at the District office prior to the appointment.

In accordance with Government Code section 1750(d)(1), this notice shall be posted in at least three conspicuous places within the District. In addition this notice will be posted on the District website and published in a local newspaper within the District. Persons desiring additional information should contact Aaron Byzak, Interim CEO at (619) 825-8050.

DATED: July 2, 2025  
/s/ Robert Ayres  
Board President  
**EC Californian 7/4,11/2025-154649**

**Legal Notices-CAL**  
4444.  
**East County Californian 7/4,11,18/2025-154651**

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

**Legal Notices-CAL**  
T.S. No. 133197-CA APN: 660-072-06-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/15/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 8/4/2025 at 10:30 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 9/25/2006 as Instrument No. 2006-0681157 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: GLEN RAY RIDGE AND LAURA JO JACOBS, HUSBAND AND WIFE, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE

EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: LOT 26 OF JACUMBA HOT SPRINGS UNIT NO. 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3583, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 29, 1957. The street address and other common designation, if any, of the real property described above is purported to be: 44481 CALEXICO AVE, JACUMBA, CA 91934 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$139,500.96 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you

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

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so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108  
**East County Californian 6/20,27,7/4/2025-154086**

Title Order No.: 99100162 Trustee Sale No.: 88031 Loan No.: 399420903 APN: 501-162-42-00 & 501-162-43-00 & 501-162-44-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/21/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 8/2/2022 as Instrument No. 2022-0314101 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: JEREMY KIDO INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor TALIMAR FINANCIAL, INC., A CALIFORNIA CORPORATION, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal 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 AND 3 OF PARCEL MAP NO. 5959, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,

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

there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88031. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or



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visit this internet web-site [www.STOXPOST-ING.com](http://www.STOXPOST-ING.com), using the file number assigned to this case 88031 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure in compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or 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 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/3/2021 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/21/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/16/2021 as Instrument No. 2021-0848844 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: EDGAR A. DIAZ PARDO AND BEATRIZ Y. GAVIRIA OBANDO, HUSBAND AND WIFE AS JOINT TENANTS , as Truor MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR LOANDEPOT.COM, LLC , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8980 HIGHTAIL DR SANTEE, CA 92071. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other 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: \$771,623.61 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/13/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil

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

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

ANY RESTRICTIONS AND RESERVATIONS SET FORTH IN THE DECLARATION; AND FURTHER RESERVING THEREFROM ALL OIL, ASPHALTUM, PETROLEUM, NATURAL GAS AND OTHER HYDROCARBONS AND ANY OTHER VALUABLE MINERAL SUBSTANCES AND PRODUCTS AND ALL OTHER MINERALS. WHETHER OR NOT OF THE SAME CHARACTER HEREINBEFORE GENERALLY DESCRIBED, IN OR UNDER SAID LAND AND LYING AND BEING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NATURAL SURFACE OF THE GROUND. BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE OR WITHIN A VERTICAL DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF THE GROUND. PARCEL 2: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR ACCESS, INGRESS AND EGRESS, OVER, IN, TO, AND THROUGH THE ASSOCIATION PROPERTY DESCRIBED IN THE DECLARATION. SUBJECT TO THE LIMITATIONS SET FORTH THEREIN, WHICH EASEMENT IS APPURTENANT TO THE RESIDENTIAL LOT DESCRIBED ABOVE, SUBJECT TO: A. EACH EASEMENT AND ALL OTHER RESERVATIONS SET FORTH IN THE DECLARATION; B. THE EASEMENT AND OTHER RIGHTS RESERVED IN THE DECLARATION IN FAVOR OF GRANTOR FOR MARKETING AND DEVELOPMENT, IN CLUDING , WITHOUT LIMITATION, GRANTOR'S RIGHT TO MAINTAIN MARKETING LOTS OWNED BY GRANTOR, AS WELL AS THE RIGHT OF ACCESS, INGRESS , AND EGRESS FOR VISITORS TO THE SALES OFFICE AND MARKETING LOTS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS; C. GRANTOR'S EASEMENT FOR INGRESS AND EGRESS, IN, ON, OVER, THROUGH AND ACROSS THE ASSOCIATION PROPERTY TO PERMIT GRANTOR TO INSTALL IMPROVEMENTS THEREON. D. GRANTOR'S RIGHT TO PREVENT ACCESS OVER PORTIONS OF ASSOCIATION PROPERTY BY PLACING A CONSTRUCTION FENCE OR OTHER BARRIER THEREON PRIOR TO COMPLETION OF CONSTRUCTION OF ALL IMPROVEMENTS WITHIN THE COMMUNITY, PROVIDED THAT GRANTEE HAS AT LEAST ONE ROUTE OF ACCESS BETWEEN THE RES-

IDENTIAL LOT AND A PUBLIC STREET.

**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 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/11/2024 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 7/28/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 1/7/2025 as Instrument 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: AMHERST DEV 1, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY , as Truor TGP OPPORTUNITY FUND I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 7201 AMHERST STREET LA MESA, CA 91942. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the re-

maining 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 increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 6/23/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more 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



**Legal Notices-CAL**      **Legal Notices-CAL**      **Legal Notices-CAL**      **Legal Notices-CAL**      **Legal Notices-CAL**      **Legal Notices-CAL**      **Legal Notices-CAL**      **Legal Notices-CAL**

mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 88043. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.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 must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. &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 trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. TS# 88043 / APN # 469-192-04-00 LEGAL DESCRIPTION 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 OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MARCH 8, 1887, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT "P" DISTANT THEREON NORTH 89°39'00", EAST 170.00 FEET FROM THE NORTHWEST CORNER THEREOF, SAID POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF A PARCEL OF LAND CONVEYED TO CHRIS M. ANDERSON AND WIFE, BY DEED DATED FEBRUARY 21, 1946 AND RECORDED IN BOOK 2054, PAGE 315 OF OFFICIAL RECORDS; THENCE SOUTH 01°04'00" EAST ALONG THE WEST LINE OF SAID ANDERSON'S LAND TO A POINT ON THE NORTH LINE OF SAID LOT "P" CONVEYED TO VICTOR S. AND PHILIP CARLINE BY

DEED DATED MARCH 4, 1946 AND RECORDED IN BOOK 2073, PAGE 375 OF OFFICIAL RECORDS; THENCE WESTERLY ALONG SAID NORTH LINE 50.00 FEET TO 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. BURK AND WIFE, BY DEED DATED OCTOBER 5, 1945 AND RECORDED IN BOOK 1953, PAGE 394 OF OFFICIAL 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 NORTHERLY LINE 50.00 FEET TO THE POINT OF BEGINNING. TOGETHER WITH ALL THAT PORTION OF THE SOUTHERLY 10.00 FEET OF AMHERST STREET, FORMERLY RAMONA STREET, LYING NORTHERLY OF AND ADJOINING THE HEREIN DESCRIBED PROPERTY AS VACATED AND CLOSED TO PUBLIC USE BY ORDER OF THE BOARD OF SUPERVISORS, A CERTIFIED 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.: 240573204 NOTICE OF TRUSTEE SALE UNDER DEED OF 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 PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU 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 BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal savings and loan association, savings associ-

ation, 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 described above is purported to be: 10921 2nd St, Santee, CA 92071. 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 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 (Estimated). 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. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or

deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://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 postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 24-08439CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: June 17, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0475676 To: S A N T E E S T A R 0 7 / 0 4 / 2 0 2 5 , 0 7 / 1 1 / 2 0 2 5 , 0 7 / 1 8 / 2 0 2 5 **ECC/Santee Star 7/4,11,18/2025-154516**

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

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

consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - [www.auction.com](http://www.auction.com) - for information regarding the sale of this property, using the file number assigned to this case: TS#176838. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 280-2832 for information regarding the trustee's sale, or visit this internet website [www.auction.com](http://www.auction.com) or [auction.com/sbl079](http://auction.com/sbl079) for information regarding the sale of this property, using the file number assigned to this case TS#176838 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate



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real estate professional immediately for advice regarding this potential right to purchase. A-4845738 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5  
**East County Californian 6/20,27,7/4/2025-154062**

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

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drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 489-123-77-11 A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED 1/20TH INTEREST IN AND TO LOT 1 OF OAKDALE PARK, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 9258, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. JUNE 26, 1979. EXCEPTING THEREFROM LIVING UNITS 1 TO 20 INCLUSIVE AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN ENTITLED "OAKDALE PARK", RECORDED AUGUST 20, 1979 AS FILE NO. 79-348880 OF OFFICIAL RECORDS AND DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 20, 1979 AS FILE NO. 79-348881 OF OFFICIAL RECORDS. ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT TO USE ALL PATIOS, BALCONIES AND PARKING SPACE AS SHOWN ON SAID CONDOMINIUM PLAN. PARCEL 2: UNIT 11 AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE. PARCEL 3: THE EXCLUSIVE RIGHT TO USE THE CORRESPONDINGLY NUMBERED PATIOS, BALCONIES AND PARKING SPACES APPURTENANT TO PARCEL 2 AS SET FORTH ON THAT CERTAIN CONDOMINIUM PLAN RE-

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FERRED TO IN PARCEL 1 ABOVE. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 1321 OAKDALE AVE, EL CAJON, CA 92021. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$481,809.63. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit [www.peakforeclosure.com](http://www.peakforeclosure.com) using file number assigned to this case: CA-RCS-25020887 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the ad-

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dress of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to the Trustee, the Beneficiary, the Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 1-866-539-4173 or [www.servicelinkauction.com](http://www.servicelinkauction.com) Dated: 6/12/2025 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4845775 0 6 / 2 0 / 2 0 2 5 , 0 6 / 2 7 / 2 0 2 5 , 0 7 / 0 4 / 2 0 2 5  
**East County Californian 6/20,27,7/4/2025-154068**

NOTICE OF TRUSTEE'S SALE TS No.: 24-263210 A.P.N.: 383-250-08-00 Property Address.: 8515 CHERUB CT, SANTEE, CA 92071 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED SEPTEMBER 29, 2022. UNLESS

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YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): GEORGE DUPERRON, A WIDOWER Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on OCTOBER 5, 2022 at Instrument No. 2022-0388642 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 7/28/2025 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$391,048.92 (Estimated) Street Address or other common designation of real property: 8515 CHERUB CT, SANTEE CA,

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92071. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 6 OF GRAHAM TERRACE, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 12, 1961. EXCEPTING THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JUNE 25, 1993 AS FILE NO. 1993-0401443 OF OFFICIAL RECORDS LYING NORTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT A POINT ON THE CENTERLINE OF MESA ROAD THAT BEARS NORTH 36 DEG 35' 40" EAST, 806.04 FEET FROM A 2 INCH IRON PIPE WITH DISK STAMPED "SDCO SURVEYOR" SET AT ENGINEER'S STATION 14+00 PER ROAD SURVEY 559-1; THENCE LEAVING SAID CENTERLINE SOUTH 53 DEG 25'40" EAST, 52.53 FEET TO THE SOUTHWESTERLY CORNER OF LOT 7 OF SAID GRAHAM TERRACE; THENCE NORTH 36 DEG 35'40" EAST, 27.99 FEET ALONG THE NORTHWESTERLY LINE OF SAID LOT TO THE POINT OF BEGINNING; THENCE (1) LEAVING SAID NORTHWESTERLY LINE ALONG A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 57 DEG 44'37". AN ARC DISTANCE OF 30.23 FEET; THENCE (2) SOUTH 85 DEG 39'43" EAST, 80.17 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 32 DEG 15' 23", AN ARC DISTANCE OF 14.07 FEET TO A POINT ON THE NORTHEASTERLY LINE OF LOT 6 OF SAID GRAHAM TERRACE THAT BEARS SOUTH 53 DEG 24'20" EAST, 33.13 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 6, SAID POINT BEING THE POINT OF TERMINUS. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other com-

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mon designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER(S): The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866-684-2727) or visit <http://www.servicelinkasap.com>, using the file number assigned to this case 24-263210. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO

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TENANT(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48-hours after the date of the trustee sale, you can call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 24-263210 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Robertson, Anschutz, Schneid & Crane, LLP Date: 6/30/2025 By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT [HTTP://WWW.SERVICELINKASAP.COM](http://WWW.SERVICELINKASAP.COM). PLEASE CALL (866-684-2727). FOR AUTOMATED SALES INFORMATION, The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4846428 0 7 / 0 4 / 2 0 2 5 , 0 7 / 1 1 / 2 0 2 5 , 0 7 / 1 8 / 2 0 2 5  
**ECC/Santee Star 7/4,11,18/2025-154612**