

**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

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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 368.24 feet measured along the Northerly line of said Lot 2. Parcel 2:

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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 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

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

**NOTICE OF PUBLIC HEARING ANNEXATION TO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (Annexation 17, APN 503-100-01-00)**

NOTICE IS HEREBY GIVEN that the BOARD OF DIRECTORS (the "Board") of the SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT (the "District"), desires to annex property to the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Community Facilities District Law"). The territory proposed to be included in CFD 2022-1

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shall be known as the "Territory." Published herewith is a copy of Resolution 25-65, a Resolution of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto, adopted on August 13, 2025 Exhibits to Resolution 25-65 are available upon request of the Board Clerk.

**PUBLIC HEARING NOTICE IS GIVEN THAT ON OCTOBER 8, 2025 AT THE HOUR OF 5:30 P.M., IN THE REGULAR MEETING PLACE OF THE BOARD BEING THE DISTRICT OFFICES, LOCATED AT 2850 VIA ORANGE WAY, SPRING VALLEY CA 91978, A PUBLIC HEARING WILL BE HELD WHERE THIS BOARD WILL CONSIDER THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX PROPOSED TO BE LEVIED WITHIN THE ANNEXATION TERRITORY TO CFD 2022-1, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF INTENTION. AT THE ABOVE-MENTIONED TIME AND PLACE FOR PUBLIC HEARING ANY PERSONS INTERESTED, INCLUDING TAXPAYERS AND PROPERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTIMONY OF ALL INTERESTED PERSONS FOR OR AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE EXTENT OF THE ANNEXATION INTO CFD 2022-1, OR THE FINANCING OF THE SERVICES, WILL BE HEARD AND CONSIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING, HOWEVER, ANY PROTESTS PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRITING AND CLEARLY SET FORTH THE IRREGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE BOARD CLERK ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITHDRAWN IN WRITING AT ANY TIME BEFORE THE CONCLUSION OF THE PUBLIC HEARING. IF A WRITTEN MAJORITY PROTEST AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1 IS FILED, THE PROCEEDINGS SHALL BE ABANDONED. IF SUCH MA-**

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JORITY PROTEST IS LIMITED TO CERTAIN SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE SERVICES OR THAT PORTION OF THE SPECIAL TAX SHALL BE ELIMINATED BY THE BOARD.

**ELECTION**  
 Upon conclusion of the public hearing, if the Board determines to proceed with the annexation of Territory into CFD 2022-1, a proposition to authorize the levy of the special tax within the annexation Territory to CFD 2022-1 shall be submitted to the qualified electors of the Territory to be annexed into CFD 2022-1. The vote shall be by registered voters within the Territory; however, if there are less than 12 registered voters, the vote shall be by landowners, with each landowner having one vote per acre or portion thereof within the annexation Territory into CFD 2022-1. The special tax shall be authorized to be levied within the annexed Territory if at least two-thirds of the votes cast on the proposition are in favor of the levy of the special tax.

/s/ Shayna Rians, Board Clerk  
 San Miguel Consolidated Fire Protection District  
 9/26/2025  
**Resolution 25-65**

**Resolution of Intention of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto (Annexation 17, APN 503-100-01-00)**

**WHEREAS**, the Board of Directors (the "Board") of the San Miguel Consolidated Fire Protection District (the "District") has established the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the District as a result of the development of said real property; and

**WHEREAS**, the territory which is included in CFD 2022-1 is described on the map of CFD 2022-1 recorded in Book 50 of Maps of Assessment and Community Facilities Districts, page(s) 41 in the office of the County Recorder for the County of San Diego, State of California; and

**WHEREAS**, the Board has received a written petition for INTER-

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TATE CONSULTING GROUP INC, the owner of certain real property within the District requesting that such property be annexed to CFD 2022-1 in order that they may be developed and receive the benefit of services, which will be financed by the annual levy of special taxes on said property for the purpose set forth in Exhibit "A" (the "Services"); and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such Services and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.

**WHEREAS**, the Board is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") to annex territory to CFD 2022-1 by complying with the procedures set forth in said Article 3.5.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the San Miguel Consolidated Fire Protection District, California, as follows:

**Section 1. Recitals.** The above recitals are true and correct and are hereby incorporated into this resolution.

**Section 2. Name of District.** The name of the existing community facilities district is the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1.

**Section 3. Intention.** The Board declares its intention to conduct proceedings pursuant to said Article 3.5 of the Act for territory proposed for annexation designated "Annexation 17" to CFD 2022-1 as described in Exhibit "B" attached hereto. The Board determines that the public convenience and necessity require that such territory be annexed to CFD 2022-1.

**Section 4. Description of Territory Proposed To Be Annexed: Annexation Map.** Annexation 17 to be annexed to CFD 2022-1 is described in Exhibit "B" attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled "Annexation Map 17 of Community Facilities District 2022-1, San Miguel Consolidated Fire Protection District, San Diego County, State of California" which is on file with the Board Clerk (the "Annexation Map").

**Section 5. Types of Services: Incidental Expenses.** Services authorized to be financed by CFD 2022-1 are set forth in Exhibit "A." The District shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such Services and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.

**Section 6. Special Taxes.** Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annual administrative expenses of the District and CFD 2022-1 in determining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

**Section 7. Adoption of Annexation Map.** Pursuant to Section 3110.5 of the Streets and Highways Code, the Board adopts the Annexation Map as the map of the area proposed to be annexed to CFD 2022-1. Pursuant to Section 3111 of said Code, the Board Clerk shall file the original of the Annexation Map in his or her office and shall file a copy of the Annexation Map with the County Recorder of the County of San Diego no later than 15 days prior to the date of the hearing specified in Section 10 hereof.

**Section 8. Exempt Properties.** Pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal, and local governments shall be exempt from the levy of special taxes of CFD 2022-1.

**Section 9. Necessity.** The Board finds that the Services described in Section 5

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Section 6. **Special Taxes.** Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annual administrative expenses of the District and CFD 2022-1 in determining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

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## In schools to instill confidence.

Feeling like she didn't fit in, DeeAndrea struggled to find her place in school. As a result, her motivation was low and her attendance was suffering. Najee from Communities In Schools became her cheerleader, helping DeeAndrea see that she was capable of much more. Within one year, her attendance went from 59% to 89%. She's now an honor roll student, working toward her long-term goal of becoming a cardiothoracic surgeon. There are millions of at-risk kids like DeeAndrea who need a caring adult to help them stay in school and succeed in life.

See how we help all kids succeed.  
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hereof are necessary to meet increased demands placed upon the District as a result of development occurring within the boundaries of the proposed annexation of territory to CFD 2022-1.

**Section 10. Hearing on Annexation of Territory.** A public hearing on the annexation of territory into CFD 2022-1 shall be held at 5:30 pm on October 8, 2025, or as soon thereafter as the Board may consider the matter, in the Board Chambers, located at 2850 Via Orange Way, Spring Valley, CA 91978.

**Section 11. Notice.** The Board Clerk shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within the proposed community facilities district as prescribed by Section 53322.4 of said Code. Said notice shall be published at least seven (7) days and mailed at least fifteen (15) days before the date of the hearing, and shall contain the information required by said Section 53322.

**Section 12. Description of Voting Procedures.** The voting procedures to be followed in conducting the election on the proposition with respect to the levy of special taxes within the territory proposed to be annexed to CFD 2022-1 shall be as follows:

a) If at the time of the close of the public or protest hearing (hereinafter referred to as the "protest hearing") at least 12 persons are registered to vote within the territory proposed to be annexed to CFD 2022-1, the election shall be conducted by the Board Clerk, and shall be held on a date selected by the Board in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the applicable provisions of law regulating elections of the District, insofar as they may be applicable, and pursuant to Section 53326 the ballots for the election shall be distributed to the qualified electors of the territory proposed to be annexed to CFD 2022-1 by mail with return postage prepaid and the election shall be conducted as a mail ballot election.

b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 persons have been registered to vote within

the territory proposed to be annexed to CFD 2022-1, and pursuant to Section 53326, the vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the Board Clerk as follows:

1. The election shall be held on the earliest date following the conclusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the Board, or such earlier date as the owners of land within the territory proposed to be annexed to CFD 2022-1 and the Board Clerk agree and concur is acceptable.

2. Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be annexed to CFD 2022-1 waive the time limits for conducting the election set forth in Section 53326 by unanimous written consent and the Secretary of the Board concurs in such earlier election date as shall be consented to by the qualified electors.

3. Pursuant to Section 53326, ballots for the election shall be distributed to the qualified electors by the Board Clerk by mail with return postage prepaid or by personal service.

4. Pursuant to applicable provisions of law regulating elections of the District, which govern the conduct of mail ballot elections, and Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections conducted by mail, the Secretary of the Board shall mail or deliver to each qualified elector an official ballot in a form specified by the Board in the resolution calling the election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impartial analysis by the District's Legal Counsel pursuant to Section 9280 of the said Code with respect to the ballot proposition contained in the official ballot, ballot arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, of said Code, a return identification envelope with prepaid postage thereon addressed to the Board Clerk for the return of voted official ballots, and a copy of this res-

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olution; provided, however, that such statement, analysis and arguments may be waived with the unanimous consent of all the landowners of the territory proposed to be annexed to CFD 2022-1 and shall be so stated in the resolution adopted by the Board calling the election.

5. The official ballot to be mailed or delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter, and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to CFD 2022-1.

6. The return identification envelope delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the following: (i) the name of the landowner, (ii) the address of the landowner, (iii) a declaration under penalty of perjury stating that the voter is the landowner or the authorized representative of the landowner entitled to vote the enclosed ballot and is the person whose name appears on the identification envelope, (iv) the printed name and signature of the voter, (v) the address of the voter, (vi) the date of signing and place of execution of said declaration, and (vii) a notice that the envelope contains an official ballot and is to be opened only by the Board Clerk.

7. The information-to-voter form to be mailed or delivered by the Board Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the Board Clerk properly voted as provided thereon and with the certification appended thereto prop-

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erly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5:30 p.m. on the date of the election.

8. Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the Board Clerk shall canvass the votes cast in the election, and shall file a statement with the Board at its next regular meeting regarding the results of such canvass and the election. The procedures set forth in this section for conducting the election may be modified as the Board may determine to be necessary or desirable by a resolution subsequently adopted by the Board.

**Section 13. Certification.** The Board Clerk shall certify the passage and adoption of this resolution.

**Section 14. Effective Date.** This Resolution shall take effect immediately from and after the date of its passage and adoption.

**PASSED AND ADOPTED** by the Board of the San Miguel Consolidated Fire Protection District this 13th day of August 2025, by the following vote:

AYES: Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles and Woodruff

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST  
/s/ Shayna Rians,  
Board Clerk /s/ Kim Raddatz, Board President

**East County Californian 9/26/2025-156608**

**NOTICE OF PUBLIC HEARING ANNEXATION TO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (Annexation 18, APN 504-301-09-00)**

NOTICE IS HEREBY GIVEN that the BOARD OF DIRECTORS (the "Board") of the SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT (the "District"), desires to annex property to the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") pursuant to the provisions of the "Mello-Roos Community Facilities Act of 1982" (the "Community Facilities District Law"). The territory proposed to be included in CFD 2022-1

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shall be known as the "Territory." Published herewith is a copy of Resolution 25-66, a Resolution of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto, adopted on August 13, 2025 Exhibits to Resolution 25-66 are available upon request of the Board Clerk.

**PUBLIC HEARING NOTICE IS GIVEN THAT ON OCTOBER 8, 2025 AT THE HOUR OF 5:30 P.M., IN THE REGULAR MEETING PLACE OF THE BOARD BEING THE DISTRICT OFFICES, LOCATED AT 2850 VIA ORANGE WAY, SPRING VALLEY CA 91978, A PUBLIC HEARING WILL BE HELD WHERE THIS BOARD WILL CONSIDER THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE RATE AND METHOD OF APPORTIONMENT OF THE SPECIAL TAX PROPOSED TO BE LEVIED WITHIN THE ANNEXATION TERRITORY TO CFD 2022-1, AND ALL OTHER MATTERS AS SET FORTH IN THIS RESOLUTION OF INTENTION. AT THE ABOVE-MENTIONED TIME AND PLACE FOR PUBLIC HEARING ANY PERSONS INTERESTED, INCLUDING TAXPAYERS AND PROPERTY OWNERS MAY APPEAR AND BE HEARD. THE TESTIMONY OF ALL INTERESTED PERSONS FOR OR AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1, THE EXTENT OF THE ANNEXATION INTO CFD 2022-1, OR THE FINANCING OF THE SERVICES, WILL BE HEARD AND CONSIDERED. ANY PROTESTS MAY BE MADE ORALLY OR IN WRITING, HOWEVER, ANY PROTESTS PERTAINING TO THE REGULARITY OR SUFFICIENCY OF THE PROCEEDINGS SHALL BE IN WRITING AND CLEARLY SET FORTH THE IRREGULARITIES AND DEFECTS TO WHICH THE OBJECTION IS MADE. ALL WRITTEN PROTESTS SHALL BE FILED WITH THE BOARD CLERK ON OR BEFORE THE TIME FIXED FOR THE PUBLIC HEARING. WRITTEN PROTESTS MAY BE WITHDRAWN IN WRITING AT ANY TIME BEFORE THE CONCLUSION OF THE PUBLIC HEARING.**

IF A WRITTEN MAJORITY PROTEST AGAINST THE ANNEXATION OF TERRITORY INTO CFD 2022-1 IS FILED, THE PROCEEDING SHALL BE ABANDONED. IF SUCH MAJORITY PROTEST IS

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LIMITED TO CERTAIN SERVICES OR PORTIONS OF THE SPECIAL TAX, THOSE SERVICES OR THAT PORTION OF THE SPECIAL TAX SHALL BE ELIMINATED BY THE BOARD.

**ELECTION**

Upon conclusion of the public hearing, if the Board determines to proceed with the annexation of Territory into CFD 2022-1, a proposition to authorize the levy of the special tax within the annexation Territory to CFD 2022-1 shall be submitted to the qualified electors of the Territory to be annexed into CFD 2022-1. The vote shall be by registered voters within the Territory; however, if there are less than 12 registered voters, the vote shall be by landowners, with each landowner having one vote per acre or portion thereof within the annexation Territory into CFD 2022-1. The special tax shall be authorized to be levied within the annexed Territory if at least two-thirds of the votes cast on the proposition are in favor of the levy of the special tax.

/s/ Shayna Rians,  
Board Clerk  
San Miguel Consolidated Fire Protection District  
9/26/2025  
**Resolution 25-66**

**Resolution of Intention of the Board of Directors of the San Miguel Consolidated Fire Protection District Declaring Intention to Annex Territory to Community Facilities District 2022-1 and Adopting A Map of the Area Proposed to be Annexed Thereto (Annexation 18, APN 504-301-09-00)**

**WHEREAS**, the Board of Directors (the "Board") of the San Miguel Consolidated Fire Protection District (the "District") has established the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1 ("CFD 2022-1") for the purpose of levying special taxes on parcels of taxable property therein for the purpose of providing certain services which are necessary to meet increased demands placed upon the District as a result of the development of said real property; and

**WHEREAS**, the territory which is included in CFD 2022-1 is described on the map of CFD 2022-1 recorded in Book 50 of Maps of Assessment and Community Facilities Districts, page(s) 41 in the office of the County Recorder for the County of San Diego, State of California; and

**WHEREAS**, the Board has received a written petition from BANCROFT TWO L L C,

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the owner of certain real property within the District requesting that such property be annexed to CFD 2022-1 in order that they may be developed and receive the benefit of services, which will be financed by the annual levy of special taxes on said property for its purpose set forth in Exhibit "A" (the "Services"); and agreeing to the annual levy of special taxes on said property sufficient to pay the costs of such Services and costs incidental thereto; and

**WHEREAS**, the Board is authorized by Article 3.5 (commencing with Section 53339) of Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the "Mello-Roos Community Facilities Act of 1982," (the "Act") to annex territory to CFD 2022-1 by complying with the procedures set forth in said Article 3.5.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the San Miguel Consolidated Fire Protection District, California, as follows:

**Section 1. Recitals.** The above recitals are true and correct and are hereby incorporated into this resolution.

**Section 2. Name of District.** The name of the existing community facilities district is the San Miguel Consolidated Fire Protection District Community Facilities District 2022-1.

**Section 3. Intention.** The Board declares its intention to conduct proceedings pursuant to said Article 3.5 of the Act for territory proposed for annexation designated "Annexation 18" to CFD 2022-1 as described in Exhibit "B" attached hereto. The Board determines that the public convenience and necessity require that such territory be annexed to CFD 2022-1.

**Section 4. Description of Territory Proposed To Be Annexed: Annexation Map.** Annexation 18 to be annexed to CFD 2022-1 is described in Exhibit "B" attached hereto and by this reference made a part hereof. Such territory is also shown and described on the map thereof entitled "Annexation Map 18 of Community Facilities District 2022-1, San Miguel Consolidated Fire Protection District, San Diego County, State of California" which is on file with the Board Clerk (the "Annexation Map").

**Section 5. Types of Services: Incidental Expenses.** Services authorized to be financed by CFD

2022-1 are set forth in Exhibit "A." The District shall also finance costs associated with the determination of the amount of and the levy and collection of special taxes which are levied to provide such Services and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.

**Section 6. Special Taxes.** Except where funds are otherwise available, special taxes sufficient to pay the costs of the Services provided for in Section 5 above and the annual administrative expenses of the District and CFD 2022-1 in determining, apportioning, levying and collecting such special taxes, shall be annually levied within CFD 2022-1. Pursuant to Section 53340 of the California Government Code, the special taxes shall be collected in the same manner as ordinary ad valorem property taxes are collected and shall be subject to the same penalties and the same procedure, sale, and lien priority in case of delinquency as is provided for ad valorem taxes. However, under no circumstances shall the special tax levied against any parcel subject to the levy of the special tax pursuant to the rates and method of apportionment be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within CFD 2022-1 by more than ten percent (10%). The rate and method of apportionment of said special taxes shall be as set forth in Exhibit "C" attached hereto and by this reference made a part hereof.

**Section 7. Adoption of Annexation Map.** Pursuant to Section 3110.5 of the Streets and Highways Code, the Board adopts the Annexation Map as the map of the area proposed to be annexed to CFD 2022-1. Pursuant to Section 3111 of said Code, the Board Clerk shall file the original of the Annexation Map in his or her office and shall file a copy of the Annexation Map with the County Recorder of the County of San Diego no later than 15 days prior to the date of the hearing specified in Section 10 hereof.

**Section 8. Exempt Properties.** Pursuant to Section 53340 of the California Government Code, properties of entities of the state, federal, and local governments shall be exempt from the levy of special taxes of CFD 2022-1.

**Section 9. Necessity.** The Board finds that the Services described in Section 5 hereof are necessary to meet increased demands placed upon the

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District as a result of development occurring within the boundaries of the proposed annexation of territory to CFD 2022-1.

**Section 10. Hearing on Annexation of Territory.** A public hearing on the annexation of territory into CFD 2022-1 shall be held at 5:30 pm on October 8, 2025, or as soon thereafter as the Board may consider the matter, in the Board Chambers, located at 2850 Via Orange Way, Spring Valley, CA 91978.

**Section 11. Notice.** The Board Clerk shall publish a notice of the time and place of said hearing as required by Section 53322 of the California Government Code, and shall also give notice of the time and place of said hearing by first-class mail to each registered voter and to each landowner within the proposed community facilities district as prescribed by Section 53322.4 of said Code. Said notice shall be published at least seven (7) days and mailed at least fifteen (15) days before the date of the hearing, and shall contain the information required by said Section 53322.

**Section 12. Description of Voting Procedures.** The voting procedures to be followed in conducting the election on the proposition with respect to the levy of special taxes within the territory proposed to be annexed to CFD 2022-1 shall be as follows:

a) If at the time of the close of the public or protest hearing (hereinafter referred to as the "protest hearing") at least 12 persons are registered to vote within the territory proposed to be annexed to CFD 2022-1, the election shall be conducted by the Board Clerk, and shall be held on a date selected by the Board in conformance with the provisions of Section 53326 of the California Government Code ("Section 53326") and pursuant to the applicable provisions of law regulating elections of the District, insofar as they may be applicable, and pursuant to Section 53326 the ballots for the election shall be distributed to the qualified electors of the territory proposed to be annexed to CFD 2022-1 by mail with return postage prepaid and the election shall be conducted as a mail ballot election.

b) If at the time of the close of the protest hearing, and for at least the preceding 90 days, less than 12 persons have been registered to vote within the territory proposed to be annexed to CFD 2022-1, and pursuant to Section 53326, the

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vote is therefore to be by the landowners of that territory, with each landowner of record at the close of the protest hearing having one vote for each acre or portion of an acre of land that he or she owns, the election shall be conducted by the Board Clerk as follows:

1. The election shall be held on the earliest date following the conclusion of the protest hearing upon which it can be held pursuant to Section 53326 which may be selected by the Board, or such earlier date as the owners of land within the territory proposed to be annexed to CFD 2022-1 and the Board Clerk agree and concur is acceptable.

2. Pursuant to Section 53326, the election may be held earlier than 90 days following the close of the protest hearing if the qualified electors of the territory proposed to be annexed to CFD 2022-1 waive the time limits for conducting the election set forth in Section 53326 by unanimous written consent and the Secretary of the Board concurs in such earlier election date as shall be consented to by the qualified electors.

3. Pursuant to Section 53326, ballots for the election shall be distributed to the qualified electors by the Board Clerk by mail with return postage prepaid or by personal service.

4. Pursuant to applicable provisions of law regulating elections of the District, which govern the conduct of mail ballot elections, and Division 4 (commencing with Section 4000) of the California Elections Code with respect to elections conducted by mail, the Secretary of the Board shall mail or deliver to each qualified elector an official ballot in a form specified by the Board in the resolution calling the election, and shall also mail or deliver to all such qualified electors a ballot pamphlet and instructions to voter, including a sample ballot identical in form to the official ballot but identified as a sample ballot, a statement pursuant to Section 9401 of the said Code, an impartial analysis by the District's Legal Counsel pursuant to Section 9280 of the said Code with respect to the ballot proposition contained in the official ballot, ballot arguments and rebuttals, if any, pursuant to Sections 9281 to 9287, inclusive, of said Code, a return identification envelope with prepaid postage thereon addressed to the Board Clerk for the return of voted official ballots, and a copy of this resolution; provided, however, that such statement, analysis and arguments may be

waived with the unanimous consent of all the landowners of the territory proposed to be annexed to CFD 2022-1 and shall be so stated in the resolution adopted by the Board calling the election.

5. The official ballot to be mailed or delivered to the Board Clerk by each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter, and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to CFD 2022-1.

**Legal Notices-CAL**

6. The return identification envelope delivered by the Board Clerk to each landowner-voter shall have printed or typed thereon the name of the landowner-voter and the number of votes to be voted by the landowner-voter, and shall have appended to it a certification to be signed by the person voting the official ballot which shall certify that the person signing the certification is the person who voted the official ballot, and if the landowner-voter is other than a natural person, that he or she is an officer of or other person affiliated with the landowner-voter entitled to vote such official ballot, that he or she has been authorized to vote such official ballot on behalf of the landowner-voter, that in voting such official ballot it was his or her intent, as well as the intent of the landowner-voter, to vote all votes to which the landowner-voter is entitled based on its land ownership on the proposition set forth in the official ballot as marked thereon in the voting square opposite such proposition, and further certifying as to the acreage of the landowner-voter's land ownership within the territory proposed to be annexed to CFD 2022-1.

7. The information-to-voter form to be mailed or delivered by the Board Clerk to the landowner-voters shall inform them that the official ballots shall be returned to the Board Clerk properly voted as provided thereon and with the certification appended thereto properly completed and signed in the sealed return identification envelope with the certification thereon completed and signed and all other information to be inserted thereon properly inserted by 5:30 p.m. on the date of the election.

8. Upon receipt of the return identification envelopes which are returned prior to the voting deadline on the date of the election, the Board Clerk shall canvass the votes cast in the election, and shall file a statement with the Board at its next regular meeting regarding the results of such canvass and the election. The procedures set forth in this section for conducting the election may be modified as the Board may determine to be necessary or desirable by a resolution subsequently adopted by the Board.

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**Section 13. Certification.** The Board Clerk shall certify the passage and adoption of this resolution.

**Section 14. Effective Date.** This Resolution shall take effect immediately from and after the date of its passage and adoption.

**PASSED AND ADOPTED** by the Board of the San Miguel Consolidated Fire Protection District this 13th day of August 2025, by the following vote:

AYES: Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles and Woodruff

NOES: None

ABSTAIN: None

ABSENT: None

ATTEST  
/s/ Shayna Rians,  
Board Clerk /s/ Kim Raddatz, Board President

**East County Californian 9/26/2025-156609**

**NOTICE TO CREDITORS OF BULK SALE**  
(Notice pursuant to UCC Sec. 6105)

Escrow No. 16631  
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address of the Seller are: VILLAGE ROSE PHARMACY, INC., A CALIFORNIA CORPORATION BY: LORELEI DELAVIN NGUYEN, C.E.O., 7773 UNIVERSITY AVE., LA MESA, CA 91941

Doing Business as: VILLAGE ROSE PHARMACY  
All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), are: NONE  
The location of the chief executive office of the seller is: VILLAGE ROSE PHARMACY, INC., A CALIFORNIA CORPORATION BY: LORELEI DELAVIN NGUYEN, C.E.O., 7773 UNIVERSITY AVE., LA MESA, CA

**Legal Notices-CAL**

91941  
The name(s) and address of the Buyer(s) are: VIVIFICA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY BY: LESLIE DISTRITO, MANAGING MEMBER AND BY: JOSEPH LI, MANAGING MEMBER, 7771 UNIVERSITY AVE., LA MESA, CA 91941

The assets being sold are generally described as: INVENTORY, FURNITURE, FIXTURES, TRADE EQUIPMENT, CONTRACT RIGHTS, STOCK IN TRADE, MATERIAL CONTRACTS, COMPUTER HARDWARE AND SOFTWARE, CUSTOMER AND CLIENT LISTS, PRESCRIPTION FILES AND RECORDS, TELEPHONE NUMBERS AND FAX NUMBERS, SUPPLIES, TRADE NAME, GOODWILL, WEB SITES, E-MAIL ADDRESSES, DOMAIN NAMES, SOCIAL MEDIA ACCOUNTS, COVENANT NOT TO COMPETE, ETC. and are located at: 7773 UNIVERSITY AVE., LA MESA, CA 91941

The bulk sale is intended to be consummated at the office of: JEAN ALLEN ESCROW CO, INC, 3341 CERRITOS AVENUE, LOS ALAMITOS, CA 90720 and the anticipated sale date is OCTOBER 14, 2025  
The bulk sale IS subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is: JEAN ALLEN ESCROW CO, INC, 3341 CERRITOS AVENUE, LOS ALAMITOS, CA 90720. And the last day for filing claims by any creditor shall be OCTOBER 13, 2025 which is the business day before the anticipated sale date specified above.

Dated: SEPTEMBER 2, 2025  
VIVIFICA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Buyer(s)  
O R D - 4 2 0 3 6 9 5  
S A N T E E S T A R  
9 / 2 6 / 2 5  
**ECC/Santee Star  
9/26/2025-156854**

**NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY**

Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **October 7TH, 2025, on or after 10:00 A.M.**, property in storage units. Auctions

**Legal Notices-CAL**

are to be held online at [www.storagetreasures.com](http://www.storagetreasures.com).

Property to be sold includes, but is not limited to: Bookshelves, dressers, washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surfboards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following: **LOGAN CLARK 10X5 CHARLES HAWES 10X20**

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

Dated the 26th day of JUNE 2025.

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

**East County Californian 9/26,10/3/2025-156864**

**Notice of Public Sale**  
Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on October 21, 2025, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: [www.storageauctions.com](http://www.storageauctions.com). Stored by the following persons, Karina Acedo, Mike Clapp, Ursula R. Drawhorn, Lolani Laloulu, Michelle Toriz and Latisha Williams. All sales are subject to prior cancellation. Terms, rules and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111.

**East County Californian 9/26/2025-156920**

**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 has been filed by: in the Superior Court of California, County of San Diego

The Petition for Probate requests that ROBERT L MORGAN

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be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

**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 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.

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. 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

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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:

**10/11/2025**

**10:15 a.m. Dept. 504  
1100 Union Street  
San Diego, CA 92101**

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

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California 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

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

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

**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 AUTUMN 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

**Legal Notices-CAL**

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: 9/15/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 156698**  
**9/19,26,10/3,10/25**

**NOTICE OF  
PETITION TO  
ADMINISTER  
ESTATE OF:  
JEFFREY D. VOWLES  
CASE NO.  
25PE002614C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY D. VOWLES.

A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego

The Petition for Probate requests that EUGENE V. RICARD 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 case why the court should not grant the

**Legal Notices-CAL**

authority. A hearing on the petition will be held in this court as follows:

**10/29/2025**

**1:30 p.m. Dept. 1603  
1100 Union Street  
San Diego, CA 92101**

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.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

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on October 3, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2016 MERCEDES-BENZ S550  
VIN: WDDUG8FB2GA243842  
PLATE: 9BUF726, CA  
**East County Californian 9/26/2025 -156636**

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on October 2, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2018 MITSUBISHI OUTLANDER  
VIN: JA4AD2A38JZ054540  
PLATE: 8PUV063, CA  
**East County Californian 9/26/2025 -156618**

**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on September 30, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2018 ALFA ROMEO GIULIA  
VIN: ZARFAEBN8J7580769  
PLATE: 8ECT827, CA  
**East County Californian 9/26/2025 -156555**

**Legal Notices-CAL**

Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: JAMES A. McFALL, ESQ, PO BOX 1175, JULIAN, CA 92036. (619) 540-6416

**East County Californian**  
**9/26,10/3,10/2025-156802**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
25CU049364C**

TO ALL INTERESTED PERSONS: Petitioner: ASADULLAH TABESH and FARZANA TABESH on behalf of minor filed a petition with this court for a decree changing names as follows: MOHAMMAD RAHMAN TABESH to ABDUL RAHMAN TABESH. 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  
11/12/2025**

**8:30 a.m., Dept. 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 circula-

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tion, printed in this county: East County Californian  
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT**  
DATE: 9/17/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 156845**  
**9/26,10/3,10,17/25**

**LIEN SALE**

Year: 2017  
Make: MASE  
VIN #  
ZAM57RSA5H1213135  
Date of sale:  
10/13/2025  
Time: 10 am

Lien holder name:  
COLLISON FIX  
Location: 2909 Damon St  
San Diego CA 92109

**EC Californian  
9/26/2025-156868**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME  
CASE NO.  
25CU049978C**

TO ALL INTERESTED PERSONS: Petitioner: LAURA QUYNH-NHU NGUYEN filed a petition with this court for a decree changing names as follows: LAURA QUYNH-NHU NGUYEN to LAURA QUYNH-NHU CAMERON. 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  
11/17/2025**

**8:30 a.m., Dept. 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: 9/19/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 156856**  
**9/26,10/3,10,17/25**

**Legal Notices-CAL**

**NOTICE OF SALE OF  
ABANDONED PERSONAL  
PROPERTY**

Notice is given that pursuant to sections 21701-21715 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 515 of the Penal Code, "SuperStorage San Diego" (formerly known as "Home Handy Storage"), 4773 Home Ave. San Diego, CA 92105, will sell by competitive bidding ending on or after **October 7, 2025, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at [www.storage-treasures.com](http://www.storage-treasures.com).

Amaya Clewis 5x10  
Arelly Higuera 6x10  
KAYAL PAYNE 5x6  
FRANCISCO ARROYO 5X6

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

Auction by [StorageTreasures.com](http://StorageTreasures.com)  
License

63747122 Bond#  
Phone (855)722-8853  
SuperStorage (619)  
262-2828

**EC Californian  
9/26,10/3/2025-156863**

**Legal Notices-CAL**

**NOTICE OF TRUSTEE'S SALE T.S. No. 25-30304-PM-CA Title No. 250243204-CA-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 herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made in "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the re-

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maining 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 any incorrectness of the street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size

**NOTICE OF VEHICLE LIEN SALE**

The following Vehicle will be lien sold at 9:00 a.m. on October 9, 2025.  
**Call # Year Make Model Color VIN License # State Engine No.#**  
3335665 2017 Kia Sorento White 5YYPG4A33HG281243 7XOP037 CA  
3336185 2016 Dodge Challenger Black 2C3CDZAG1GH316521 8MLY752 CA  
**Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120**  
3335135 2019 Hyundai Sonata Black 5NPE24AF5KH750199 9CNW863 CA  
**Vehicles Location: 1501 North Coast Hwy 101, Oceanside, CA 92054**  
3280371 2017 Ford Focus White 1FADP3K2XHL211106 7SXG802 CA  
3335160 2015 BMW 428i White WBA3N7C5XFK222375 NONE  
3335219 2017 Chrysler Pacifica Grey 2C4RC1DG1HR723157 7ZSF318 CA  
3336232 2014 Ford Mustang Black 1ZVBP8AM2E5270407 NONE  
**Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111**  
3330378 2012 Chevrolet Silverado 1500 Black 3GCPCSE04CG217058 37340B3 CA  
3336349 2021 Mazda CX-5 Grey JM3KFBY0M0349710 8ZAT736 CA  
**Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911**  
3332796 2019 RAM ProMaster City Green ZFBHRFAB5K6M41573 27808V2 CA  
3336141 2011 Dodge Ram 1500 Blue 1D7RV1CT6BS538817 02190P2 CA  
3336717 2019 Kia Soul Grey KNDJP3A54K7680894 9NKH617 CA  
**Vehicles Location: 3333 National Ave, San Diego, CA 92113**  
**EC Californian 9/26/2025-156852**

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of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), 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 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

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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 0 9 / 1 2 / 2 0 2 5 , 0 9 / 1 9 / 2 0 2 5 , 0 9 / 2 6 / 2 0 2 5 **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 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 CON-

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**DOMINIUM 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 MORNING SIDE, 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 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**

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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 EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS IN, OVER THROUGH AND ACROSS THE ROADWAY MODULE LOCATED WITHIN LOT 1 OF THE ABOVE-REFERENCED SUBDIVISION MAP, AS SHOWN ON THE CONDOMINIUM PLAN. PARCEL 5: NON-EXCLUSIVE APPURTENANT EASEMENTS 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 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 CONDOMINIUM 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

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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 PROPERTY OF THE OTHER 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 384-081-

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19-11. The street address and other coming 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 coming 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 the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 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

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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 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

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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 0 9 / 1 2 / 2 0 2 5 , 0 9 / 1 9 / 2 0 2 5 , 0 9 / 2 6 / 2 0 2 5 **ECC/Santee Star 9/12, 19, 26/2025-156445**

**NOTICE OF TRUSTEE'S SALE** TS No. CA-25-1015909-CL Order No.: FIN-25006364 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/15/2007. 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 cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Sherman Daley, an unmarried man Recorded: 6/25/2007 as Instrument No. 2007-0425988 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 10/20/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA

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92020 Amount of unpaid balance and other charges: \$375,169.37 The purported property address is: 739 MAHOGANY DR, EL CAJON, CA 92019 Assessor's Parcel No.: 511-532-36-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1015909-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property

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if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1015909-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1015909-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and

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exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1015909-CL IDSPub #0250230 9/26/2025 10/3/2025 10/10/2025 **ECC/EI Cajon Eagle 9/26, 10/3, 10/2025-156454**

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 LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal savings and loan association, or savings 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.

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The amount may be greater on the day of sale.

Trustor: DIANE HARVEY, AN UNMARRIED WOMAN RYD 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, Date of Sale: 10/3/2025 at 9:00 AM Place of Sale: Entrance of the East County Regional Center 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: 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 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. 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

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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.

**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 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**

T.S. No.: 250428361 Notice of Trustee's Sale

**Legal Notices-CAL**

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 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, if any, shown above. If no street address or other common design-

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ation 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 (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file 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. If you are an "eligible bidder," you may be able

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to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 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**

APN: 584-022-05-00 TS No: CA08000382-25-1 TO No: 250321613-CA-VOI 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 December 6, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU**

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SHOULD CONTACT A LAWYER. On October 20, 2025 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., 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 December 11, 2018 as Instrument No. 2018-0508102, of official records in the Office of the Recorder of San Diego County, California, executed by ARTURO LEY-VILLASENOR AND ZACARIAS C. LEY, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of WELLS FARGO BANK, N.A. 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: 8739 SAINT GEORGE ST, SPRING VALLEY, CA 91977-4827 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 \$292,682.78 (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

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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 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 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, CA08000382-25-1. In-

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formation 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 CA08000382-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 12, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000382-25-1 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 116120, Pub Dates: 09/26/2025, 10/10/2025, EAST COUNTY CALIFORNIA

**East County California 9/26, 10/3, 10/2025-156639**

APN: 469-191-02-00 TS No: CA08000119-25-1 T O O N O : 250124105-CA-VOI NOTICE OF TRUSTEE'S SALE (The above

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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 July 30, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 22, 2025 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., 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 August 3, 2021 as Instrument No. 2021-0550264, of official records in the Office of the Recorder of San Diego County, California, executed by GIANG NGUYEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND PHONG NGUYEN AND HANG NGUYEN, HUSBAND AND WIFE, ALL AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AHL FUNDING DBA AMERICAN HOME LOANS 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: 7135 7137 AMHERST STREET, LA MESA, CA 91942 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made 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

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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 \$683,019.77 (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 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 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

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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, CA08000119-25-1. 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 CA08000119-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 17, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000119-25-1 17100 Gillette Ave

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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 116240, Pub Dates: 09/26/2025, 10/10/2025, EAST COUNTY CALIFORNIA

**East County California 9/26, 10/3, 10/2025-156807**

APN: 244-110-48-00 Order: LTTSG2500090 TS-250608 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/07/2023 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Barons-Earth Corp., a Delaware Corporation Recorded on 11/09/2023 as Instrument No. 2023-0313671, of Official records in the office of the County Recorder of San Diego County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 6/18/2025 as Instrument No. 20250162349 of said Official Records, WILL SELL ON 10/20/2025 AT the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is purported to be: 102 Burma Rd, Ramona (unincorporated area), CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and

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advances at the time of the initial publication of the Notice of Sale is: \$403,578.50 (estimated). In addition to cash, the Trustee will accept a cashier's check made payable to C.N.A. Foreclosure Services, Inc., drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If

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you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 250608 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

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you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 250608 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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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 advise regarding potential right to purchase." FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, CA 92108 (619) 297-6740 DATE: 9/17/2025 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee S a l e O f f i c e r

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NPP0478920 To: S A N T E E S T A R 0 9 / 2 6 / 2 0 2 5 , 1 0 / 0 3 / 2 0 2 5 , 1 0 / 1 0 / 2 0 2 5 **ECC/Santee Star 9/26,10/3,10/2025-156836** T.S. No.: 250429367 Notice of Trustee's Sale Loan No.: 7122745 Order No. 95531481 APN: 381-041-03-00 Property Address: 50 Town Center Parkway Santee, CA 92071 You Are In Default Under A Deed Of Trust Dated 6/14/2024. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The 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, cash-

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ier'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: 50 Town Center, LLC a California limited liability company Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 2/7/2025 as Instrument No. 2025-0032113 in book, page of Official Records in the 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 charges: \$3,113,257.08 Street Address or other common designation of real property: 50 Town Center Parkway 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, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically

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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 (877) 440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250429367. 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 (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250429367 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.

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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: 9/12/2025 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 Parcel A: Parcel 3 Of Parcel Map No. 15601, In The City Of Santee, County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, March 7, 1989. Parcel B: Non-Exclusive Reciprocal Easements For Pedestrian And Vehicular Ingress And Egress And Maintenance Of A Joint Driveway As Set Forth In That Certain Reciprocal Easement Agreement Dated February 27, 1989 By And Between The Price Company, A California Corporation And H & D LTD. - Santee, A California Limited Partnership, Recorded March 7, 1989, Recorder's File No. 89-116591 Over That Portion Of Parcel 1 Of Parcel Map No. 14764, In The City Of Santee, County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, April 17, 1987, More Particularly Described As Follows: Beginning At The Most Northerly Corner Of Said Parcel 1, Said Point Being On The Southeasterly Line Of Town Center Parkway; Thence Along The Northeasterly Line Of Said Parcel 1 South 22 Degrees 46'15" East, 219.92 Feet; Thence South 67 Degrees 13'45" West, 26.00 Feet; Thence North 22 Degrees 46'15" West, 209.92 Feet To The Beginning Of A Tangent 20.00 Foot Radius Curve, Concave Southwesterly; Thence Northwesterly Along The Arc Of Said Curve Thru A Central Angle Of 30 Degrees 00'00" An Arc Distance Of 10.47 Feet To The Southeasterly Line Of Said Town Center Parkway; Thence North 67 Degrees 13'45" East Along Said Southeasterly Line, 28.68 Feet To The Point Of Beginning. Parcel C: Non-Exclusive Reciprocal

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Easements Including But Not Limited To Right Of Entry To Use The Common Area For The Parking Of Motor Vehicles, Pedestrians And Vehicular Travel, Ingress And Egress, Utilities, Maintenance And For The Other Common Area Uses Provided For Herein, In, To, Over, Under And Across Parcel 6 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989, And Other Property, As Set Forth And Created In That Certain Operation And Reciprocal Easement Agreement Dated February 17, 1989, By And Between First City Santee Town Center, A California General Partnership, And Home Capital Corporation, A California Corporation, Recorded March 7, 1989, Recorder's File No. 89-116597 Of Official Records, As Amended By Document Recorded September 15, 1989 As File/Page No. 89-500637 Of Official Records. The Easement Herein Described Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcels 1 Through 5 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989. Parcel D: Non-Exclusive Reciprocal Easements Including But Not Limited To Right Of Entry To Use The Common Area For The Parking Of Motor Vehicles, Pedestrians And Vehicular Travel, Ingress And Egress, Utility Services, Temporary Construction, Pylon Sign, Underground Supports, Canopy, Maintenance And For The Other Common Area Uses Provided For Herein, In, To, Over, Under And Across Parcel 14 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989, As Set Forth And Created In That Certain Reciprocal Easement Agreement Dated February 28, 1989 By And Between First City Santee Town Center, A California General Partnership, And Home Depot Inc., A California Corporation, And Longs Drugs Stores Of California, Inc., A California Corporation, Recorded March 7, 1989, Recorder's File No. 89-116598 Of Official Records. The Easement Herein Described Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcels 7 Through 13 And Parcels 15 And 16, Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989. **ECC/La Mesa Forum 9/26,10/3,10/2025-156869**

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

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:

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

More fully described in said Deed of Trust.

NOTICE OF TRUSTEE'S SALE

All right, title, and interest conveyed to and now held by the trustee in the herein after described property under and pursuant to a Deed of Trust described 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.

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

NOTE: THERE IS A SUMMARY OF THE INFORMATION ATTACHED

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

注: 本文件包含一个信息摘要

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.

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

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.

IMPORTANT NOTICE TO PROPERTY OWNER: 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.

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

er'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: 50 Town Center, LLC a California limited liability company Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 2/7/2025 as Instrument No. 2025-0032113 in book, page of Official Records in the 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 charges: \$3,113,257.08 Street Address or other common designation of real property: 50 Town Center Parkway 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, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically

entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information 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 (877) 440-4460 or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250429367. 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 (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250429367 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: 9/12/2025 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 Parcel A: Parcel 3 Of Parcel Map No. 15601, In The City Of Santee, County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, March 7, 1989. Parcel B: Non-Exclusive Reciprocal Easements For Pedestrian And Vehicular Ingress And Egress And Maintenance Of A Joint Driveway As Set Forth In That Certain Reciprocal Easement Agreement Dated February 27, 1989 By And Between The Price Company, A California Corporation And H & D LTD. - Santee, A California Limited Partnership, Recorded March 7, 1989, Recorder's File No. 89-116591 Over That Portion Of Parcel 1 Of Parcel Map No. 14764, In The City Of Santee, County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, April 17, 1987, More Particularly Described As Follows: Beginning At The Most Northerly Corner Of Said Parcel 1, Said Point Being On The Southeasterly Line Of Town Center Parkway; Thence Along The Northeasterly Line Of Said Parcel 1 South 22 Degrees 46'15" East, 219.92 Feet; Thence South 67 Degrees 13'45" West, 26.00 Feet; Thence North 22 Degrees 46'15" West, 209.92 Feet To The Beginning Of A Tangent 20.00 Foot Radius Curve, Concave Southwesterly; Thence Northwesterly Along The Arc Of Said Curve Thru A Central Angle Of 30 Degrees 00'00" An Arc Distance Of 10.47 Feet To The Southeasterly Line Of Said Town Center Parkway; Thence North 67 Degrees 13'45" East Along Said Southeasterly Line, 28.68 Feet To The Point Of Beginning. Parcel C: Non-Exclusive Reciprocal

Easements Including But Not Limited To Right Of Entry To Use The Common Area For The Parking Of Motor Vehicles, Pedestrians And Vehicular Travel, Ingress And Egress, Utilities, Maintenance And For The Other Common Area Uses Provided For Herein, In, To, Over, Under And Across Parcel 6 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989, And Other Property, As Set Forth And Created In That Certain Operation And Reciprocal Easement Agreement Dated February 17, 1989, By And Between First City Santee Town Center, A California General Partnership, And Home Capital Corporation, A California Corporation, Recorded March 7, 1989, Recorder's File No. 89-116597 Of Official Records, As Amended By Document Recorded September 15, 1989 As File/Page No. 89-500637 Of Official Records. The Easement Herein Described Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcels 1 Through 5 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989. Parcel D: Non-Exclusive Reciprocal Easements Including But Not Limited To Right Of Entry To Use The Common Area For The Parking Of Motor Vehicles, Pedestrians And Vehicular Travel, Ingress And Egress, Utility Services, Temporary Construction, Pylon Sign, Underground Supports, Canopy, Maintenance And For The Other Common Area Uses Provided For Herein, In, To, Over, Under And Across Parcel 14 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989, As Set Forth And Created In That Certain Reciprocal Easement Agreement Dated February 28, 1989 By And Between First City Santee Town Center, A California General Partnership, And Home Depot Inc., A California Corporation, And Longs Drugs Stores Of California, Inc., A California Corporation, Recorded March 7, 1989, Recorder's File No. 89-116598 Of Official Records. The Easement Herein Described Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcels 7 Through 13 And Parcels 15 And 16, Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989. **ECC/La Mesa Forum 9/26,10/3,10/2025-156869**