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

Items for sale must be \$100 or less.

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

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

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

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

DEADLINE: 4 P.M. TUESDAY

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

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NOTICE OF PUBLIC SALE
 NOTICE IS HEREBY GIVEN that in accordance with the California Civil Code Section

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798.56a and California Commercial Code Section 7209 and 7210, the mobilehome described as:
T R A D E N A M E : F L E E T W O O D

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MANUFACTURED DATE: 01/01/1966 H.C.D. DECAL NO: AWW9369 SERIAL NO.: S7380 will be sold at a public auction on, **Monday,**

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November 10, 2025 at 9:00 a.m., at the following location
 Starlight Mobilehome Park
 351 E. Bradley Ave
 Space 18

Legal Notices-CAL

El Cajon, CA 92021
THE PARTIES BELIEVED TO CLAIM AN INTEREST, Cassandra Spradlin, Griselda G. Langarcia, Nicholas Spradlin, and Julian Suarez have been given notice and the time specified for payment in the notice has expired.
 The undersigned is entitled to a warehouse lien against said mobile home to satisfy the lien, storage, and other related charges incurred including reasonable charges of notice, advertisement, and sale.
CASSANDRA SPRADLIN, GRISELDA G. LANGARCIA, NICHOLAS SPRADLIN, AND JULIAN SUAREZ, Registered Owners, Legal Owners, Interested Parties, please take further notice that, in order to prevent the mobilehome from being sold at the noticed sale, the following amount must be paid to Starlight MHP, LLC dba Starlight Mobile home Park prior to the sale: total claim to date of **\$37,108.73** (additional amounts incurred shall be added to this amount as provided in the Commercial Code). Bidders are required to show proof of cashier's check (s) / m o n e y order(s) in an amount equal to the claim to

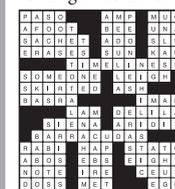
date amount prior to bidding.
 Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale, the mobile home must be removed from the Premises.
 The current location of the subject property is: 351 E BRADLEY AVE SPACE 18, EL CAJON, CA 92021
 The public auction will also be made to satisfy the lien for storage of the above-described property that was deposited by **Cassandra Spradlin, Griselda G. Langarcia, Nicholas Spradlin, and Julian Suarez** to Starlight Mobilehome Park
 The total amount due on this property, including estimated costs, expenses, and advances as of the date of the public sale, is **\$37,108.73**. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale.
 Date: October 6, 2025 /s/ Robert Ong
 Robert Ong, Esq.
 Authorized Agent for Starlight Mobile Home Park
East County California 10/17,24/2025-157344
NOTICE OF MOBILE-HOME WAREHOUSE

LIEN SALE; Sale Location: 10880 HWY 67 SPC 55 Lakeside CA. 92040 Sale date / time: NOVEMBER 7, 2025 @11 AM. Mobilehome description: 1976 CANYON CREST; 48 x 24 Decal No. AAL3633. Serial Nos.A61912 & B61912; HUD Label/Insignia Nos. 237677 & 237678. Lien sale on account for: KIMBERLY BENSON AND KEVEN MARSHALL BENSON AS JTWRs and any other. The successful bidder shall be responsible for all costs, fees, liens and/or penalties incurred in or associated with transferring title of the listed mobilehome into his/her/its name. Additionally, the successful bidder may be liable to the State of California for any lien attached to the listed mobile home provided for in California Health and Safety Code §18116.1 total payment in full is due immediately upon sale by cashier check. Coach is a Pull Out and buyer has 15 days to remove the MOBILE HOME. LAKESIDE VIEW ESTATES LLC is in compliance with Section7209 & 7210 of the Uniform Commercial Code and Section 798.56a of the Civil Code of the State of Ca. gives notice that it has a lien on the prop-

erty stored by you and held for your account, or in which you claim an interest, amounting at this time to the sum of \$47,378.72 and accrued daily until sale date of NOVEMBER 7, 2025 @ 11 AM amount due may be payable by cashier check to LAKESIDE VIEW ESTATES LLC. Names published per Commercial Code §7206 & 7210. Coach may be viewed at 10 AM on sale date Abamex, Auctioneers, Bond No. MS 273-80-15, auctions@abamex.com 10/24, 10/31/25 **CNS-3977541# LAKESIDE LEADER ECC/Lakeside Leader 10/24,31/25-157580**
ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU049376C
 TO ALL INTERESTED PERSONS: Petitioner: JENSEN-TORRES filed a petition with this court for a decree changing names as follows: KING DREAM JOYCE-SENIOR to KING DREAM JENSEN-JOYCE. 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

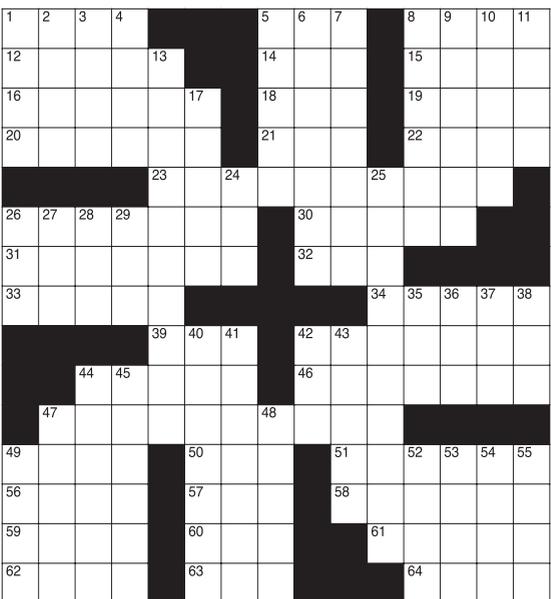
CLUES ACROSS

1. El __, Texas town
5. Rocker's tool
8. A lot
12. Traveling by ground
14. Spelling competition
15. Two-toed sloth
16. Small perfumed bag
18. "Much __ about nothing"
19. Tough-skinned mollusk
20. Removes from record
21. It warms the planet
22. Leafy green
23. Quality of arriving favorably
26. Living thing
30. "Six of Crows" author Bardugo
31. Got around a rule
32. Resin from burned substance
33. Iraq seaport
34. Religious leaders
39. Fugitives are on it



CLUES DOWN

1. Bullfighting maneuver
2. From a distance
3. Soul and calypso song
4. Expressions of delight
5. Lower in esteem
6. Inner region of an organ
7. Flowers
8. A bog
9. Remove a fastening
10. Membranes
11. Enormous
13. One who abstains from drink
17. Malayan wild ox
24. Type of student
25. Rejecting all moral principles
26. Sino-Soviet block
27. Egyptian unit of weight
28. Wrong
29. Make a mistake
35. Indicates location
36. Boxing's "GOAT"
37. Where wrestlers compete
38. Timid
40. Disney town
41. Suggesting the horror of death and decay
42. Male parent
43. Remove for good
44. Simple shoes
45. Flowers
47. Hindi courtesy title for a man
48. Not pleased
49. "Atlas Shrugged" author
52. CIA officer and writer
53. Hoodlum
54. __ Von Bismarck, Iron Chancellor
55. Woolen rugs



9. Remove a fastening
10. Membranes
11. Enormous
13. One who abstains from drink
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53. Hoodlum
54. __ Von Bismarck, Iron Chancellor
55. Woolen rugs

ESOTERIC ASTROLOGY AS NEWS FOR WEEK OCTOBER 22 - 28, 2025 AUSPICIOUS FESTIVAL OF LIGHT (DIWALI) DISPERSING THE MOST PROFOUND DARKNESS.

The Sun has entered Scorpio, moving deeper into the dark half of the year. We hold the images of Persephone taken to the underworld by Pluto and Demeter (her mother, Ceres) in search of her daughter, held in such grief at her loss that all the trees dropped their leaves. Sorrow has taken hold of the plant kingdom. We know this story to be ancient, the tale told to early humanity by Teachers of the race to explain the growing darkness of autumn and the approach of winter.

In order to keep the spirit of hope alive in the increasing darkness, festivals of light were inaugurated to ease early humanity's fears (our minds were not developed enough to understand seasons) and to instill hope until the Sun turned northward and the new light began.

As we experience more and more darkness each day, we focus our thoughts on colors orange (pumpkins and persimmons) as well as the Festivals of Light - even the scary one (Halloween). This week, all over India, the most important and significant festival is occurring (Hindu, Jain, Sikh, Buddhist in Nepal). It is the festival of Diwali (lighted lamps), a five-day Festival of Lights. In Sanskrit, 'Deepavali' means "rows of lamps" lit to stave off darkness. It is a festive time in India. Houses and shops are decorated with candles and colorful lights, and fireworks explode everywhere. These signify a victory of light over darkness and good over evil.

Diwali also honors Lakshmi, goddess of hope, beauty and wealth. New businesses are begun during Diwali and prayers are recited to the goddess for a prosperous year ahead.

Before Diwali, homes are cleaned and painted bright colors. During the festival, homes, temples and workspaces are illuminated with diyas (oil lamps),

candles and lanterns. Geometrical and flower designs are painted on floors and feasts are prepared. Diwali is like a harvest festival in India. The festival signifies the triumph of knowledge over ignorance, good over evil and the light that dispels darkness.

And so - the Festivals of Light we celebrate in autumn - Diwali, Halloween, Santa Lucia's Day, Hanukkah, Winter Solstice and Christmas. Participating in the festivals of light, illuminating the darkness, we decorate with lights and light our candles - a season of light in order to disperse the profound overpowering darkness (autumn, winter and the Kali Yuga).

ARIES: You're especially sensitive at this time as life's responsibilities press upon you. Many things are coming and going now, including you. The keyword to understanding your life is adaptability - a deeply spiritual term. The animal kingdom always "adapts" to humans. We are now to learn adaptability to bring about understanding and a deeper spiritual order of things. We are to stand in the sunlight, which, when circulating through our bodies, cultivates and increases life vitality and adaptability. At dawn and at sunset. This is esoteric.

TAURUS: Certain work and health issues arise. Their presence makes you more aware, conscientious, and dutiful, knowing your responsibilities to first, self-care, then to others, and never avoiding them. Serious and proper when it comes to health, you find yourself tending to the animal kingdom, even when the tasks are almost overwhelming. You worry sometimes, change is slow so in between all tasks, it's time to eat chia seeds, drink whole raw milk, swim and be in warm waters. For health's sake.

GEMINI: It is difficult to mentally relax in order to enjoy yourself so that ease, comfort and pleasure can be experienced. Everything seems very serious for you, even love and friendships and romance. This is a situation that will pass but not for a while. Love and romance (and creativity) can be serious business. If children are involved, tending to them brings happiness and joy. Play with them more. Discipline - kind, gentle, neutral, Montessori is best for you and the children. Allow no financial risks to be considered.

CANCER: How is your house and home these days? You might consider preparing it for the holidays ahead. Bringing flowers and bells and greenery into every corner of each room. Nature eases one's sense of responsibility for family, especially when supporting them through unknown and unexpected situations. Tend also to your security, being conservative with money, providing for future well-being. Are you getting enough sleep, exercise, correct food, nurturing and privacy? What is in your garden?

LEO: Increasingly you become practical and disciplined in areas previously not considered practical or even interesting. Be sure that resources held in common with others are balanced and equitable. While change appears in your thinking, don't allow feelings of inadequacy. If depression begins, remain in nature, walking through the plant kingdom, calling upon its green color and light to surround you. Listen to your speech. It slows down, becomes considerably useful and substantial, cautious, legal and truthful. You are the Sun.

VIRGO: Although you seem to want change, what's most important now and for several years is security for self and

those close to you. You have worked hard to obtain a sense of security, accomplished and accumulated hours of service, and are practical when it comes to financial, home, relationship and work security. It's important to recognize your achievements even as you think you want something different. The past is very present. What is it telling you?

LIBRA: In the next several years your personal identity, how you see yourself, expands, deepens, matures, transforms and changes. At first there may be disorientation, not knowing who you are anymore or even what you want. You'll seek ways to be more confident, feel discouragement at times, signs that something's undergoing a deep shift. You will eventually feel stronger, confident, having an inner strength, allowing nothing superficial or illusory in your life. People may think you're too serious. No, you heard the "calls" and you're simply becoming a Disciple.

SCORPIO: Sometimes impressions appear and significant words are heard (even our name called) when pondering our lives. Sometimes occurring in dreams. The words emerging for you may be reflection and contemplation - reflecting upon the meaning of your life at present and what it meant beforehand. Cycles (Mercury/Mars) are ending in your life, new realities and structures will be introduced. It's good to have a consistent Nightly Review (where we review our lives and make things right and create Right Relations each night). This clears the path for the next day. It also purifies and prepares for good things yet to come.

SAGITTARIUS: Study, analysis, enquiry, inquiry, scrutiny - these are words about examining one's life, a situation that may be occurring within prior to an Initiation (change). They have

roots in ancient spiritual practices (the Scrutinies). Questions such as what are your morals, ethics, what is your faith in? These are also asked when electing a Pope. It's valuable to ask these of yourself at this time, along with the quality of your associations, circle of friends, networks and groups. You seek a deep and close friendship. You seek the rightness of relationships. What you seek, also "seeks" you.

CAPRICORN: It's good to observe yourself so you can constantly improve, a trait all Capricorns seek as they climb the ladder to the top of everything to assume their divine tasks of Right Leadership and Right Mentorship. There is no glass ceiling for Caps. The ladder keeps going beyond clouds in the heavens. It's good to review what you've been building, how hard you've been working and the many duties and responsibilities assumed. Perhaps there can be a time of slowing down because you need rest and tending. Rest and slowing down is a radical approach for you. Consider it carefully.

AQUARIUS: There are the questions "What am I doing, what am I going toward, what is my future, what are my needs, how do I have clarity, what are my belief systems, what do I stand for, what is my personal philosophy, where is my adventure and have I any confidence left amidst all these questions?" It would be good to ponder upon and then answer each one carefully, in order to create and define a pathway that you are to travel upon. Allow all that is not essential to fall by the wayside for another traveler to pick up. It will be what they need. Not you.

PISCES: The Dweller (Saturn), disciplinarian, the one who structures, teaches us, helps us slow us down and brings us to our knees, is in your house of self-identity and over time you become careful, cautious, seek to enter a phase of stability and endurance. You become older, meaning more responsible, accountable, serious and dependable, trustworthy, reliable, sensible and mature. Considering seriously, the Bodhisattva Vows and the Laws of the Soul.

Legal Notices-CAL

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. C-61 Superior Court 330 W Broadway San Diego, CA 92101 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian **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**

Legal Notices-CAL

nian- 157122 10/3,10,17,24/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ARTURO ENRIQUES MADRID aka ARTHUR ENRIQUES MADRID CASE No. 25PE002612C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: **ARTURO ENRIQUES MADRID aka ARTHUR ENRIQUES MADRID.** A Petition for Probate has been filed by: **DANA LYNN MADRID** in the Superior Court of California, County of San Diego. The Petition for Probate requests that **DANA LYNN MADRID** be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and any 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

Legal Notices-CAL

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:

November 19, 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. 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

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of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: **M. ANNE CIRINA, 8100 LA MESA BLVD., STE 200, LA MESA, CA 91942. (619) 440-4444.** **East County Californian 10/10,17,24/2025-157248**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BRETT IAN WONG CASE No. 25PE002798C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: **BRETT IAN WONG.** A Petition for Probate has been filed by: **MEGAN WONG** in the Superior Court of California, County of San Diego. The Petition for Probate requests that **MEGAN WONG & MEILING HUNTER** 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 rep-

Legal Notices-CAL

resentative 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:

November 05, 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. 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 let-

Legal Notices-CAL

ters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: **JENNIFER S. ROUSE, 1555 RIVER PARK DRIVE, STE 108, SACRAMENTO, CA 95815. (916) 920-5983** **East County Californian 10/10,17,24/2025-157271**

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 10756 Jamacha Blvd. Spring Valley, California 91978 to satisfy a lien on November 5th, 2025 at approx. 2:00 PM at www.storage-treasures.com: Brittany Hunter, Samantha Villagrana. East County Californian 10/24/2025-157473

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU053092C TO ALL INTERESTED

The following is/are to be lien sold by Western Towing on November 5, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am
YEAR/MAKE/MODEL: 1987 BAYLINER COBRA HULL: BLBA78KGA787 CF: 9649JL
YEAR/MAKE/MODEL: 1987 TRAILER INC VIN: 1L8T1202XH1S37252 PLATE: 1HM2483, CA
East County Californian 10/24/2025 -157547

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 5, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am
YEAR/MAKE/MODEL: 1987 BAYLINER COBRA HULL: BLBA78KGA787 CF: 9649JL
YEAR/MAKE/MODEL: 1987 TRAILER INC VIN: 1L8T1202XH1S37252 PLATE: 1HM2483, CA
East County Californian 10/24/2025 -157547

Legal Notices-CAL

PERSONS: Petitioner: **DYANA GEORGENE McDEVITT** filed a petition with this court for a decree changing names as follows: **DYANA GEORGENE McDEVITT to DIANA GEORGENE McDEVITT. 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 12/01/2025

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.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before

NOTICE OF BIDDERS Lakeside Union School District Technology Department

NOTICE IS HEREBY GIVEN that Lakeside Union School District ("District") will receive sealed bids for the Switch and Wireless Hardware and Licenses. This is a district funded project and is NOT ERATE funded.
1. Time of Opening: Bids will open on Oct. 24, 2025. Bid proposals must be sealed and marked with project name. All bids must be received at the Lakeside Union School District Office, located on: 12335 Woodside Ave., Lakeside, CA 92040 BEFORE 2:00pm on November 14, 2025. Bids which are delivered on or after 2:00pm will not be accepted.
2. Duration/Irrevocability of Bids: All bid proposals submitted shall be considered irrevocable offers in accordance with the RFP requirements if Notice of Award is issued within one hundred eighty (180) days from the date of bid opening.
3. Specifications: Specifications for the above mentioned project will be available for download/view at: www.lsusd.net/purchasing listed under: "Other Current Bids"
East County Californian 10/24,31/2025-157392

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: 10/03/2025** Maureen F Hallahan Judge of the Superior Court **East County Californian- 157284 10/10,17,24,31/25**

NOTICE OF LIEN SALE OF PERSONAL PROPERTY AT PUBLIC AUCTION; Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockville RV & Self Storage 10775 Rockville St, Santee CA 92071 will sell by competitive bidding on or after 11-08-2025, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #E295 Wilson, Danielle, Unit #E380 Lambert, Deanne Marie, Unit #E318 Temple, Tiffany Noel 10/24, 10/31/25 CNS-3978025# Santee Star **ECC/Santee Star 10/24,31/25-157594**

CITY OF LEMON GROVE CITY COUNCIL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lemon Grove will hold a Public Hearing to consider an ordinance amending Lemon Grove Municipal Code Title 17 ZONING, Chapter 17.08 DEFINITIONS, Chapter 17.16 ZONING DISTRICTS, Chapter 17.20 SPECIAL OVERLAY DISTRICTS, and Chapter 17.28 PROCEDURE AND ADMINISTRATION implementing General Plan Housing Element Programs 14 and 22.

DATE OF MEETING: Tuesday, November 18, 2025

TIME OF MEETING: 6:00 p.m.

LOCATION OF MEETING: Lemon Grove Community Center, 3146 School Lane, Lemon Grove CA 91945

PROJECT NAME: Zoning Ordinance Amendments required to implement Lemon Grove Housing Element Programs 14 and 22

STAFF: Bill Chopyk, Special Projects Administrator
EMAIL: bchopyk@lemongrove.ca.gov
PHONE NUMBER: (619) 825-3800

ANY INTERESTED PERSON may review the staff report and draft ordinance for the proposed municipal code amendments and obtain additional information at the City of Lemon Grove Planning Department, located in City Hall at 3232 Main Street, Lemon Grove, CA 91945, weekdays, 7:00 a.m. – 6:00 p.m. City Hall is closed every Friday. Also by visiting the City's website at www.lemongrove.ca.gov. If you wish to express concerns in favor or against the above, you may appear in person at the above described meeting or submit your concerns in writing to the City Clerk at jpablo@lemongrove.ca.gov.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. If you have special needs requiring assistance at the meeting, please call the City Clerk's Office at (619) 825-3841 at least 24 hours prior to the meeting so that accommodations can be arranged.

Joel Pablo, City Clerk, City of Lemon Grove. Published in the East County Californian on October 24, 2025
East County Californian 10/24/2025-157609

Lakeside Fire Protection District ORDINANCE NO. 25-02

The General Counsel of the Lakeside Fire Protection District has prepared the following summary of Ordinance No. 25-02. Ordinance No. 25-02 repeals in its entirety Ordinance Number 22-01 of the Lakeside Fire Protection District. Also, pursuant to Health & Safety Code Sections 13862, 13869, 13879, 14875 et seq., 14940, 14931, and Government Code sections 50022.1 through 50022.10, Ordinance No. 22-01 adopts the 2022 California Fire Code and the 2021 International Fire Code with certain amendments, additions, and deletions that are reasonably necessary to mitigate the deleterious effects of local climatic, geological, and topographical conditions on emergency services such as fire protection and emergency medical services. A copy of the ordinance is available for review in the District Clerk's Office located at 12216 Lakeside Avenue, Lakeside, California. This ordinance was introduced at the regular meeting of the Board of Directors on September 9, 2025. It was scheduled for a public hearing and adoption at the regular meeting on October 14, 2025. It was passed, approved and adopted by the following vote:
Ayes: Bowser, Liebig, Turner.
Noes: None.
Abstain: None.
Absent: Bingham, Robles.

This Ordinance shall become effective upon ratification by the County of San Diego, but in no event earlier than thirty days following its passage and adoption
East County Californian 10/24/2025-157664

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 5, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am
YEAR/MAKE/MODEL: 1987 BAYLINER COBRA HULL: BLBA78KGA787 CF: 9649JL
YEAR/MAKE/MODEL: 1987 TRAILER INC VIN: 1L8T1202XH1S37252 PLATE: 1HM2483, CA
East County Californian 10/24/2025 -157547

Lakeside Fire Protection District ORDINANCE NO. 25-03

The General Counsel of the Lakeside Fire Protection District has prepared the following summary of Ordinance No. 25-03. Ordinance No. 25-03 of the Lakeside Fire Protection District which adopts the 2024 International Wildland Urban Interface Code and the 2025 California Wildland Urban Interface Code with certain amendments, additions, and deletions. A copy of the ordinance is available for review in the District Clerk's Office located at 12216 Lakeside Avenue, Lakeside, California. This ordinance was introduced at the regular meeting of the Board of Directors on September 9, 2025. It was scheduled for a public hearing and adoption at the regular meeting on October 14, 2025. It was passed, approved and adopted by the following vote:
Ayes: Bowser, Liebig, Turner.
Noes: None.
Abstain: None.
Absent: Bingham, Robles.

This Ordinance shall become effective upon ratification by the County of San Diego, but in no event earlier than thirty days following its passage and adoption
East County Californian 10/24/2025-157667

CITY OF LEMON GROVE REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE FY 2019-20 SEWER REHABILITATION PROJECT

NOTICE IS HEREBY GIVEN that the City of Lemon Grove is accepting sealed proposals at Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA, 91945 until **2:00 P.M. Wednesday, November 12, 2025**. Proposals shall be submitted in plain, sealed envelopes, marked on the outside with the project title: **Construction Management and Inspection Services for the 2019-20 Sewer Rehabilitation Project, RFP No. 2026-08**. The City of Lemon Grove Public Works Department is seeking qualified firms to provide Construction Management and Inspection Services. The RFP document can be downloaded free of charge through the City's website, <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information, contact Tom Martin, Public Works Administration and Operations Manager at 619-825-3839 or by email at tmartin@lemongrove.ca.gov. Published in the East Californian on October 24 & 31, 2025. Order No. **East County Californian 10/24,31/2025-157686**

Legal Notices-CAL

NOTICE OF LIEN SALE AT PUBLIC AUCTION Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 11-01-2025, 11:00 am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Unit #F578 Hernandez Martinez, Cesar 10/17, 10/24/25 **CNS-3975838# Santee Star ECC/Santee Star 10/17,24/25-157412**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25CU055821C

TO ALL INTERESTED PERSONS: Petitioner: RANDI ALLEN on behalf of minor filed a petition with this court for a decree changing names as follows: DAVI SHYANNE ALLEN to DAVI SHYANNE ALLEN-MUNZ. 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 12/15/2025

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.) 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: 10/17/2025** Maureen F Hallahan Judge of the Superior Court

Legal Notices-CAL

East County Californian- 157608 10/24,31,11/7,14/25

LIEN SALE

11/03/25 10AM
AT 270 VIA DEL NORTE, OCEANSIDE 18 FORD LIC# 49403N3 CA VIN# 1FTEW1CPXJKC55053

EC Californian 10/24/2025-157525

Order on Request to Continue Hearing Case Number: 25CU019762E

(1) Protected Party: **BETTY J 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- 157121 10/3,10,17,24/25

Legal Notices-CAL

APN: 288-650-05-34
TS No.: 25-09357CA
TSG Order No.: 250172221-CA-VOI
NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 20, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 23, 2022 as Document No.: 2022-0219886 of Official Records in the office of the Recorder of San Diego County, California, executed by: Marcus D Lee, unmarried man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or

Legal Notices-CAL

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). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: November 3, 2025
Sale Time: 10:00 AM
Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 2 File No.:25-09357CA The street address and other common designation, if any, of the real property described above is purported to be: 15755 Davis Cup Ln, Ramona, CA 92065. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$543,695.12 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these re-

Legal Notices-CAL

sources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale 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) 826-1670 for information regarding the trustee's sale or visit this internet website, www.servicelinkauction.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09357CA. 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 (866) 826-1670, or visit this internet website www.servicelinkauction.com, using the file number assigned to this case 25-09357CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File

Legal Notices-CAL

No.:25-09357CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: www.servicelinkauction.com or Call: (866) 826-1670. For Post Sale Results please visit www.affiniadefault.com or Call (866) 932-0360
Dated: September 23, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452
NPP0479087 To: **SANTEE STAR 1 0 / 1 0 / 2 0 2 5 , 1 0 / 1 7 / 2 0 2 5 , 1 0 / 2 4 / 2 0 2 5**
ECC/Santee Star 10/10,17,24/2025-157255

NOTICE OF TRUSTEE'S SALE T.S. No. 25-20075-SP-CA Title No. 250187236-CA-VOI APN. 490-011-04-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/23/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Legal Notices-CAL

Trustor: Peter Heldreth and Jodi Nauta, husband and wife as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 03/04/2011 as Instrument No. 2011-0118711 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: 11/03/2025 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: \$431,556.21 Street Address or other common designation of real property: 5936 Lake Murray Blvd, La Mesa, CA 91942 A.P.N.: 490-011-04-00 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:**

Legal Notices-CAL

The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sale, using the file number assigned to this case 25-20075-SP-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, using the file number assigned to this case 25-20075-SP-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025,

Legal Notices-CAL

unless later extended. Date: 09/23/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4853885 1 0 / 1 0 / 2 0 2 5 , 1 0 / 1 7 / 2 0 2 5 , 1 0 / 2 4 / 2 0 2 5
ECC/La Mesa Forum 10/10,17,24/2025-157295

T.S. No.: 250617504
Notice of Trustee's Sale
Loan No.: Carranza Order No. 95531778
APN: 576-083-19-00
Property Address: 1942 Madera St Lemon Grove, CA 91945
You Are In Default Under A Deed Of Trust Dated 7/2/2024. 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, 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: Wilfrido Carranza Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 7/3/2024 as Instrument No. 2024-0169678 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 11/3/2025 at 10:30 AM Place of Sale: by the

Legal Notices-CAL

statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA Amount of unpaid balance and other charges: \$194,374.07 Street Address or other common designation of real property: 1942 Madera St Lemon Grove, CA 91945 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, using the file number assigned to this case 250617504. Information about postponements that are very short in duration or that occur close in

Legal Notices-CAL

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, using the file number assigned to this case 250617504 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: 9/29/2025 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sales Officer Exhibit "A" Legal Description That Portion Of Lot 6 Of Berry Land, In The City Of Lemon Grove, County Of San Diego, State Of California, According To Map Thereof No. 1753, Filed In The Office Of The County Recorder Of San Diego County, April 2, 1923, Described As Follows: Beginning At A Point In The Westerly Line Of Said Lot 6, Distant Along Said Line North 9 Degrees 13 Minutes 45 Seconds West (Record North 9 Degrees 16 Minutes West) 172.30 Feet From The Most Southerly Corner Of Said Lot 6; Thence North 39 Degrees 45 Minutes East 61.26 Feet To The True Point Of Beginning; Thence Continuing North 39 Degrees 45 Minutes East 60 Feet; Thence

Legal Notices-CAL

South 58 Degrees 15 Minutes East 130 Feet To The Southeasterly Line Of Said Lot 6; Thence Along Said Southeasterly Lot Line South 39 Degrees 45 Minutes West 60 Feet To A Line Which Bears South 50 Degrees 15 Minutes East From The True Point Of Beginning; Thence North 50 Degrees 15 Minutes West 130 Feet To The True Point Of Beginning. **ECC/La Mesa Forum 10/10,17,24/2025-157304**

NOTICE OF TRUSTEE'S SALE T.S. No. 25-01410-US-CA Title No. DEF-672870 APN. 488-321-31-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/28/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE, IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER, A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below, The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale, Trustor: David A. Jaynes as surviving Trustee, of the Jaynes Family Trust dated May 19, 1997 Duly Appointed Trustee: National Default Servicing Corporation Recorded 05/05/2020 as Instrument No. 2020-0227301 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale:

Legal Notices-CAL

12/01/2025 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 Estimated amount of unpaid balance and other charges: \$11,957.96 Street Address or other common designation of real property: 660 Claydelle Ave, El Cajon, CA 92020-6005 A.P.N.: 488-321-31-00 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made

Legal Notices-CAL

available to you and to the public, as a courtesy to those not present at the sale, if you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sale, using the file number assigned to this case 25-01410-US-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, using the file number assigned to this case 25-01410-US-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 10/02/2025 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 800-280-2832; Sales Website: www.ndscorp.com

Legal Notices-CAL

Connie Hernandez, Trustee Sales Representative A-4854786 1 0 / 1 7 / 2 0 2 5 , 1 0 / 2 4 / 2 0 2 5 , 1 0 / 3 1 / 2 0 2 5 **ECC/EI Cajon Eagle 10/17,24,31/2025-157372**

T.S. No. 137019-CA APN: 483-191-05-00 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/14/2008. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER** On 11/14/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/16/2008 as Instrument No. 2008-0021984 the subject Deed of Trust was modified by Loan Modification recorded on 08/02/2010 as Instrument 2010-0390733 and then the subject Deed of Trust was modified by Loan Modification recorded on 06/30/2014 as Instrument 2014-0272010 and then the subject Deed of Trust was modified by Loan Modification recorded on 04/03/2019 as Instrument 2019-0117543 and then the subject Deed of Trust was modified by Loan Modification recorded on 04/21/2022 as Instrument 2022-0173959 and then the subject Deed of Trust was modified by Loan Modification recorded on 11/13/2024 as Instrument 2024-0314371 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: MATTHEW R. ROBINSON AND LEAH S. ROBINSON, HUSBAND AND WIFE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE. **ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020** all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: **LOT 41**

Legal Notices-CAL

OF VALEY VILLAGE, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3513, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 28, 1956. MORE ACCURATELY DESCRIBED AS LOT 41 OF VALLEY VILLAGE, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3513, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SEPTEMBER 28, 1956. The street address and other common designation, if any, of the real property described above is purported to be: 788 FARVIEW STREET, EL CAJON, CA 92021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$345,445.28 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off

Legal Notices-CAL

may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 137019-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 137019-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

Legal Notices-CAL

than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **East County California** **10/24,31,11/7/2025-157433**

NOTICE OF TRUSTEE'S SALE T.S. No.: 25-0019 Loan No.: ***883 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/20/2007 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Ana E Padilla and Jacinto Padilla wife and husband Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 6/28/2007 as Instrument No. 2007-0435138 in book , at Page of Official Records in the office of the Recorder of San Diego County, California. Date of Sale: 11/10/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA. Estimated amount of unpaid bal-

Legal Notices-CAL

ance and other charges: \$425,904.12 estimated - as of date of first publication of this Notice of Sale The purported property address is: 1645 SWEETWATER LN. SPRING VALLEY, CA 91977 A.P.N.: 578-260-16-00 The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary,

Legal Notices-CAL

trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this Internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 25-0019 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 25-0019 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: 10/8/2025 ATTORNEY LENDER SERVICES, INC. Karen Talafus, Assistant Secretary 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0479840 To: S A N T E E S T A R

Legal Notices-CAL

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ECC/Santee Star 10/17,24,31/2025-157471

NOTICE OF TRUSTEE'S SALE T.S. No. 25-00788-SM-CA Title No. 250167772-CA-VOI APN. 468-581-04-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/12/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the herein after described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale, Trustor: Ali Ghanizad, an unmarried man Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/19/2023 as Instrument No. 2023-0015303 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: : 11/17/2025 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: \$824,369.96 Street Address or other common designation of real property: 4432 68th St, La Mesa, CA 91942 A.P.N.: 468-581-04-00 The undersigned Trustee dis-

Legal Notices-CAL

claims 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-00788-SM-CA. Information about postponements that are very short in duration

Legal Notices-CAL

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, using the file number assigned to this case 25-00788-SM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 10/13/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4855685 1 0 / 2 4 / 2 0 2 5 ,
1 0 / 3 1 / 2 0 2 5 ,
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ECC/La Mesa Forum 10/24,31,11/7/2025-157524

T.S. No.: 25-35804 A.P.N.: 596-024-03-00 & 839-369-54-93 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH AS-**

Legal Notices-CAL

SIGNMENTS OF RENTALS AND LEASES), DATED 9/22/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: Benjamin A. Wisan, A Married Man As His Sole And Separate Property Duly Appointed Trustee: Vylla Solutions, LLC Recorded 10/2/2023 as Instrument No. 2023-0266830 in book , page of Official Records in the office of the Recorder of San Diego County, California , Described as follows: As more fully described in said Deed of Trust And Cross-Collateralization and Cross-Default Agreement date 9/22/2023 and Guaranty dated 9/22/2023, and Loan Modification and Extension Agreement dated 9/22/2023, Date of Sale: 11/17/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the Statue, 250 E. Main Street, El Cajon, 92020 Amount of unpaid balance and other charges : \$1,683,114.02 (Estimated) Street Address or oth-

Legal Notices-CAL

er common designation of real property: 3110 Stoney Oak Drive Spring Valley, California 91978 A.P.N.: 596-024-03-00 & 839-369-54-93 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. 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee'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 holder's rights against the real property only. **THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.** As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **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

Legal Notices-CAL

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 (949) 776-4697 or visit this Internet Web site <https://prestigepostandpub.com>, using the file number assigned to this case 25-35804. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021:

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website <https://prestigepostandpub.com>, using the file number assigned to this case 25-35804 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 con-

Legal Notices-CAL

tacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Date: 10/15/2025 Vylla Solutions, LLC
1600 South Douglass Road, Suite 140
Anaheim, CA 92806
Automated Sale Information: (949) 776-4697 or <https://prestigepostandpub.com/> for NON-SALE information: 888-313-1969
LaTedran Franklin, Trustee Sale Specialist
PPP #25-007416
East County California
10/24,31,11/7/2025-157565

Trustee Sale No. 25712 Loan No. 1883 Title Order No. 2616302CAD APN 283-031-16-00 TRA No. 65010 Notice of Trustee's Sale Note: There is a summary of the information in this document attached *Pursuant to civil code § 2923.3(a), the summary of information referred to above is not attached to the recorded copy of this document but only to the copies provided to the trustor. You are in default under a deed of trust dated 09/03/2020. Unless you take action to protect your property, it may be sold at a public sale. If you need an explanation of the nature of the proceedings against you, you should contact a lawyer. On 11/17/2025 at 10:00AM, Action Foreclosure Services, Inc., a California corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on September 9, 2020 as DOC#2020-0525623 of official records in the Office of the Recorder of San Diego County, California, executed by: NBK Properties, LLC, a California limited liability company, as Trustor, will sell at public auction to the highest bidder for cash (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, Ca, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See attached exhibit "A" Legal Description The land referred to herein below is situated in the County of San Diego, State of California, and is described as follows: That portion of section

Legal Notices-CAL

30, township 13 south, range 1 east, San Bernardino Meridian, in the County of San Diego, State of California, according to the official plat thereof, and also according to map thereof no. 863, filed in the office of the County recorder of San Diego County, May 25, 1900, described as follows: Commencing at the northwest corner of the southwest quarter of said section 30; thence north 89° 25' 30" east along the northerly line of said southwest quarter of the section 30, a distance of 527.10 feet; thence south 0° 23' 30" west parallel with the westerly line of said section 30, a distance of 1000.00 feet to the point; thence north 89° 25' 30" east parallel with the northerly line of said southwest quarter of section 30, a distance of 368.50 feet; thence south 0° 23' 30" west a distance of 1259.51 feet to engineer's station 65+35.72 in center line of San Diego County road survey no. 423, as per map thereof in the office of the County Surveyor of San Diego County, being the true point of beginning; thence south 88° 16' east, along the center line of said road survey, 325.63 feet to a point on said center line; thence leaving said center line, north 0° 23' 30" east, 674.00 feet; thence west 325.55 feet to a point on the west line of land described in deed to Horace N. Tozer, et ux, dated May 29, 1940, recorded July 29, 1940, in book 1055, page 168 of official records, records of said San Diego County; thence south 0° 23' 30" west, along the east line of said Tozer's land, 664.00 feet to the true point of beginning. Excepting therefrom that portion thereof described in deed to the State of California for highway purposes, recorded November 24, 1952, in book 4663, page 251 of official records. 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: 17718 Highway 67, Ramona, Ca 92065. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said

Legal Notices-CAL

Deed of Trust, to-wit: \$2,741,827.08 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice to potential bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to property owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (619) 704-1090 or visit this Internet Web site innovativefieldservices.com, using the file number assigned to this case 25712. 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

Legal Notices-CAL

site. The best way to verify postponement information is to attend the scheduled sale. For any other inquiries, including litigation or bankruptcy matters, please call (619) 704-1090 or fax (619) 704-1092. Notice to tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (619) 704-1090, or visit this internet website innovativefieldservices.com for information regarding the sale of this property, using the file number assigned to this case 25712 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. 10/17/25 ACTION FORECLOSURE SERVICES, Inc. 7839 University Avenue Suite 211 La Mesa, Ca 91942 (619) 704-1090 Sale Information Line: (949)860-9155 or innovativefieldservices.com James M. Allen, Jr., President (IFS# 41339 10/24/25, 10/31/25, 11/07/25)
East County California
10/24,31,11/7/2025-157630

Trustee Sale No. 25711 Loan No. 1883 Title Order No. 2616298CAD APN 483-330-32-00 TRA No. 03188 Notice of Trustee's Sale Note: There is a summary of the information in this document attached *PURSUANT TO CIVIL CODE § 2923.3(a), The summary of information referred to above is not attached to the recorded copy of this document but only to the copies provided to the trustor. You are in default under a Deed of Trust Dated 09/03/2020. Unless you take action to protect your property, it may be sold at a public sale. If you need an

Legal Notices-CAL

explanation of the nature of the proceedings against you, you should contact a lawyer. On 11/17/2025 at 10:00AM, Action Foreclosure Services, Inc., A California Corporation as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on September 9, 2020 as DOC#2020-0525627 of official records in the Office of the Recorder of San Diego County, California, executed by: Magnolia Family Properties, LLC, A California Limited Liability Company, as Trustor, will sell at public auction to the highest bidder for cash (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center By The Statue, 250 E. Main Street, El Cajon, Ca, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Exhibit "A" The land referred to herein below is situated in the county of San Diego, State of California, and is described as follows: those portion of lots 46 and 47 of valley acres, in the City of El Cajon, county of San Diego, state of California, according to map thereof no. 1896, filed in the office of the county recorder of San Diego county, march 22, 1966 described as follows: beginning at the southwest corner of lot 46, being the intersection of the north line of east madison avenue, formerly ash street, and the east line off magnolia avenue; thence along the south line of said lot 46, being the north line of east madison avenue, north 89° 53' 15" east 131.03 feet to the true point of beginning; thence continuing north 89° 53' 15" east along said south line 52 feet; thence north 0° 06' 45" west 150 feet to the north line of said lot 47; thence along said north line, south 89° 53' 15" west 52 feet to a line which bears north 0° 06' 45" west from the true point of beginning; thence south 0° 06' 45" east 150 feet to the true point of beginning, excepting therefrom the southerly 8 feet. 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: 112 E Madison Avenue, El Cajon, CA 92020. The

Legal Notices-CAL

undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,741,827.08 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. Notice to Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice to Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to

Legal Notices-CAL

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 (619) 704-1090 or visit this Internet Web site innovativefieldservices.com, using the file number assigned to this case 25711. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For any other inquiries, including litigation or bankruptcy matters, please call (619) 704-1090 or fax (619) 704-1092. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (619) 704-1090, or visit this internet website innovativefieldservices.com for information regarding the sale of this property, using the file number assigned to this case 25711 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 10/17/25 Action Foreclosure Services, Inc. 7839 University Avenue La Mesa, CA 91942 (619)704-1090 Sale Information Line: (949)860-9155 or innovativefieldservices.com James M Allen, Jr. President (IFS 4139, 10/24/25, 10/30/25, 11/06/25)
East County California
10/24,31,11/7/2025-157671