

**Legal Notices-CAL**

**PLAINTIFF/PETITIONER:** AS Industries, Inc. dba Quick-Dry Flood Services  
**DEFENDANT/RESPONDENT:** Anthony Frank Smith, Trustee, et al.  
**COURT CASE NUMBER:** 37-2022-00034008  
**Sheriff's Sale Under Foreclosure**

**LEVYING OFFICER FILE NUMBER:** 2024200537  
**Date:** 08/22/2025

In favor of: **AS Industries, Inc. dba Quick-Dry Flood Services**  
And against: **Anthony Frank Smith, trustee of The Frank D. Smith and Sylvia G. Smith Trust dated February 10, 1999, 8552 Brodie Lane, Santee, CA 92071**

Under a Writ of Sale issued out of the above court on 06/10/2024, on a judgment rendered on 09/08/2023 for the sum of \$32,601.55, I have levied upon all the rights, title, and interest of the judgment debtor(s), Anthony Frank Smith, trustee of The Frank D. Smith and Sylvia G. Smith Trust dated February 10, 1999 in the real property, in the County of San Diego, described as follows: Physical Address: **8552 Brodie Lane, Santee, CA 92071**

**Legal Description:**  
Parcel 1:  
The Northerly 69,19 feet of the southerly 375.18 feet measured along the Westerly line of that portion of the North 5.00 acres of Lot 2, Block "D", Panita Ranch, in the county of San Diego, State of California, according to Map thereof No. 688, filed in the office of the County Recorder of San Diego County, October 22, 1891, lying Westerly of the Easterly 368,24 feet measured along the Northerly line of said Lot 2. Parcel 2:  
A right of way for road purposes over and across the Westerly 61.85 feet of the Easterly 409.47 feet measured along the Northerly line of the North 5.00 acres of said

Lot 2, Block "D", Panita Rancho, in the county of San Diego, State of California, according to Map thereof No. 688, filed in the office of the County Recorder of San Diego county, October 22, 1891, lying Northerly of Southerly 305.99 feet

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measured along the Westerly line of said Lot 2. EXCEPTING therefrom that: portion thereof lying within the boundaries of the property described in Parcel 1 above.

The above described right of way is for the benefit of and appurtenant to the property described in Parcel 1 above and shall insure to the benefit of and may be used by all persons who may hereafter become the owners of said appurtenant property or any parts or portions thereof.

AKA: 8552 Brodie Lane, Santee, CA 92071  
APN: 386-270-02-00  
APN(s): APN: 386-270-02-00

The property to be sold is NOT subject to the right of redemption. The amount of the secured indebtedness with interest and costs: \$32,601.55 (estimated) Minimum Bid (If applicable):  
**PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 TO 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS. (CCP 701.547) PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said Writ or Warrant, with accrued interest and costs on:**

**Date and Time of Sale: 10/15/2025 11:00AM**  
**Location: Main Court-house Entrance 500 Third Ave. Chula Vista, CA 91910**

Directions to the property location can be obtained from the levying officer upon oral or written request.  
Kelly A. Martinez, Sheriff  
/s/ M. Pena 6828, Sheriff's Authorized Agent

**LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY**  
**EC Californian**

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**9/12, 19, 26/2025-156029**

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 10756 Jamacha Blvd. Spring Valley, California 91978 to satisfy a lien on October 8th, 2025 at approx. 2:00 PM at [www.storage treasures.com](http://www.storage treasures.com): Beatriz Uribe, Michael Cecena, Deeatta Vazquez, David Soto, Kassandra Godina, Carla Martinez, LOUIS BANKS, Rogelio Cardenas, Esteban Jimenez, Doris Oliver, jon cortez  
**East County Californian 9/19/2025-156410**

**NOTICE OF PUBLIC SALE:** Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 9180 Jamacha Rd, Spring Valley, CA 91977 to satisfy a lien on (10/08/2025) at approx. 2:00 PM at [www.storage treasures.com](http://www.storage treasures.com): Luis Arroyo, David Aguilera, Nick Gibbons, Beatriz Figueroa, Henry Blas, STEPHANIE KELLOUGH, Claude Riddick, Roxanne Hanson, Andres Rivera, Joena M Little, Ruben Francisco, Cynthia Miranda, Mia Lynnette Rankins, Steve Quintua, Malcolm Everette, Tiffany Tirado Ramirez, Rocio Erika Beltran, John Kellogg  
**EC Californian 9/19/2025-156524**

**NOTICE OF PUBLIC SALE:** Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 575 Fletcher Pkwy Ste 150 El Cajon CA 92020  
**Date and Time of Sale:** October 07, 2025, at 11:30am  
Aimee Cooper Reginald Brown. The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.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

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any bid and may rescind any purchase until the winning bidder takes possession of the personal property.  
9/19/25

**CNS-3966027# EAST COUNTY CALIFORNIAN East County Californian 9/19/25-156529**

**NOTICE OF PUBLIC 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 10/07/2025 @ 11:00 am Brittiny Shootman. The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.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 until the winning bidder takes possession of the personal property.  
9/19/25

**CNS-3966108# SANTEE STAR ECC/Santee Star 9/19/25-156530**

**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 10/07/2025 @ 11:00am  
Bessie Arizmendiz Sandra Running Marcette Howard  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.  
9/19/25

**CNS-3967017# ECC/El Cajon Eagle 9/19/25-156592**

**NOTICE OF PUBLIC SALE:** Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 9645 Aero Dr San Diego, CA 92123 to satisfy a lien on October 8, 2025 at approx. 2:00pm at [www.storage treasures.com](http://www.storage treasures.com): Louis Williams, Curtis Perrodin, Teresa Lunsford, Cheuk Kwan,

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Robert Dennis Jr, Josh D Araujo, Charles Nelson, Madelyn Harris, Joshua Rockrich, Yves Murillo, Ariana Kitts, La'Keir Ashton, June Hewitt, Edward Veytia, Mason Fedon, Gwen Jackson.

**EC Californian 9/19/2025-156612**

**SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 24CU023895C NOTICE TO DEFENDANT: (Aviso al Demandado): AMERICAN COMFORT SERVICES, INC.; DOES 1 to 10 YOU ARE BEING SUED BY PLAINTIFF: (Lo esta demandando el demandante) LOUIS J. ROSARIO** 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](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver 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](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 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 de-

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cidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de 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 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 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](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniendose en contacto con la corte o el colegio de abogados locales.

**AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de \$10,000 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 COUNTY 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 a b o g a d o , e s ) : MICÁELA DE LA

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CERDA, ESQ.; BATTA FULKERSON, 1899 McKEE STREET, SAN DIEGO, CA 92110. (619) 455-0408. Date: 12/02/2024 Clerk, by (Secretario): G. Lopez Deputy (Adjunto) NOTICE TO THE PERSON SERVED: You are served.

**East County Californian- 155916 8/29,9/5,12,19/2025**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU044153C**

**TO ALL INTERESTED PERSONS:** Petitioner: SAPHIRE SERENITY MOYER filed a petition with this court for a decree changing names as follows: SAPHIRE SERENITY MOYER to SAPHIRE SERENITY MOORE. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING 10/16/2025 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](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT**  
DATE: 8/21/2025  
Maureen F Hallahan Judge of the Superior Court  
**East County Californian- 155895 8/29,9/5,12,19/25**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: DAVID J MORGAN CASE No. 25PE001467C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: DAVID J MORGAN. A Petition for Probate

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has been filed by: in the Superior Court of California, County of San Diego The Petition for Probate requests that ROBERT L MORGAN be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

**10/09/2025 9:45 a.m. Dept. 503 1100 Union Street San Diego, CA 92101**

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdccourt.ca.gov/ProbateHearings](http://www.sdccourt.ca.gov/ProbateHearings). If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special



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Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: COLIN S. WELSH, 21801 SHERMAN WAY UNIT 8, CANOGA PARK, CA 91305. 747-244-5178. **East County Californian 9/12,19,26/2025-156538**

**Order on Request to Continue Hearing Case Number: 25CU019762E**

(1) Protected Party: **ROBERT W ALLEN**  
(2) Restrained Party: **MICHAEL WILLIAM ALLEN**  
(3) NEXT COURT DATE

b. The request to reschedule the court date is granted. Your court date is rescheduled for the day and time listed below. See 4 – 8 for more information  
Date: 12/2/2025  
Time: 9:00am  
Dept: 21

Superior Court of California, County of San Diego; East County Division, 250 E. Main St, El Cajon, CA 92020.

(4) Temporary Restraining Order  
b. A Temporary Restraining Order (TRO) is still in full force and effect

1. The court extends the TRO previously granted on: April 18, 2025

Date: August 26, 2025  
Signed: Deborah Cumba  
(Judicial Officer)  
**East County Californian- 156317**  
**9/5,12,19,26/25**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: NATIVIDAD T.**

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**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 independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:  
**10/11/2025**

**10:15 a.m. Dept. 504**  
**1100 Union Street San Diego, CA 92101**  
Court appearances may be made either in person or virtually, un-

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less otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California 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

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clerk.  
Petitioner: 10218 EL CAPITAN REAL ROAD, EL CAJON, CA 92021. (831) 214-1476  
**East County Californian 9/19,26,10/3/2025-156611**

**NOTICE IS HEREBY GIVEN**

the 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 & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. Any vehicles sold will be under Section 3071 of motor vehicle code.

The Online bidding starts on 10/3/25 and ends at 9am 10/10/25. Full access to this auction can be viewed at [www.bid13.com](http://www.bid13.com). The undersigned will be sold by competitive bidding at BID13 on or after 10/10/25 at 9:00 AM or later, on the premises where said property has been stored and which are located at:

**American Eagle Self Storage**  
8810 Cuyamaca Street Santee, CA 92071  
County of San Diego State of California

Belonging to:

3072 Oliver Y Actub  
2057 Michael Franchak  
1216 Shane P McDaniel  
4026 Fernando Soto

Purchases must be paid for at the time of purchase in CASH ONLY. All purchased items sold as is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.  
**Bid 13 HST License #864431754**  
**EC Californian 9/19/2025-156640**

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on September 26, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2018 CHEVROLET EQUINOX

VIN: 2GNAXJJEV7J6300466

PLATE: 8CXZ717, CA

**East County Californian 9/19/2025 -156452**

**CITY OF LEMON GROVE REQUEST FOR PROPOSALS**

**NOTICE IS HEREBY GIVEN** that the City of Lemon Grove, California is accepting Statements of Qualifications at City Hall located at 3232 Main Street, Lemon Grove, CA 91945 until 2:00 p.m., Thursday October 23, 2025. Statements of Qualifications shall be submitted in plain, sealed envelopes, marked on the outside with the project title: On-Call Project Support Services, RFQ No. 2026-06. The City of Lemon Grove is requesting qualifications from architectural and engineering firms to provide on-call project support services for the City's Capital Improvement Program (CIP). A non-mandatory prebid meeting is scheduled for October 7, 2025, at 11:00 a.m. at 3232 Main Street, Lemon Grove, CA 91945. The RFP document can be downloaded free of charge through the City's website: <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information, contact Atilano Moran, Senior Management Analyst, at 619-825-3811 or by email at [amoran@lemongrove.ca.gov](mailto:amoran@lemongrove.ca.gov). Published in the East Californian on September 12 & 19, 2025. Order No. **East County Californian 9/12,19/2025-156549**

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**STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1636 N Magnolia Ave. El Cajon, CA 92020 on 10/07/2025 @ 10:00am Gena Aguilar, Tavgh Riley, Christina Downs, Marcy Washington  
The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.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.

9/19/25  
**CNS-3968410#**  
**ECC/EI Cajon Eagle 9/19/25-156721**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU048756C**

TO ALL INTERESTED PERSONS: Petitioner: HEATHER NICOLE KOENIGS filed a petition with this court for a decree changing names as follows: HEATHER NICOLE KOENIGS to AUNTUM HEATHER DAHLIA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

**NOTICE OF HEARING**

**11/06/2025**  
**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](http://www.courts.ca.gov/find-my-court.htm).)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian

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NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT  
DATE: 9/15/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 156698**  
**9/19,26,10/3,10/25**

On 10/10/2025 at 3755 MAIN STREET, CHULA VISTA, CA A Lien Sale will be held on a 1998 SDCUS VIN: 4A6UC1017W1B11206 STATE: CA LIC: 4VC6409 at 10:00 AM  
**East County Californian 9/19/2025-156627**

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APN: 289-380-24-00  
TS No: CA07000461-25-1 TO NO: S-LH-CA-211445-TSG NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 14, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 27, 2025 at 10:00 AM, at the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 19, 2018 as Instrument No. 2018-0106673, of official records in the Office of the Recorder of San Diego County, California, executed by JOEL W. WALTON JR., AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REVERSE MORTGAGE FUNDING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 5041 PINE RIDGE AVENUE, JULIAN, CA 92036 The undersigned Trustee disclaims any liability for any incorrectness of

the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$339,168.88 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, 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 prop-

erty. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county 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 visit the Internet Website address [www.insourcelogic.com](http://www.insourcelogic.com) or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000461-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA07000461-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee

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www.insourcelogic.com, using the file number assigned to this case CA07000461-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on September 24, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2022 TOYOTA MIRAI  
VIN: JTDAAA7NA005048  
PLATE: 9CMP828, CA

**East County Californian 9/19/2025 -156391**

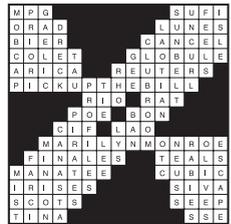
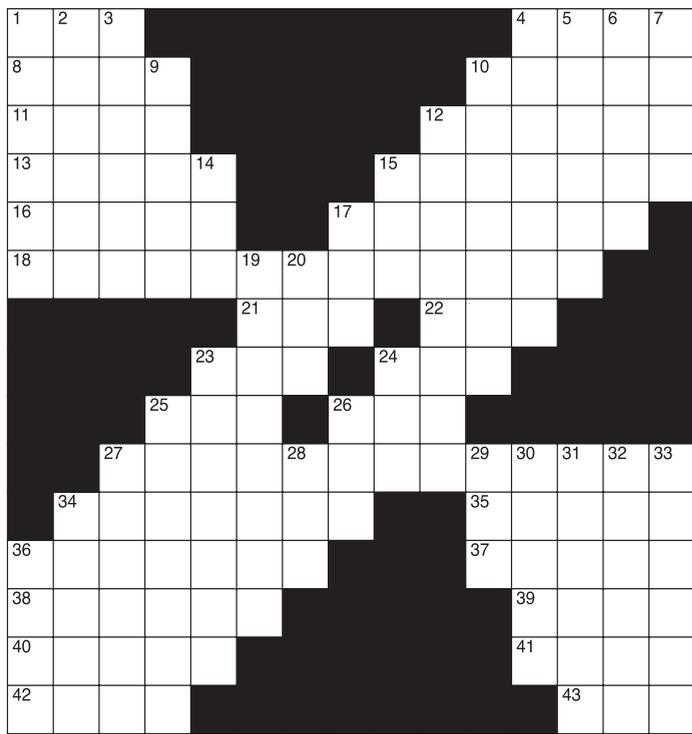
**CITY OF LEMON GROVE REQUEST FOR PROPOSALS FOR AS-NEEDED PRESSURE WASHING SERVICES**

**NOTICE IS HEREBY GIVEN** that the City of Lemon Grove is accepting sealed proposals at Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA, 91945 until **1:00 P.M. Tuesday, October 14, 2025**. Proposals shall be submitted in plain, sealed envelopes, marked on the outside with the project title: **As-Needed Pressure Washing Services, RFP No. 2026-07**. The City of Lemon Grove Public Works Department is seeking Pressure Washing Services for bus stops and public spaces (e.g., sidewalks). The City desires a license contractor to render as power washing services, which shall also include all labor, material and equipment. Contractor represents that it is experienced in providing power washing services to public clients, that its employees have all necessary licenses to perform the Services in the State of California. The RFP document can be downloaded free of charge through the City's website, <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information, contact Atilano Moran, Senior Management Analyst, at 619-825-3811 or by email at [amoran@lemongrove.ca.gov](mailto:amoran@lemongrove.ca.gov). Published in the East Californian on September 12 & 19, 2025. Order No. **East County Californian 9/12,19/2025-156550**

**CLUES ACROSS**

- 1. Gas usage measurement
- 4. Muslim mystic
- 8. Towards the mouth or oral region
- 10. Monday (Spanish)
- 11. Frame for a coffin
- 12. Rub out
- 13. John \_\_, English educator 1467-1519
- 15. Small round particle
- 16. Chilean seaport
- 17. News service
- 18. Pay for dinner
- 21. Glamorous city
- 22. Subway rodent
- 23. "The Raven" author
- 24. Buddhist festival
- 25. Cost, insurance and freight (abbr.)

- 26. Indigenous person of Thailand
- 27. "The Blonde Bombshell"
- 34. Series-ending episodes
- 35. Bluish greens
- 36. Aquatic mammal
- 37. Unit of measurement
- 38. Eye membranes
- 39. Indian god of dissolution
- 40. People of Scotland
- 41. Leak slowly through
- 42. Rock icon
- 43. Midway between south and southeast



**CLUES DOWN**

- 1. Large hat covering
- 2. "From what is earlier" (Latin)
- 3. Celtic
- 4. Retirement region
- 5. A way to change posture

- 6. Touches
- 7. A small island
- 9. Rubbish
- 10. A citizen of Laos
- 12. A place to dance
- 14. 19th letter of Greek alphabet
- 15. Mild expression of surprise
- 17. 17th letter of
- 28. Downwind
- 29. Type of medication
- 30. German city
- 31. Animal disease
- 32. Martini ingredients
- 33. Get away from
- 34. Stuffed (French)
- 36. Type of precipitation

**Legal Notices-CAL**

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: August 22, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000461-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 115613, Pub Dates: 09/05/2025, 09/12/2025, 09/19/2025, EAST COUNTY CALIFORNIA-AN

**East County Californian 9/5,12,19/2025-156011**

NOTICE OF TRUSTEE'S SALE T.S. No. 25-30304-PM-CA Title No. 250243204-CA-

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VOI A.P.N. 490-591-33-63 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/16/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(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 hereinafter described property under 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,

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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: Johanne Saab, single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 11/17/2021 as Instrument No. 2021-0795638 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: 10/27/2025 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: \$427,404.79 Street Address or other common designation of real property: 8220 Vincetta Dr Unit 63, La Mesa, CA 91942 A.P.N.: 490-591-33-63 The undersigned Trustee disclaims any liability for

**ESOTERIC ASTROLOGY AS NEWS FOR WEEK SEPTEMBER 17 - 23, 2025 THOU SHALT NOT KILL**

Something is lacking in the news media in the reporting of the death and assassination of Charlie Kirk. It seems our people, especially some of the young people in our country have not heard of the 10 Commandments, especially the 6th Commandment - Thou Shalt Not Kill. The 10 Commandments are rules given to humanity from God on how to live with balance, harmony, kindness, love and care. They are the Rules of Law, securing humanity's ongoing evolution. Their adherence allows humanity to be civilized.

We saw in our country (and the world watched too) last week the killing of a young man named Charlie. He was a man who talked openly, discussed, debated and made contact with everyone. He knew that to talk kept the heart and mind open and "making contact releases love." This is a cosmic law.

Many of the young people who heard Charlie understood his message, followed him and joined Charley's organization, Turning Point. Now, a week after his killing, it seems Charlie's death actually has created a "turning point." To the young people Charlie was a harmonizer, peace maker and mentor. We see this clearly in his astrology chart - Libra Sun, Mercury, Jupiter.

And so, after Charlie was assassinated, the young people (and older one's too) shook themselves awake, and together, pledged to continue Charlie's message. How? By "becoming Charlie."

Instead of focusing on this heinous crime, Charlie's death gives us an opportunity to consider the 6th Commandment and then to ask what happens at death? Here are some answers.

Death is an ordered process (even if someone is killed). Death is an interlude. When the lessons of Earth (Mystery School) are learned, a Word of withdrawal sounds forth, stating the form (body) has served its purpose. The principle of mind organizes itself, upon hearing the Word (of return), and then repeats the word. And the waiting form (physical body, emotions, lower mind - personality) drops away.

And again words, "Well done thou good and faithful servant. Thou no longer needs the form. Your work complete, your watch over. Enter now into the Light." And the Soul stands free.

At death, the disciple returns home. A call ushers forth to be With the Light eternal, to transform into a Being of Light. The

mysterious Beauty within us, our Spirit of Life, returns home once again. "See you in Valhalla, Charlie."

Upcoming: Autumn begins Monday September 22, 2025, as the Sun enters Libra. In the evening, the Jewish New Year

Monday night is the first night of Rosh Hashana ( ), the Jewish New Year, beginning ten High Holy Days (Days of Awe) before Yom Kippur (Day of Forgiveness). We enter the dark half of the year. A new season and rhythm for humanity begins.

We saw in our country (and the world watched too) last week the death of a young man named Charlie. He was a man who talked openly, discussed, debated and made contact with everyone. He knew that to talk kept the heart and mind open and "making contact releases love." This is a cosmic law. Many of the young people who heard Charlie understood his message, followed him and joined Charley's organization, Turning Point. Now Charlie's death actually created a "turning point." To the young people Charlie was a harmonizer, peace maker and mentor. We see this clearly in his astrology chart - Libra Sun, Mercury, Jupiter.

And so, after Charlie was assassinated, the young people (and older one's too) shook themselves awake, and together, pledged to continue Charlie's message. How? By "becoming Charlie."

In the face of a shocking tragic and very public death many of us ask,

"What IS death?" Here are some answers. Death is an ordered process (even if someone is killed). Death is an adventure and an interlude. When the lessons of Earth (Mystery School) are learned, a Word of withdrawal sounds forth, stating the form (body) has served its purpose. The principle of mind organizes itself, upon hearing the Word (of return), and then repeats the word. And the waiting form (physical body, emotions, lower mind - personality) drops away.

And again words, "Well done thou good and faithful servant. Thou no longer needs the form. Your work complete, your watch over. Enter now into the Light." And the Soul stands free.

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mysterious Beauty within us, our Spirit of Life, returns home once again. "See you in Valhalla, Charlie."

Upcoming: Autumn begins Monday September 22, 2025, as the Sun enters Libra, sign of balance, harmony an interim where we encounter the crisis of choice. Shall we return to a previous identity and way of life (materialism)? Or shall we respond to the call of Discipleship (Scorpio)? Monday night is the first night of Rosh Hashana ( ), the Jewish New Year, beginning ten High Holy Days (Days of Awe) before Yom Kippur (Day of Forgiveness). A new season and rhythm for humanity begins.

ARIES: Below that risky and sometimes precarious behavior, there's a very generous spirit within you that emerges more and more in the coming times, especially as initiators are called for to help create the new era. You will feel more of the spirit of sharing, of comforting, loving and nurturing others. This is different for you. You will sense the undercurrents in everyone's heart and also in the world. You will understand vulnerability more, too. You begin to heal others. You remember.

TAURUS: More and more ideas and information come your way. You find yourself, for hours, absorbing data needed for the health and well-being of both the self and others. You store away useful information for future use, sometimes, if not already, considering attending naturopathic, herbal and natural healing school. You already bring much healing work in from previous lives. You reshape then share the information learned. You write and teach to those in need. You become the Messenger.

GEMINI: You are always Mercury, the swift-footed courier, Hermes. With Mars in Libra your sense of Goodwill becomes Right Human Relations which expands into pure unconditional love. You all of a sudden feel on solid ground, secure with knowledge which helps you make Right Choices. Now you need natural settings (nature, gardens, holy waters, temples), more comfort than usual, things artistic, too, reflecting spirit (golden life force) within matter... everywhere, always, all the time. Introduce yourself to the devas. Plant a rose garden.

CANCER: Many people admire your courage. Perhaps you don't think you're courageous. But you are. After always

circling ideas, people, places, events, situations, etc. cautiously and tentatively (to see if it's safe), you carefully reach out to the edges of new experiences. You love all things new; yet seek all that's traditional to surround the new. Sometimes you're a trailblazer. Your cardinal energy enables you to bring knowledge forth that changes the course of life. Share everything.

LEO: Do you know the definition of empathy? Some people call empathy compassion or sympathy. What is it for you? In your heart what do you feel for yourself and others during these times? Do you feel your creative abilities are part of your daily work? In the months to come you will sense a great depth of faith. What is faith? Esoterically defined, "Faith is the substance of things hoped for and the evidence of things not seen." Many people have faith in you and in your leadership. The other kingdoms (animal, plant, mineral) do, too. They love you. Leo is the heart of the new era.

VIRGO: You have an inner spiritual self that guides, guards and directs your life. You respect the many paths to God, knowing each one leads to God. You never allow your beliefs to shine brighter than others'. Stepping out into the unknown allows you to disengage from the acceptable and step into new, unusual, innovative and creative ways that bring forth the new world. Actually, the World Soul. New ideas and ideals gestate within, preparing you and the world around for autumn and then winter solstice.

LIBRA: You know exactly what you want and how to get it. You work hard, are wise, practical and resourceful. You set as a goal in your life the creation of permanent relationships, safeguards and structures. What are your choices based upon? What principles? Do you know the definition of the word "principle"? This is an important word to understand for the new Aquarian era. You seek tradition along with many alternatives. In all your success, seek above all the understanding of others. Offer loving kindness always. And forgiveness.

SCORPIO: You seek to place yourself where great knowledge and deep spiritual concepts and philosophies can be gathered, experienced and known. You will go slowly at first, and then leap into a new reality! It's

important to travel to places with new customs, people, languages, food, depths of color and many arts. Study mountain climbing, horses, religions, archeology, and endurance sports. Begin a spiritual journey, a pilgrimage, across valleys, meadows, mountains and countries. They offer new states of possibility. Complete your journey in a monastery.

SAGITTARIUS: You will see more deeply into all things unseen, secret, buried unknown and hidden, seeking and sensing the inner essence of life. Use what you discover for the good, the beautiful and for deeper understanding. Realize you will encounter in the upcoming year deep and transformative energies, intense and forceful, around you and from within. You must call upon your wisdom for direction. You seek mysteries, things sacred, expressions mystical and occult (heart and mind). Your original faith returns. You help others.

CAPRICORN: You hope situations become more stable and steady, moving toward a harmony so that there is a balancing of realities - creativity, family, friends, partnership, responsibilities. You weigh all options, poised in the middle of multiple worlds. You create harmony and beauty in your home. You turn your gifts into a profession. You seek to right wrongs. You are an artist. Do you know the original definition of yoga? And its many paths? Yoga is a path, a journey, a yoke of goodness. You are "yoga" itself.

AQUARIUS: It's important to maintain daily, weekly, monthly routines and rhythms so that you can feel efficient, effective and productive. These virtues actually reflect life values and standards. They allow you to expand your ability to help others without forgetting to care for self. Your Aquarian heart always asks, "How can I help?" You offer deep insights into already accepted systems, by adding the more spiritual approach. You are a server of humanity. Just a note: try not to be impatient these days. Observe more. Ask for questions. Listen.

PISCES: You seek to understand royalty these days. You see the past, the present and well into the future. You recognize a leader/royalty's responsibilities, the hope they must instill into their people as humanity relies on them. You realize the need for the right cultivation of thought, the use of compassion and the ability to maintain confidence - leadership qualities. You also know the need for play, celebration, art, theatre and politics and the right rhythms to renew your spirit. You see many paths on the road ahead. You choose the highest and brightest. Star filled.

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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. 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. **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/sale](http://www.ndscorp.com/sale) s, using the file number assigned to this case 25-30304-PM-CA. Information about postponements that are very short in duration or that occur close in

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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 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](http://www.ndscorp.com), using the file number assigned to this case 25-30304-PM-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: 08/28/2025 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](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4851914 09/12/2025, 09/19/2025, 09/26/2025 **ECC/La Mesa Forum 9/12, 19, 26/2025-156325**

**NOTICE OF TRUSTEE'S SALE** Trustee Sale No. 180037 Title No. 240653322 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 02/28/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY

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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 10/06/2025 at 10:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/07/2005, as Instrument No. 2005-0186900 and Modified by Modification recorded 12/6/2010 by Instrument No. 2010-0671827, in book xx, page xx, of Official Records in the office of the County Recorder of SAN DIEGO County, State of California, executed by JOHN ANTHONY LEON, A SINGLE MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN ST., EL CAJON, CA 92020. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST AND FULLY DESCRIBED IN ATTACHED EXHIBIT A. EXHIBIT A LEGAL DESCRIPTION REF. NO. 0617730106 A CONDOMINIUM COMPOSED OF: PARCEL 1: AN UNDIVIDED 1/18 FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE BUILDING ENVELOPE IN WHICH THE RESIDENTIAL UNIT IS SITUATED AS SHOWN AND DEFINED ON THAT CERTAIN CONDOMINIUM PLAN OF MORNINGSIDE, PHASE 2 RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 17, 2004 AS INSTRUMENT NO. 2004-0885347 ("CONDOMINIUM PLAN"), WHICH IS SITUATED WITHIN MODULE B LOCATED WITHIN LOT 1 OF SANTEE TRACT NO. 2003-02 MAP NO. 14786, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 6, 2004, AS SHOWN ON THE CONDOMINIUM PLAN. EXCEPTING THEREFROM ALL RESIDENTIAL UNITS WITHIN THE BUILDING ENVELOPES WITHIN THE ABOVE REFERENCED MODULE AS SHOWN AND DEFINED ON THE

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CONDOMINIUM PLAN. RESERVING THEREFROM, NON-EXCLUSIVE AND CERTAIN EXCLUSIVE EASEMENTS DESCRIBED IN THE DECLARATION REFERRED TO BELOW, INCLUDING EASEMENTS FOR ACCESS, ENCROACHMENTS, MAINTENANCE, SUPPORT, REPAIR AND OTHER PURPOSES DESCRIBED IN THE DECLARATION. FURTHER RESERVING THEREFROM SUCH EASEMENTS DESCRIBED IN THE SUBDIVISION MAP OF RECORD REFERENCED ABOVE, AND SUCH OTHER EASEMENTS AS MAY BE OF RECORD AS OF THE DATE HEREOF. PARCEL 2: RESIDENTIAL UNIT NO. 125, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN. RESERVING THEREFROM NON-EXCLUSIVE EASEMENTS FOR MAINTENANCE, ENCROACHMENT, SUPPORT, REPAIR, DRAINAGE AND ALL OTHER PURPOSES AS DESCRIBED IN THE DECLARATION REFERRED TO BELOW. PARCEL 3: AN EXCLUSIVE USE EASEMENT OVER THE PORTION OF THE COMMON AREA AND/OR ASSOCIATION PROPERTY (ALL AS DEFINED IN THE DECLARATION AND AS SHOWN IN THE CONDOMINIUM PLAN) DESIGNATED AS BEING APPURTENANT TO THE RESIDENTIAL UNIT IN THE CONDOMINIUM PLAN, WHICH AREAS MAY INCLUDE AN EXCLUSIVE USE DECK AREA (ALL AS DEFINED IN THE DECLARATION AND AS SHOWN IN THE CONDOMINIUM PLAN). PARCEL 4: A NON-EXCLUSIVE APURTENANT EASEMENT IN AND TO THE ASSOCIATION PROPERTY WITHIN THE PHASE IN WHICH THE RESIDENTIAL UNIT IS SITUATED FOR USE OF THE ASSOCIATION PROPERTY PURSUANT TO THE TERMS OF THE DECLARATION, AND NON-EXCLUSIVE APPURTENANT EASEMENTS IN AND TO THE COMMON AREA WITHIN THE PHASE IN WHICH THE RESIDENTIAL UNIT IS SITUATED, SUBJECT TO ANY EXCLUSIVE USE COMMON AREAS AND ANY OTHER RESERVATIONS SET

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FORTH IN THE DECLARATION. AS USED IN THIS DEED, REFERENCES TO "ASSOCIATION PROPERTY", "RESIDENTIAL UNIT", "PHASE", "EXCLUSIVE USE COMMON AREAS" AND ANY OTHER DEFINED TERMS SHALL HAVE THE MEANINGS AS SET FORTH IN THE DECLARATION AND THE CONDOMINIUM PLAN. SUBJECT TO THE EASEMENTS AND OTHER RIGHTS RESERVED IN FAVOR OF DECLARANT IN THE DECLARATION FOR MARKETING AND DEVELOPMENT INCLUDING WITHOUT LIMITATION, SUBJECT TO THE EXCLUSIVE USE COMMON AREAS, THE RIGHT OF GRANTOR TO MAINTAIN MARKETING UNITS IN THE CONDOMINIUMS OWNED BY GRANTOR, AS WELL AS THE RIGHT OF ACCESS, INGRESS AND EGRESS FOR VISITORS TO THE SALES OFFICE AND MARKETING UNITS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS WITHIN THE COMMON AREAS OF THE PROJECT. SUBJECT TO, FOR THE BENEFIT OF GRANTOR AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS, EGRESS AND ACCESS IN, ON, OVER, THROUGH AND ACROSS THE ASSOCIATION PROPERTY AND COMMON AREA TO PERMIT GRANTOR TO INSTALL IMPROVEMENTS ON ASSOCIATION PROPERTY AND COMMON AREA, AND TO CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY WITHIN FUTURE PHASES OF THE PROJECT. THE GRANTOR FURTHER RESERVES THE RIGHT TO PREVENT ACCESS OVER PORTIONS OF ASSOCIATION PROPERTY AND COMMON AREA BY PLACING A CONSTRUCTION FENCE OR OTHER BARRIER OVER ASSOCIATION PROPERTY AND COMMON AREA PRIOR TO COMPLETION OF CONSTRUCTION OF ALL OF THE IMPROVEMENTS WITHIN THE PROJECT. HOWEVER, NO SUCH BARRIER FENCE SHALL PREVENT INGRESS OR EGRESS BY GRANTEE TO AND FROM HIS OR HER UNIT. PARCEL 6: A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR INGRESS, EGRESS, USE AND ENJOYMENT, OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY SHOWN ON THE CONDOMINIUM PLAN AND OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROP-

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ER PHASES OF THE PROPERTY DESCRIBED IN THE DECLARATION EXCEPTING THEREFROM ANY EXCLUSIVE USE COMMON AREAS SITUATED THEREON, WHICH EASEMENTS ARE APPURTENANT TO THE PARCELS DESCRIBED ABOVE, SUBJECT TO THE PROVISIONS OF THE DECLARATION. THIS EASEMENT SHALL BECOME EFFECTIVE AS TO EACH OF SAID OTHER PHASES, RESPECTIVELY, UPON (I) RECORDATION OF A SUPPLEMENTARY DECLARATION, DECLARING SUCH PHASES, RESPECTIVELY, TO BE SUBJECT TO THE DECLARATION, AND (II) CONVEYANCE OF THE FIRST CONDOMINIUM IN EACH RESPECTIVE PHASE, ALL AS MORE FULLY SET FORTH IN THE DECLARATION. THE ASSOCIATION PROPERTY REFERRED TO HEREIN AS TO EACH OF SUCH PHASES SHALL BE AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN COVERING EACH SUCH PHASE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, THIS NON-EXCLUSIVE EASEMENT IS FURTHER SUBJECT TO ANY EXCLUSIVE OR NON-EXCLUSIVE EASEMENTS RESERVED IN THE DECLARATION, THE CONDOMINIUM PLAN, AND THE GRANT DEED. APN 384-0819-11. The street address and other common designation, if any, of the real property described above is purported to be: 8794 DAWN CT UNIT 5 AKA 8794 DAWN CT 125, SANTEE, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of 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: \$456,208.37 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be

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the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Date: 9/4/2025 Prime Recon LLC By: Kristen Mazzara, Authorized Signer Prime Recon LLC may be attempting to collect a debt. Any information obtained may be used for that purpose. Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590 (888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: <https://salesinformation.prime-recon.com> **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 901-0998 for information regarding the

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trustee's sale or visit this Internet Web site - <https://salesinformation.prime-recon.com> for information regarding the sale of this property, using the file number assigned to this case: TS#180037. 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 (844) 901-0998 for information regarding the trustee's sale, or visit this internet website <https://salesinformation.prime-recon.com> for information regarding the sale of this property, using the file number assigned to this case TS#1 80037 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. A-4852346 09/12/2025, 09/19/2025, 09/26/2025 **ECC/Santee Star 9/12, 19, 26/2025-156445**

T.S. No.: 24-12733 Loan No.: \*\*\*\*\*0450 APN: 515-100-08-00 **NOTICE OF TRUSTEE'S SALE** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/25/2016. 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

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**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,

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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: DIANE HARVEY, AN UNMARRIED WOMAN  
Duly Appointed Trustee: Prestige Default Services, LLC  
Recorded 7/28/2016 as Instrument No. 2016-0381580 of Official Records in the office of the Recorder of San Diego County, California,

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Date of Sale: 10/3/2025 at 9:00 AM  
Place of Sale: Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020  
Amount of unpaid balance and other charges: \$187,539.91  
Street Address or other common designation of real property: 2326 VISTA RODEO DR  
EL CAJON, California 92019  
A.P.N.: 515-100-08-00  
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

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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 prop-

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erty. 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 (800) 793-6107 or visit this Internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-12733. 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.

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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: 9/4/2025  
Prestige Default Services, LLC  
1920 Old Tustin Ave.  
Santa Ana, California 92705  
Questions: 949-427-2010  
Sale Line: (800) 793-6107  
Nida Taylor, Foreclosure Coordinator  
PPP #25-006162  
**East County Californian 9/12,19,26/2025-156456**

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office of the Recorder of San Diego County, California, Date of Sale: 10/20/2025 at 10:30 AM  
Place of Sale: by the statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA  
Amount of unpaid balance and other charges: \$391,675.74  
Street Address or other common designation of real property: 9486 Doheny Rd  
Santee, CA 92071  
Legal Description: Please See Attached Exhibit "A"  
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. 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) 793-6107 or visit this Internet Website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-12733. 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.

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number assigned to this case 250428361. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250428361 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 9/11/2025  
Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121  
Phone: 866-535-3736  
Sale Line: (877) 440-4460  
By: Rachel Seropian, Trustee Sales Officer  
Exhibit "A" Legal Description Lot 63 Of Carlton Hills Unit No. 1, In The City Of Santee, County Of San Diego, State Of California, According To Map Thereof No. 4027, Filed In The Office Of The County Recorder Of San Diego County, December 10, 1958. Except Therefrom All Oil, Gas, Minerals, And Other Hydrocarbon Substances Lying Below The Surface Of Said Land, But With No Right Of Surface Entry, As Provided In Deeds Of Record.  
**ECC/La Mesa Forum 9/19,26,10/3/2025-156617**

T.S. No.: 2025-00633-CA

SALE

A.P.N.:609-084-59-00  
Property Address: 2594 BUCKTHORN TRAIL, BOULEVARD, CA 91905

THE TRUSTEE 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

NOTICE OF TRUSTEE'S SALE

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 as:

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

More fully described in said Deed of Trust.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

Street Address or other common designation of real property: 2594 BUCKTHORN TRAIL, BOULEVARD, CA 91905  
A.P.N.: 609-084-59-00

注: 本文件包含一个信息摘要  
참고사항: 본 첨부 문서에 정보 요약서가 있습니다  
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO  
TALA: MAYROONG BUODNG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LƯU Ý: KEM THEO ĐẦY LẤ BÀN TRÌNH BÀY TỒM LƯOC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

IMPORTANT NOTICE TO PROPERTY OWNER:

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 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: \$ 178,005.66.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/02/2007. 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.

Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

Trustor: Joseph Giordano. A Married Man As His Sole And Separate Property  
Duly Appointed Trustee: Western Progressive, LLC  
Deed of Trust Recorded 07/09/2007 as Instrument No. 2007-0459589 in book ---, page--- and of Official Records in the office of the Recorder of San Diego County, California,  
Date of Sale: 10/29/2025 at 10:30 AM  
Place of Sale: A T THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 178,005.66

NOTICE OF TRUSTEE'S

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S 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 this 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 (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2025-00633-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 In-

ternet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S 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 (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2025-00633-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, 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.

Date: September 9, 2025  
Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238  
Ventura, CA 93003  
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant

\*\*This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e).

East County Californian 9/19,26,10/3/2025-156659

ernet Web site. The best way to verify postponement information is to attend the scheduled sale.

NOTICE OF TRUSTEE'S SALE

**NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793-6107, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-12733 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

T.S. No.: 250428361  
Notice of Trustee's Sale  
Loan No.: 0012110056  
Order No. 95531469  
APN: 380-052-16-00  
Property Address: 9486 Doheny Rd  
Santee, CA 92071  
You Are In Default Under A Deed Of Trust Dated 10/10/2007. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. No cashier's checks older than 60 days from the day of sale will be accepted.  
Trustor: Mickey Deutschman, an unmarried man Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 10/19/2007 as Instrument No. 2007-0671499 in book N/A, page N/A of Official Records in the of-

ice of the Recorder of San Diego County, California, Date of Sale: 10/20/2025 at 10:30 AM  
Place of Sale: by the statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA  
Amount of unpaid balance and other charges: \$391,675.74  
Street Address or other common designation of real property: 9486 Doheny Rd  
Santee, CA 92071  
Legal Description: Please See Attached Exhibit "A"  
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. 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) 793-6107 or visit this Internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-12733. 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.

number assigned to this case 250428361. 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250428361 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 9/11/2025  
Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121  
Phone: 866-535-3736  
Sale Line: (877) 440-4460  
By: Rachel Seropian, Trustee Sales Officer  
Exhibit "A" Legal Description Lot 63 Of Carlton Hills Unit No. 1, In The City Of Santee, County Of San Diego, State Of California, According To Map Thereof No. 4027, Filed In The Office Of The County Recorder Of San Diego County, December 10, 1958. Except Therefrom All Oil, Gas, Minerals, And Other Hydrocarbon Substances Lying Below The Surface Of Said Land, But With No Right Of Surface Entry, As Provided In Deeds Of Record.  
**ECC/La Mesa Forum 9/19,26,10/3/2025-156617**

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