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<p>LIEN SALE Notice is hereby given that pursuant to Section 21701-2171 of the</p>	business and Professions Code, Section 2382 of the Commercial Code, Section 535	of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA	92071 will sell by competitive bidding on or after 08-23-2025, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #F531 St. Clair, Murrell Unit #F756 Schott, Jodi Unit #F759 Sorensen, Chriss Unit #F944 Perez, Dahyana Unit #G1045 Nichols, Kymberly 8/8, 8/15/25 CNS-3953235# Santee Star ECC/Santee Star 8/8,15/25-155367	Highway 80 El Cajon CA 92021 EC Californian 8/8/2025-155402	LIEN SALE Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 08-23-2025, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #G1129 Kielely, Kevin 8/8, 8/15/25 CNS-3953712# Santee Star ECC/Santee Star 8/8,15/25-155449	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 file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts On-	line Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the 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 li-
<p>NOTICE OF VEHICLE LIEN SALE The following Vehicle will be lien sold at 9:00 a.m. on August 21, 2025. Call # Year Make Model Color VIN License # State Engine No.# 3328119 2014 Mercedes-Benz E350 Silver WDDHF5KB5EA792375 7RGS027 CA 3329119 2018 Kia Soul Black KNDJN2A2XJ7595191 8PVE971 CA 3331121 2017 Jaguar XE White SAJAR4BG6HA971930 8TWK398 CA Vehicles Location: 123 35th St, San Diego, CA 92102 3329120 2022 Tesla Model 3 Black 5YJ3E1EC2NF258570 9LGE214 CA 3331926 2016 Jeep Renegade Blue ZACCJBCTXGPC98413 8HKC534 CA Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120 3329437 2013 BMW X3 White 5UXWX7C5XDL977896 8YLL823 CA Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111 3300202 2017 Ford Fusion Black 3FA6P0HDXHR275454 7ZFB326 CA 3329403 2009 Dodge Ram 1500 Silver 1D3HB18K89S811532 MMLNA74 CA Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911 3329465 2021 Chevrolet Camaro Blue 1G1FF1R78M0121209 8VHP643 CA 3332451 2018 Ford Econoline White 1FDXE4FS0JDC14296 53292H2 CA Vehicles Location: 3333 National Ave, San Diego, CA 92113 3330862 2019 Volkswagen Passat White 1VWLA7A3XKC009556 8SSU066 CA 3331336 2018 Chevrolet Malibu White 1G1ZB5ST9JF224767 8JVG663 CA 3331648 2018 Honda Accord Black 1HGCV3F1XJA012251 9DJC488 CA 3333154 2020 Toyota Corolla White 5YFS4RCE7LP011595 8PNW218 CA Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121 3332853 2017 Jeep Renegade Grey ZACCJABB8HPG38078 8BYR801 CA Vehicles Location: 9135 Olive Dr, Spring Valley, CA 91977 3332823 2007 Hummer H3 Black 5GTDN13E878188464 NONE Vehicles Location: 3801 Hicock St, San Diego CA 92110 EC Californian 8/08/2025-155495</p>			<p>LIEN SALE Vessel Year: 1987 HIN# 4WNMN333B787 Builder# FOURW</p> <p>Trailer Year: 1987 Make: TRLRT VIN# 1T0BS17DXHS095086 Sale Date: 08/20/2025 Time: 10:00 am Lien holder: Doc Aid Location: 14367 Olde</p>				

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(www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales. AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y direccion de la corte es): 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, direccion 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 are served. **East County Californian- 155456 8/8,15,22,29/2025**

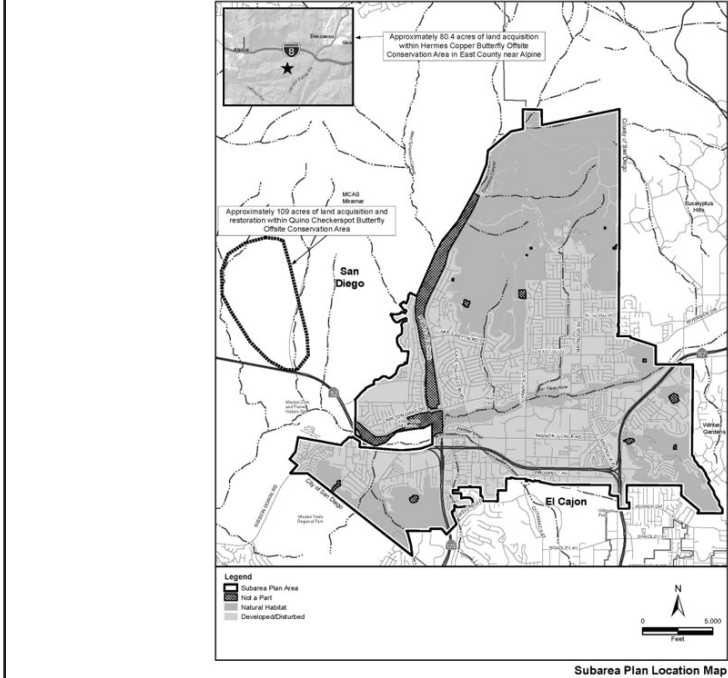
REVISED NOTICE OF AVAILABILITY OF THE DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE SANTEE MULTIPLE SPECIES CONSERVATION PROGRAM SUBAREA PLAN (SCH# 2023030471) AND NOTICE OF PUBLIC WORKSHOP

Notice is hereby given by the PLANNING & BUILDING DEPARTMENT of the CITY OF SANTEE (City) as the Lead Agency, in accordance with the California Environmental Quality Act (CEQA), of the availability for public review of a draft Program Environmental Impact Report (PEIR) for the City of Santee (City) Multiple Species Conservation Program (MSCP) Subarea Plan. **Project Description:** The proposed project is the Santee MSCP Subarea Plan (Subarea Plan or Plan), which implements the MSCP Subregional Plan for the City of Santee. The intent of the Plan is to balance urban growth in certain undeveloped areas of the City with the preservation of wildlife habitat supporting sensitive plant and animal species. The Plan would allow for future private and public development to occur within these undeveloped areas by requiring land to be set aside and managed for permanent open space at levels acceptable to the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), collectively referred to as the "Wildlife Agencies". The Plan comprehensively addresses how the City will conserve species pursuant to the California Natural Community Conservation Planning (NCCP) Act of 1991, the California Endangered Species Act (CESA) and the federal Endangered Species Act (ESA). The future adoption of the Plan would allow the transfer of take permitting authority to the City by which landowners obtain federal and State authorizations for the take of certain listed rare, threatened, or endangered species, while at the same time permanently protecting and managing sufficient land to preserve these species within the subregion. The Plan analyzes 20 sensitive species that would be "covered" under the Plan and defines "Covered Activities" as planned and future development projects, operation and maintenance of City infrastructure and facilities, and preserve management and monitoring activities. The Plan identifies portions of the City where future conservation and habitat enhancement will be directed to a Managed Preserve. The Plan envisions a 2,263-acre Managed Preserve.

The draft PEIR concluded that no significant and unavoidable impacts would result from the proposed Subarea Plan or alternatives, and all impacts were determined to be less than significant since the Subarea Plan does not specifically authorize or approve the Covered Activities. Covered Activities will be required to undergo separate City environmental review independent of the Subarea Plan, relying on the Subarea Plan to ensure compliance with the ESA and CESA. **Case File:** AEIS2014-16 **Applicant:** City of Santee **Project Location:** The Plan Area encompasses approximately 10,482.4 acres comprised of the City's jurisdictional area (approximately 10,710 acres), excluding 398.7 acres designated as "Not a Part", and including two Offsite Conservation Areas totaling 171.1 acres. See Subarea Plan Location Map. **Document Availability:** The Subarea Plan draft PEIR can be reviewed during regular business hours at the following locations and on the City of Santee website at the following link: City of Santee Planning & Building Department (Building 4) City of Santee Clerk's Office (Building 3) 10601 Magnolia Avenue, Santee, CA 92071

Santee County Library 9225 Carlton Hills Boulevard, Santee, CA 92071 <https://www.cityofsanteeca.gov/business/active-projects-map> **Public Review and Comment Period:** The draft PEIR can be reviewed during the public review period starting on Monday August 4, 2025, and ending on Monday, September 22, 2025, at 5:00 p.m. (Pacific). Written and electronic comments (file size should be a maximum of 10 MB unless a link is requested) addressing the Subarea Plan draft PEIR must be received by mail or email at the following address: Sandi Sawa, AICP, Director of Planning & Building/City Planner City of Santee Department of Planning & Building 10601 Magnolia Avenue Santee, CA 92071 Telephone: (619) 258-4100 ext. 167 Email: ssawa@cityofsanteeca.gov

Please indicate a contact person in your comment. The City will consider all written comments received during the noticed public review period in the preparation of the Final Subarea Plan PEIR. **Public Workshop:** A workshop will be held to provide an overview of the Plan and draft PEIR on August 13, 2025 at 6:30 p.m. during the regular City Council meeting at the City Council Chambers, 10601 Magnolia Avenue, Santee, CA 92071.



NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that the Board of Directors of the Helix Water District ("District") invites and will receive sealed Bids up to but not later than **10:00 a.m. on Thursday, August 28, 2025** at the District's Administration Office, located at 7811 University Avenue, La Mesa, California, for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for **CONSTRUCTION OF TANK RECOATING PROJECT CIP24003 (ALDWYCH "A" & WINDSOR HILLS)** (the "Project"). Bids received after said time shall be returned unopened. Bids shall be valid for a period of 60 calendar days after the Bid opening date. The project consists of recoating the tanks interior and exterior surfaces, replacing the roof vents and access hatches, and performing miscellaneous metal work and safety improvements at the Aldwych A and Windsor Hills tanks within the cities of El Cajon and La Mesa. The Bid Form, Contract, Drawings and Specifications, which more particularly describe all items of work for the Project, are available electronically from Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>. The District will not provide paper copies. It is the responsibility of each prospective Bidder to download and print all bid documents for review and to verify the completeness of bid documents before submitting a bid. The District does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the bid documents. The Contractor shall furnish all labor, equipment, materials, tools, services, transportation, permits, utilities and all other items necessary to complete the Project as described in the Drawings, Specifications and other contract documents, which are available for inspection at Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>. Each Bid shall be accompanied by cash, a certified or cashier's check, or Bid Bond secured from a surety company satisfactory to the Board of Directors of the District, the amount of which shall not be less than ten percent (10%) of the submitted Total Bid Price, made payable to Helix Water District as bid security. The bid security shall be provided as a guarantee that within five (5) working days after the District provides the successful bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the successful Bidder fails to comply within said time. No interest will be paid on funds deposited with District. The successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer. Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by District to ensure its performance under the contract. Pursuant to Labor Code Section 1773, District has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in San Diego County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/. In addition, a copy of the prevailing rate of per diem wages is available at the District's Administration Office and shall be made available to interested parties upon request. The successful bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors. Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project. This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Bid. Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: **Class A or Class 10 & 33 & 34 & 51**. The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-road-diesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive. The District requires that all materials, methods and services utilized by the Contractor for this Project be in conformance with the current edition of the Water Agencies' Standards Specifications for Potable Water, Recycled Water and Sewer Facilities ("Standard Specifications"). Substitution requests shall be made within 35 calendar days after the award of the contract. Pursuant to Public Contract Code Section 3400(b), the District may make findings designating that certain additional materials, methods or services by specific brand or trade name other than those listed in the Standard Specifications be used for the Project. Such findings, as well as the materials, methods or services and their specific brand or trade names that must be used for the Project may be found in the Special Conditions. District shall award the contract for the Project to the lowest responsive, responsible Bidder, as set forth in 00300 – Bid Form, provided the Bid is in conformance with the instructions provided herein, and that it is in the interest of the District to accept it. District reserves the right to reject any or all Bids and to waive any irregularity in a Bid.

Dated: July 16, 2025, La Mesa, California
By the Order of the Board of Directors, Helix Water District
Jessica V. Mackey, Board Secretary
East County Californian 8/8/2025-155465

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COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING

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**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

NOTICE OF SALE
The following is/are to be lien sold by Western Towing on August 15, 2025 @ 1187 Walnut Ave Chula Vista CA 91911 at 10:00am
YEAR/MAKE/MODEL: 2016 MERCEDES-BENZ C300
VIN: 55SWF4KB7GU117096
PLATE: SKF4213, CF
East County Californian 8/08/2025 -155209

NOTICE OF SALE
The following is/are to be lien sold by Western Towing on August 12, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2019 NISSAN VERSA
VIN: 3N1CN7APXKL849807
PLATE: TYG5132, VA
YEAR/MAKE/MODEL: 2017 KIA SOUL
VIN: KNDJP3A56H7466496
PLATE: 8ACE412, CA
East County Californian 8/08/2025 -155143

**CITY OF LEMON GROVE
NOTICE INVITING BIDS**

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

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

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

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

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

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TSG No.: 92291998 TS No.: CA2500291934 APN: 278-400-23-00
Property Address: 16651 SAM LN RAMONA, CA 92065-6966
NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 06/20/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 08/22/2025 at 09:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 06/22/2023, as Instrument No. 2023-0163813, in book , page , of Official Records in the office of the County Recorder of SAN DIEGO County, State of California. Executed by: WENDY BERENICE CASANOVA GARCIA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/VALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Entrance of the East County Regional Center East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 278-400-23-00 The street address and other common designation, if any, of the real property described above is purported to be: 16651 SAM LN, RAMONA, CA 92065-6966 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said

note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 966,634.22. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.Auction.com, using the file number assigned to this case CA2500291934 Inform-

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ation about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 855-976-3916, or visit this internet website <https://www.auction.com/sb1079>, using the file number assigned to this case CA2500291934 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL 800-280-2832NPP0476674 To: Santee Star 07/25/2025, 08/01/2025, 08/08/2025, ECC/Santee Star 7/25, 8/1, 8/2025-155022

NOTICE OF TRUSTEE'S SALE TS No. CA-22-927184-CL Order No.: FIN-22007397 YOU ARE IN DEFAULT UNDER A DEED OF TRUST

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DATED 8/26/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Joshua S. Bolin, a married man as his sole and separate property Recorded: 8/29/2019 as Instrument No. 2019-0371518 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 8/22/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$463,834.93 The purported property address is: 7414 ENGINEERS RD, JULIAN, CA 92036-9646 Assessor's Parcel No.: 293-201-23-00 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. The land referred to in this Policy is situated in the Unincorporated Area of Julian, County of San Diego, State of CA, and is described as follows: That portion of the Northeast Quarter of the Southwest Quarter of Section 30, Township 13 South, Range 4 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, ac-

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cording to Official Plat thereof, described as follows: Commencing at the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 30; thence along the Westerly line of said Northeast Quarter of the Southwest Quarter, South 00° 14' 01" West, 634.55 feet to the center line of County Road Survey No. 531 (known as Engineer's Road) as shown on Record of Survey Map No. 7282, filed in the Office of the County Recorder of San Diego County, July 2, 1970, being a point on the arc of a 264.36 foot radius curve in said center line, concave Southeasterly; a radial line of said curve bears North 24° 43' 47" West to said point; thence along said center line Northeasterly along the arc of said curve through a central angle of 18° 03' 37" a distance of 83.33 feet to the beginning of a reserve 556.82 foot radius curve, being the most Westerly corner of land described in Deed to Edward Rakowski, et ux, recorded June 30, 1969 as File No. 117075, and being also the true point of beginning; thence continuing along said center line as follows: Northeasterly along the arc of said reverse curve through a central angle of 13° 40' 40" a distance of 132.92 feet to the beginning of a compound 273.42 foot radius curve; Northeasterly along the arc of said curve through a central angle of 27° 44' 20" a distance of 132.37 feet; and tangent to said curve North 41° 54' 50" East, 12.00 feet; thence leaving the portion of the center line above described, South 40° 39' 60" East, 100.00 feet; thence South 21° 24' 30" West, 119.72 feet; thence South 66° 15' 00" West, 220.00 feet to the Southwesterly line of land described in Quitclaim Deed to Charles R. Schnug, et ux, Records February 4, 1971 as File No. 21910 of Official Records; thence along said Southwesterly line North 21° 58' 10" West, 175.00 feet to the true point of beginning. Together with the Mobile Home situated thereon which is affixed to the aforementioned real property and incorporated herein and which is intended by all parties to constitute a part of the realty and to pass with it. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not auto-

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matically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-927184-CL. 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-22-

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927184-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-22-927184-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S

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San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-22-927184-CL IDSPub #0249482 8/1/2025 8/8/2025 8/15/2025

ECC/La Mesa Forum 8/1,8,15/2025-155109

T.S. No. 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

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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

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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**

T.S. No.: 25-13916 Loan No.: *****894 APN: 578-112-02-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/14/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU

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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: RICHARD LOVE JR, A SINGLE MAN Duly Appointed Trustee: Prestige Default Services, LLC Recorded 8/10/2021 as Instrument No. 2021-0568939 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 8/25/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$399,410.10 Street Address or other common designation of real property: 8644 EILEEN ST SPRING VALLEY, California 91977 A.P.N.: 578-112-02-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a li-

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en, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 539-4173 or visit this Internet Website <https://www.servicelink.auction.com>, using the file number assigned to this case 25-13916. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet 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 (866) 539-4173, or visit this internet website <https://www.servicelink.auction.com>,

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using the file number assigned to this case 25-13916 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 7/22/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (866) 539-4173 Patricia Sanchez Foreclosure Manager PPP#25-004957 **East County Californian 8/1,8,15/2025-155179**

T.S. No.: 2025-14836-CA APN: 464-680-03-55Property Address: 7780 PARKWAY DR UNIT 1403, LA MESA, CA 91942NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/16/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal 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

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amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale .Trustor: Thomas F Poehlman, an unmarried man Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 2/23/2015 as Instrument No. 2015-0079319 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, California Date of Sale: 8/25/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020Amount of unpaid balance and other charges: \$227,896.68 Street Address or other common designation of real property: 7780 PARKWAY DR UNIT 1403LA MESA, CA 91942A.P.N.: 464-680-03-55The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information

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<p>about trustee sale post-ponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-14836-CA. Information about post-ponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2025-14836-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 7/24/2025 Nestor Solutions, LLC 214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Amanda Guillen, Trustee Sale Officer EPP 44600 Pub Dates 08/01, 08/08, 08/15/2025</p> <p>ECC/La Mesa Forum 8/1,8,15/2025-155203</p> <p>File No. 48184433 Notice of Trustee's Sale You Are In Default Under A Deed Of Trust Dated April 23, 2010. Unless You Take Ac-</p>	<p>tion 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: Bonnie Lorraine Green, Trustee of The Bonnie Lorraine Green Intervivos Trust Agreement Dated November 24, 1998 Duly Appointed Trustee: Idea Law Group, PC Recorded April 29, 2010 as Instrument No. 2010-0213942 of Official Records in the office of the Recorder of San Diego County, California. Street Address or other common designation of real property: 13342 Scotsman Rd Lakeside, CA 92040 A.P.N.: 397-090-46-00 Date of Sale: August 27, 2025 at 10:30 AM Place of Sale: Entrance To The East County Regional Center (By Statue) 250 East Main Street, El Cajon Amount of unpaid balance and other charges: \$828,121.13, Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there</p>	<p>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 re-</p>	<p>ing the file number assigned to this case 48184433 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: July 28, 2025 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Website: https://www.mkconsultantsinc.com /s/ Davit Azizyan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99</p> <p>ECC/La Mesa Forum 8/1,8,15/2025-155338</p> <p>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, CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful</p>	<p>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 reported to be: 2528-2530 GLEBE ROAD, LEMON GROVE, CALIFORNIA 91945 APN#: 479-383-11-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$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 re-</p>	<p>sources, 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 post-ponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 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 post-ponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet 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</p>	<p>TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Conours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Date: 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</p> <p>ECC/Lemon Grove Review 8/8,15,22/2025-155380</p> <p>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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be 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</p>	<p>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 post-ponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 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 ten-</p>

<div>Legal Notices-CAL</div> <div>ant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," 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 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 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</div>	<div>Legal Notices-CAL</div> <div>shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-965127-CL IDSPub #0249653 8/8/2025 8/15/2025 8/22/2025 ECC/EI Cajon Eagle 8/8,15,22/2025-155451</div> <div>NOTICE OF TRUSTEE'S SALE T.S. No.: 2025-2198 Loan No.: V I L 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</div>	<div>Legal Notices-CAL</div> <div>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</div>	<div>Legal Notices-CAL</div> <div>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 http://www.qualityloan.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</div>	<div>Legal Notices-CAL</div> <div>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 Services, 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/EI Cajon Eagle 8/8,15,22/2025-155474</div> <div>NOTICE OF TRUSTEE'S SALE File No.: 24-257585 Title Order No.: 240623882 A.P.N.: 483-103-06-04 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 09, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay (the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s),</div>	<div>Legal Notices-CAL</div> <div>advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): CARLEN D KELLY, A SINGLE WOMAN Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on May 31, 2006 at Instrument No 2006-0383104 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 8/22/2025 Sale Time: 9:00 AM Sale Location: Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA, 92020 Amount of unpaid balance and other charges: \$375,184.18 (Estimated)Street Address or other common designation of real property: 547 HART DR UNIT #4. EL CAJON CA, 92021 . See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A A CONDOMINIUM COMPRISED OF: PARCEL 1: AN UNDIVIDED ONE-SIXTEENTH (1/16TH) INTEREST AS TENANT-IN-COMMON IN AND TO THE REAL PROPERTY DESCRIBED AS FOLLOWS: LOT I OF COUNTY OF SAN DIEGO TRACT NO. 5389-1, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15140, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OFFICIAL RECORDS, OCTOBER 5, 2005. EXCEPTING THEREFROM THE FOLLOWING: (A) ALL UNITS SHOWN UPON THE CALLE CORAZOA CONDOMINIUM PLAN RECORDED OCTOBER 24, 2005 AS FILE NO. 2005-0918150, IN THE OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIFORNIA ("CONDOMINIUM PLAN"), AND ANY AMENDMENTS THERETO. PARCEL 2: LIVING UNIT U-4, AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE. PARCEL 3: AN EASEMENT OF INGRESS TO AND EGRESS FROM ASSOCIATES MODULE "M-1" AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other com-</div>	<div>Legal Notices-CAL</div> <div>mon designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are</div>	<div>Legal Notices-CAL</div> <div>January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48-hours after the date of the trustee sale, you can call (800-280-2832) or visit the website http://www.auction.com , using the file number assigned to this case 24-257585 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Robertson, Anschutz, Schneid & Crane, LLP Date: 7/2/2025 Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.AUCTION.COM. FOR AUTOMATED SALES INFORMATION, PLEASE CALL (800-280-2832). The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPF1 Debt Collection License # 1146199; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A - 4847202 0 7 / 2 5 / 2 0 2 5 , 0 8 / 0 1 / 2 0 2 5 , 0 8 / 0 8 / 2 0 2 5 ECC/EI Cajon Eagle 7/25,8/1,8/2025-154955</div> <div>NOTICE TO TENANT(S): Effective</div>
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