

Legal Notices-CAL

NOTICE OF PUBLIC LIEN SALE: ONE FACILITY – MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10115 Mission Gorge Rd. Santee, Ca 92071 09/09/2025 12:00 PM Jennifer Santiago Rebecca Beyer Teresa Muhammad Krzysztof (Kris) Cieply Krzysztof (Kris) Cieply The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 8/22/25

CNS-3956039# Santee Star ECC/Santee Star 8/22/25-155611

NOTICE OF LIEN SALE: STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 10835 Woodside Ave, Santee, CA 92071 on 09/09/2025 @ 11:00 am Aleena Smith The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 8/22/25

CNS-3958005# Santee Star ECC/Santee Star 8/22/25-155753

Legal Notices-CAL**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 21700-21716 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 **September 3rd, 2025, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at 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, surf boards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:

STEVEN ELBIK 10X10 GLENN KETTLER 10X20

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 Auction Business License Numbers California 63747122 Phone (480) 397-6503 SuperStorage (619)

Legal Notices-CAL

443-2552
East County Californian 8/22,29/2025-155837

NOTICE OF PUBLIC LIEN SALE: STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1539 E Main St, El Cajon, CA 92021 on 09/09/2025 @ 11:00 am Rita Lopez Jason Remillano Almazan Amanda Etaby Veronica Newkirk Pamela Jane Dietrich Heather Duran Jessica Salas Surah Najeh The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 8/22/25

CNS-3954796# ECC/EI Cajon Eagle 8/22/25-155537

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 24CL020881C NOTICE TO DEFENDANT: (Aviso al Demandado): JESUS ANDRES MEDINA, an individual; and DOES 1 through 20, inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) WHEELHOUSE CREDIT UNION, a Federally Insured State Chartered Credit Union

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 response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 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), 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), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO SUPERIOR COURT, 330 W 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): KAREL ROCHA 212413 PRENOVOST, NORMANDIN, DAWE & ROCHA, 2122 NORTH BROADWAY, SUITE 200, SANTA ANA, CA 92706. (714) 547-2444 Date: 11/05/2024 Clerk, by (Secretario): C. Martinez Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You

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ante. 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), 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), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO SUPERIOR COURT, 330 W 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): KAREL ROCHA 212413 PRENOVOST, NORMANDIN, DAWE & ROCHA, 2122 NORTH BROADWAY, SUITE 200, SANTA ANA, CA 92706. (714) 547-2444 Date: 11/05/2024 Clerk, by (Secretario): C. Martinez Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You

Legal Notices-CAL

are served.
East County Californian- 155456 8/8,15,22,29/2025

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 37-2024-00006320-CL-CTL NOTICE TO DEFENDANT: (Aviso al Demandado): CARL WITTEN, an individual; and DOES 1 through 20, inclusive YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) LENTTEGRITY, LLC, a Limited Liability Company

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

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

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BROADWAY, SUITE 200, SANTA ANA, CA 92706. (714) 547-2444 Date:02/13/2024 Clerk, by (Secretario): D. Cortez Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served.
East County Californian- 155838 8/22,29,9/5,12/2025

NOTICE TO CREDITORS OF BULK SALE AND SALE OF CAPITAL STOCK

(UCC Sec. 6101 to 6107)
Escrow No. 150-32436-SC

NOTICE IS HEREBY GIVEN to creditors of the within named parties that a bulk sale is intended to be made of personal property hereinafter described of the Corporation whose stock is being sold.

The name(s) and business address of the Seller(s)/transferor(s) are: S H A H A N YACCOUBIAN, M.D., STEPHEN YACCOUBIAN, M.D., AND RAYMOND RAVEN, M.D., 3413 WEST PACIFIC AVENUE, BURBANK, CA 91505

The name(s) and business address of the Buyer(s)/transferee(s) are: DR CARNEIRO WOUND MEDICINE CORP., 2220 OTAY LAKES ROAD SUITE 502-340, CHULA VISTA, CA 91915 The stock being sold/transferred is generally described as 100% per cent of the issued and outstanding shares of capital stock of: EAST COUNTY URGENT CARE, INDUSTRIAL AND MEDICAL CLINIC, INC. LOCATED AT: 1625 EAST MAIN STREET SUITE 100, EL CAJON, CA 92021 The assets/personal property being sold are generally described as: LICENSE, PERMITS, 100% ISSUED AND OUTSTANDING STOCKS

Business known as: EAST COUNTY URGENT CARE, INDUSTRIAL AND MEDICAL CLINIC, INC and is/are located at: 1625 EAST MAIN STREET SUITE 100, EL CAJON, CA 92021 The bulk sale is intended to be consummated at the office of: GLEN OAKS ESCROW, 2334 HUNTINGTON DR., SAN MARINO, CA 91108 and the anticipated date of sale is SEPTEMBER 9, 2025 All other business names and address(es) used by the seller(s)/transferor(s) within the past three years, as stated by the Seller(s)/transferor(s), are: NONE Dated: AUGUST 12, 2025 DR CARNEIRO WOUND MEDICINE CORP., A CALIFORNIA CORPORATION, Buyer(s)/Transferee(s) 4111006-PP ECC 8/22/25
East County Californian 8/22/2025-155888

A ZIP CODE SHOULD NOT DETERMINE A CHILD'S FUTURE.

Many variables can shape a child's outcome in life-like the zip code where a child grows up. That's because not all neighborhoods have the same opportunities and resources, such as quality schools, transportation, housing, healthcare, food and jobs. The good news is that there are many ways to improve our communities so that everyone has a fair chance to succeed, regardless of zip code. You can play a vital role in your local community.

Find out how at:
hud.gov/fairhousing



FAIR HOUSING. SHARED OPPORTUNITY IN EVERY COMMUNITY.

Legal Notices-CAL

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25CU039878C**

TO ALL INTERESTED
PERSONS: Petitioner:
DONA FAE DES-
MOND filed a petition
with this court for a de-
cree changing names
as follows: DONA FAE
DESMOND to FAE
AINE DESMOND. THE
COURT ORDERS that
all persons interested
in this matter appear
before this court at the
hearing indicated be-
low to show cause, if
any, why the petition
for change of name
should not be granted.
Any person objecting
to the name changes de-
scribed above must file
a written objection that
includes the reasons
for the objection at
least two court days
before the matter is
scheduled to be heard
and must appear at the
hearing to show cause
why the petition should
not be granted. If no
written objection is
timely filed, the court

The following is/are to be lien sold by Western
Towing on August 28, 2025 @ 1187 WALNUT
AVE CHULA VISTA CA 91911 at 10:00am
YEAR/MAKE/MODEL: 2016 FORD MUSTANG
VIN: 1FA6P8TH9G5281627
PLATE: 9GSZ401 , CA
YEAR/MAKE/MODEL: 2019 SUZUKI DR-Z 400
VIN: JS1SK44A6K7100959
PLATE: 685XPZ, HI
YEAR/MAKE/MODEL: 2017 KIA FORTE
VIN: 3KPKFK4A76HE031733
PLATE: 9ELJ518, CA
East County Californian 8/22/2025 -155555

NOTICE AND SUMMARY OF ORDINANCE 25-09

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 15 INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 15 APN 503-271-19)

Notice is hereby given that on August 13, 2025 the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") adopted Ordinance 25-09 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 15 into the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1"). The following is a summary of the adopted Ordinance:

- The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1.
- By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory.
 - The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.
- The Ordinance was adopted by the Board of Directors, with Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles, and Woodruff voting in favor (Aye); no Directors voting against (No); no Directors abstaining; and no Directors absent.

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, including the names of the Board of Directors voting for or against the Ordinance, is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.

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may grant the petition without a hearing.
NOTICE OF HEARING
09/24/2025
8:30 a.m., Dept. C-61
Superior Court
330 W Broadway
San Diego, CA 92101
(To appear remotely check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
Other: See Attachment to Order to Show Cause for Change of Name (JC Form #NC-120) (SDSC Form #CIV-407)
DATE: 7/30/2025
Maureen F Hallahan
Judge of the
Superior Court

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East County Californian- 155454
8/8,15,22,29/25

NOTICE OF PUBLIC
LIEN SALE: Extra
Space Storage, on be-
half of itself or its affili-
ates, Life Storage or
Storage Express, will
hold a public auction to
satisfy Extra Space's li-
en, by selling personal
property described be-
low belonging to those
individuals listed below
at the location indic-
ated. 575 Fletcher
Pkwy Ste 150 El Cajon
CA 92020 Date and
Time of Sale: Septem-
ber 09, 2025, at
11:30am Lakia Som-
bright Tyrone Pennix
Diana Carter Billy
Gilmore Maritza
Montes Kristen Cantrell
Jenny Ayala Bianca
Lourenco Felker
Meghan Beck
08/22/2025 The auc-
tion will be listed and
advertised on
www.storage treasures.com. Purchases must
be made with cash only
and paid at the above
referenced facility in or-
der to complete the
transaction. Extra
Space Storage may re-
fuse any bid and may
rescind any purchase
up until the winning
bidder takes posses-
sion of the personal
property.
8/22/25
CNS-3955402#
**EAST COUNTY CALI-
FORNIA**
East County Califor-
nian 8/22/25-155571

NOTICE OF
PETITION TO

NOTICE AND SUMMARY OF ORDINANCE 25-10

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 16 INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 16, APN 501-248-09)

Notice is hereby given that on August 13, 2025 the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") adopted Ordinance 25-10 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 16 into the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1"). The following is a summary of the adopted Ordinance:

- The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1.
- By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory.
 - The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.
- The Ordinance was adopted by the Board of Directors, with Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles, and Woodruff voting in favor (Aye); no Directors voting against (No); no Directors abstaining; and no Directors absent.

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, including the names of the Board of Directors voting for or against the Ordinance, is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.

Legal Notices-CAL
ADMINISTER
ESTATE OF:
NATIVIDAD T.
UNPINGCO
CASE No.
25PE002205C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: NATIVIDAD T. UNPINGCO.

A Petition for Probate has been filed by: VINCENT D. UNPINGCO in the Superior Court of California, County of San Diego.

The Petition for Probate requests that VINCENT D. UNPINGCO be appointed as personal representative to administer the estate of the decedent.

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

The petition requests authority to administer the estate under the Independent 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 in-

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dependent 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:

09/09/2025
10:00 a.m. Dept. 504
330 W Broadway
San Diego, CA 92101
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Directors of the Lakeside Fire Protection District for Ordinance number 25-03, an Ordinance of the Lakeside Fire Protection District relating to adoption of the 2026 Lakeside Wildland Urban Interface Code. The Ordinance is available for inspection M-Th during regular business hours at the Lakeside Fire District or www.lakesidefire.org. Any person may appear and be heard regarding this matter. Written comments can be made through the Lakeside Fire Protection District website or mailed to the District. Questions should be directed to the Fire Marshal at (619) 390-2350 x. 009.

HEARING DATE: September 9, 2025, TIME: 5:30 p.m.

LOCATION: Lakeside Fire Protection District, 12216 Lakeside Ave, Lakeside, CA 92040

East County Californian 8/22/2025-155895

**NOTICE AND SUMMARY OF AN ORDINANCE
OF THE CITY OF SANTEE, CALIFORNIA
AMENDING SANTEE MUNICIPAL CODE TITLE
13 (ZONING)**

Notice is hereby given that at 6:30 p.m. on August 27, 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 amend Title 13 (Zoning) of the Santee Municipal Code (SMC) to update regulations governing industrial zoning districts. The updates are intended to: update and add new defined terms; modernize permitted and conditionally permitted uses in industrial zone districts; align development standards with current practices and needs; support economic development and business retention; and enhance consistency and clarity within the SMC. This summary covers the major highlights of the proposed Ordinance. A reading of the entire Ordinance may be necessary to obtain a full understanding of the Ordinance. 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@cityofsanteeca.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.

Legal Notices-CAL
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: 10218 EL

Legal Notices-CAL
CAPITAN REAL
ROAD, EL CAJON, CA
92021. (831) 214-1476
East County Californian 8/15,22,29/2025-
155649

Notice of Public Sale
Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on September 16, 2025, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at : www.storageauctions.com. Stored by the following persons, Erika Vroom, Vance Cantrell, Sydney Fitch, Carla Scarpaci and Syndee Schenck. All sales are subject to prior cancellation. Terms, rules and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111.

East County Californian 8/22/2025-155892

**ORDER TO
SHOW CAUSE FOR
CHANGE OF NAME
CASE NO.
25CU043340C**

TO ALL INTERESTED
PERSONS: Petitioner,
STEPHEN JAMES Mc-
QUAID and SYDNEY
ELISE McQUAID on
behalf of minor filed a

NOTICE OF SALE

The following is/are to be lien sold by Western
Towing on August 27, 2025 @ 6990 MISSION
GORGE RD San Diego CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2022 HONDA CR-V
VIN: 2HKRW2H8XNH201166
PLATE: BQ21XV, FL
YEAR/MAKE/MODEL: 2017 LAND ROVER
RANGE ROVER
VIN: SALVP2BG6HH208882
PLATE: VZM6268, VA
YEAR/MAKE/MODEL: 2021 TOYOTA COROLLA
VIN: 5YFEPMAE2MP230203
PLATE: 9NAH255, CA
East County Californian 8/22/2025 -155554

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Directors of the Lakeside Fire Protection District for Ordinance number 25-02, an Ordinance of the Lakeside Fire Protection District relating to adoption of the 2026 Lakeside Fire Code. The Ordinance is available for inspection M-Th during regular business hours at the Lakeside Fire District or www.lakesidefire.org. Any person may appear and be heard regarding this matter. Written comments can be made through the Lakeside Fire Protection District website or mailed to the District. Questions should be directed to the Fire Marshal at (619) 390-2350 x. 009.

HEARING DATE: September 9, 2025, TIME: 5:30 p.m.

LOCATION: Lakeside Fire Protection District, 12216 Lakeside Ave, Lakeside, CA 92040

East County Californian 8/22/2025-155894

PROPOSED 2025/2026 BUDGET In accordance with the provisions of the California Code of Regulations Section 58301, you are hereby notified of the preparation of the proposed Annual Financial and Budget Report of the Grossmont-Cuyamaca Community College District, for school year 2025/26. The proposed budget, computed district tax requirement, and any recommendations made by the Chancellor, Grossmont-Cuyamaca Community College District, shall be available for public inspection on September 5, 2025 to September 9, 2025, on our District Website: <https://go.boarddocs.com/ca/gcccd/Board.nsf/Public>. YOU WILL THEREFORE TAKE NOTICE THAT the Governing Board of the Grossmont-Cuyamaca Community College District will conduct a public hearing of the proposed budget on September 9, 2025, 4:15 p.m., live on YouTube: <https://go.boarddocs.com/ca/gcccd/Board.nsf/Public> or for public comment please attend at the Student Center, Cuyamaca College, 900 Rancho San Diego Parkway, El Cajon CA 92019.

East County Californian 8/22/2025-154778

Legal Notices-CAL

Legal Notices-CAL

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on September 2, 2025 @ 7182 El Cajon Blvd San Diego CA 92115 at 10:00am
YEAR/MAKE/MODEL: 2021 CHEVROLET COL-ORADO
VIN: 1GCHTDEN3M1257529
PLATE: 59077Y2, CA
East County Californian 8/22/2025 -155732

HELIX WATER DISTRICT

7811 University Avenue La Mesa, CA 91942

Addendum No. 1 – Contract No. CIP24003

Contract Documents and Specifications for Tank Recoating Project CIP24003 (Aldwych “A” and Windsor Hills).
The following modifications and clarifications are provided for incorporation into the WORK as an addendum to the CONTRACT DOCUMENTS. There is one (1) item within Addendum No. 1, including contract specification changes.

Each bidder shall refer to this addendum in the bid documents. Receipt of Addendum No. 1 must be acknowledged on Section 00300, page 15 and attested to by signature on Section 00300, page 23; failure to do so may be sufficient cause for rejection of the bid.
Changes to contract specifications:
1. **Change the licensing requirements for the prime bidder/contractor.**
REMOVE Section 00030 (Notice Inviting Bids), page 4, paragraph 1 – Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: Class A or Class 10 & 33 & 34 & 51.

Replace the above with the following - Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: Class A or Class 33.

Issued: August 13, 2025

Director J. Ross

Timothy of Engineering, Helix Water District

East County Californian 8/22/2025-155786

NOTICE AND SUMMARY OF ORDINANCE 25-08

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 14 INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 14, APN 584-520-30)

Notice is hereby given that on August 13, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the “District”) adopted Ordinance 25-08 (the “Ordinance”) authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 14 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California (“CFD 2022-1”). The following is a summary of the adopted Ordinance:

- The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1.
 - By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory.
 - The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.
- The Ordinance was adopted by the Board of Directors, with Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles, and Woodruff voting in favor (Aye); no Directors voting against (No); no Directors abstaining; and no Directors absent.

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, including the names of the Board of Directors voting for or against the Ordinance, is posted in the Board Clerk’s office at 2850 Via Orange Way, Spring Valley, CA 91978.
/s/ Shayna Rians, Board Clerk 8/14/2025
East County Californian 8/22/2025-155800

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: 8/18/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian- 155886
8/22,29,9/5,12/25

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY
Notice is given that pursuant to sections 21701-21715 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 515 of the Penal Code, “SuperStorage San Diego” (formerly known as “Home Handy Storage”), 4773 Home Ave. San Diego, CA 92105, will sell by competitive bidding ending on or after **August 26, 2025, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at www.storage-treasures.com.
George Newman 5x6
Tanaja Andrades 5x10
Antonio Alvarez-Gutierrez 5x10
Jose Campos 6x10
Kathleen E Gist 8x10
Toalei Solia 5x6
Purchases must be paid for at time of sale in **CASH ONLY**. All purchased items sold as is, where is. Items must be removed at the time of sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.

Auction by StorageTreasures.com
License 63747122 Bond#
Phone (855)722-8853
SuperStorage (619) 262-2828

EC Californian

8/15,22/2025-155721

Legal Notices-CAL

T.S. No. 134787-CA
APN: 505-164-12-00
NOTICE OF TRUSTEE’S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/1/2016. 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 9/5/2025 at 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust recorded 4/12/2016 as Instrument No. 2016-0166326 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: NATHAN GALLIC, A MARRIED

MAN AS HIS SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER’S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 3313 YBARRA ROAD, SPRING VALLEY, CA 91978 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including 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: \$229,249.97 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 134787-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 134787-CA to find the date on which the trustee’s sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee’s sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee’s sale. If you think you may qualify as an “eligible tenant buyer” or “eligible bidder,” you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319
CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
ECC/Spring Valley Bulletin 8/8,15,22/2025-155156

NOTICE OF TRUSTEE’S SALE Trustee Sale No. : 00000010423473 Title Order No.: 250184884 FHA/VA/PMI No.: 77-77-6-5128946 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/25/2011. 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. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 03/30/2011 as Instrument No. 2011-0166240 of Official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA. EXECUTED BY: ESTHER LIZETH GARCIA MORA, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER’S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 09/08/2025 TIME OF SALE: 10:00 AM PLACE OF SALE: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be:2528-2530 GLEBE ROAD, LEMON GROVE, CALIFORNIA 91945 APN#: 479-383-11-

00The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$279,496.20. 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 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 833-561-0243 for information regarding the trustee’s sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010423473. 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010423473 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243
WWW.SALES.BDFGROUP.COM
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Con-cours Street, Suite 350 Ontario, CA 91764

00The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$279,496.20. 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 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 833-561-0243 for information regarding the trustee’s sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010423473. 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010423473 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243
WWW.SALES.BDFGROUP.COM
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Con-cours Street, Suite 350 Ontario, CA 91764

tesy 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 833-561-0243 for information regarding the trustee’s sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010423473. 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000010423473 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243
WWW.SALES.BDFGROUP.COM
BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Con-cours Street, Suite 350 Ontario, CA 91764

Legal Notices-CAL
(866) 795-1852 Dated: 07/29/2025 A-4849086 0 8 / 0 8 / 2 0 2 5 , 0 8 / 1 5 / 2 0 2 5 , 0 8 / 2 2 / 2 0 2 5
ECC/Lemon Grove R e v i e w 8/8,15,22/2025-155380

NOTICE OF TRUSTEE'S SALE TS No. CA-23-965127-CL Order No.: FIN-23005533 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Raymond Tiffany and Julia A Tiffany, husband and wife, as community property Recorded: 3/22/2018 as Instrument No. 2018-0112152 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 9/5/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$721,698.52 The purported property address is: 5676 DEHESA ROAD, EL CAJON, CA 92019 Assessor's Parcel No.: 513-073-27-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the

highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-965127-CL. 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 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to

this foreclosure by the Trustee: CA-23-965127-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-23-965127-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION

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2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-965127-CL IDSPub #0249653 8/8/2025 8/15/2025 8/22/2025
ECC/El Cajon Eagle 8/8,15,22/2025-155451

NOTICE OF TRUSTEE'S SALE T.S. No.: 2025-2198 Loan No.: V I L A CHARDONNAY/RIVER FA YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/11/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: VILLA CHARDONNAY - HORSES WITH WINGS Duly Appointed Trustee: ZTS Foreclosure Services, LLC Recorded 3/16/2020 as Instrument No. 2020-0135850 in book , page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 9/3/2025 at 10:00 AM Place of Sale: At the entrance to Zenith Trustee Services, 217 Civic Center Drive #2, Vista, CA

92084. Amount of unpaid balance and other charges: \$1,694,908.35 Street Address or other common designation of real property: 4554 AND 4430 BOULDER CREEK ROAD JULIAN, CA 92036 A.P.N.: 289-191-08-00 // 289-191-09-00 // 289-191-10-00 SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS: PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 12328, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 23, 1982. APN: 289-191-08-00 // 289-191-09-00 // 289-191-10-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more

than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 760-758-7622 or visit this Internet Website WWW.ZENITHTRUSTEE.COM, using the file number assigned to this case 2025-2198. 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, 760-758-7622 or visit this internet website WWW.ZENITHTRUSTEE.COM, using the file number assigned to this case 2025-2198 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. ALL BIDDERS MUST HAVE CERTIFIED FUNDS PAYABLE TO ZTS FORECLOSURE SERVICES, LLC, IN ORDER TO BID AT THE SALE. Date: 7/15/2025 ZTS Foreclosure Ser-

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vices, LLC A CA Limited Liability Company 217 Civic Center Drive # 2 Vista, California 92084 Sale Line: 760-758-7622 Dana A. Fazio, Trustee Officer NPP0477214 To: EL CAJON EAGLE 0 8 / 0 8 / 2 0 2 5 , 0 8 / 1 5 / 2 0 2 5 , 0 8 / 2 2 / 2 0 2 5
ECC/El Cajon Eagle 8/8,15,22/2025-155474

T.S. No. 135453-CA APN: 470-282-12-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/5/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 10/6/2025 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/18/2023 as Instrument No. 2023-0013025 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: LESLIE OSTERBUHR, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: THE NORTH 116.04 FEET OF LOT 4, HAMMOND TRACT IN THE CITY OF LA MESA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2281, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1943, SAID NORTH 116.04 FEET BEING MEASURED ALONG THE EAST-ERLY LINE OF SAID LOT 4. The street address and other common designation, if any, of the real property described above is purported to be: 7701

MARIE AVENUE, 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 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: \$474,560.11 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, pur-

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suant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 135453-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 135453-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 **CLEAR RECON CORP** 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/La Mesa Forum 8/22, 29, 9/5/2025-155566**

NOTICE OF TRUSTEE'S SALE T.S. No. 23-02372-RM-CA Title No. 8787272 A.P.N. 511-391-02-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED

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05/17/2012. **UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 herein-after described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Joanne Armstrong Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/24/2012 as Instrument No. 2012-0304135 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: : 09/15/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$378,368.11 Street Address or other common designation of real property: 1438 Joliet Street, El Cajon, CA 92019 A.P.N.: 511-391-02-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10

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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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-02372-RM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT*:** You may have a right to purchase this property

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after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-02372-RM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 07/30/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4849449 0 8 / 2 2 / 2 0 2 5 , 0 8 / 2 9 / 2 0 2 5 , 0 9 / 0 5 / 2 0 2 5 **ECC/El Cajon Eagle 8/22, 29, 9/5/2025-155576**

APN No. 114-150-51-04 Trustee Sale No. 2025-1067 **NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 3/13/2025. 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**

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SHOULD CONTACT A LAWYER. Notice is hereby given that on 9/22/2025 at 10:30 AM, S.B.S. Lien Services As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 3/18/2025 as Document No. 2025-0068375 Book Page of Official Records in the Office of the Recorder of San Diego County, California, The original owner: PHILIP D. DINSEN The purported current owner: PHILIP D. DINSEN **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER** payable at time of sale in lawful money of the United States, by 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 THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CALIFORNIA 92020** All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, as more fully described on the above referenced assessment lien. The street address and other common designation, if any of the real property described above is purported to be: 35109 HIGHWAY 79 192 WARNER SPRINGS CA 92086 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$11,191.51 accrued interest and additional advances, if any, will increase this figure prior to sale. The claimant, WARNER SPRINGS ESTATES HOMEOWNERS ASSOCIATION under said Notice of Delinquent Assessment 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 to Sell to be recorded in the county where the real property is located and more than three months have elapsed

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since such recordation. **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 **FOR SALES INFORMATION, PLEASE CALL (855) 986-9342** or visit this internet website www.superiordefault.com, using the file number assigned to this case 2025-1067. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid

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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 **FOR SALES INFORMATION, PLEASE CALL (855) 986-9342**, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2025-1067 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. **THE PROPERTY IS BEING SOLD SUBJECT TO THE NINETY DAY RIGHT OF REDEMPTION CONTAINED IN CIVIL CODE SECTION 5715(b).** Date: 8/8/2025 S.B.S. Lien Services 31194 La Baya Drive, suite 106 Westlake Village, California 91362 (818) 991-4600 BY: Annissa Young, Sr. Trustee Sales Officer (TS#-2025-1067SDI-34795) **East County Californian 8/22, 29, 9/5/2025-155750**

File No: CA25-000146-0099 Notice Of Sale Of Collateral TO: Kimberly Michele McCain and Patricia Clara McCain, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1969 GOLD MEDAL which is located at 351 E. Bradley Avenue, Space 87, El Cajon, CA 92021 and registered with the Department of Housing and Community Development under Decal No. AAN2855 and the following Serial Number and Label/Insignia Number(s) Serial Number(s): S3513XX S3513XXU Label/Insignia Number(s) A41150 41151 The undersigned Will Sell Said Collateral On September 17, 2025 AT 10:30 A.M., at the entrance to the East County Regional Center (by statue), 250 East Main Street, El Cajon, CA 92020. Such sale is being made by reason of your default on June 1, 2025 under that certain Security Agreement dated August 18, 2022, between

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you, as debtor, and, 21st Mortgage Corporation, as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$133,537.17 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 877.440.4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case CA25-000146-0099. 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. Dated: August 13, 2025 21st Mortgage Corporation By: /s/ Raymond Soriano STEELE, LLP, as Agent Tel: (949) 222-1161 **ECC/La Mesa Forum 8/22/2025-155848**