

Legal Notices-CAL

ONE FACILITY – MULTIPLE UNITS
 Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 620 S Marshall Ave, El Cajon, CA 92020 on 10/21/25 @ 12:00pm
 Owenice Jackson
 Sarah Larson
 Shelby Warcup
 Sarah Dew
 Reyna Morales Lugo
 Cassie Flores
 Rachel Peraza
 Madison Freeman
 The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the

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transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 10/3/25
CNS-3969358#
ECC/EI Cajon Eagle
10/3/25-156841

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY
 Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St,

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Lakeside, CA 92040 will sell by competitive bidding ending on or after **October 7TH, 2025, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at www.storagetreasures.com.
 Property to be sold includes, but is not limited to: Bookshelves, dressers, washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surf boards, office furniture,

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personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following: **LOGAN CLARK 10X5 CHARLES HAWES 10X20**
 Purchases must be paid for at the time of sale in CASH ONLY. All purchased items sold as is, where is. Items must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.
 Dated the 26th day of JUNE 2025.
 Auction by StorageTreasures.com
 Phone (480) 397-6503
 SuperStorage (619) 443-2552
East County Californian 9/26,10/3/2025-156864

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NOTICE OF PUBLIC LIEN SALE; ONE FACILITY – MULTIPLE UNITS
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 10115 Mission Gorge Rd. Santee, Ca 92071 10/21/2025 12:00 PM
 James Gombold, Shaqiera Cook. The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning

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bidder takes possession of the personal property.
 10/3/25
CNS-3970771#
SANTEE STAR
ECC/Santee Star
10/3/25-156907

NOTICE TO CREDITORS OF BULK SALE
 UCC 6104, 6105
 U.C.C.
 Escrow Number: 25-9419-CB

Notice is hereby given to creditors of the within named Seller that a Bulk Sale is about to be made of the assets described below:
 The name(s) and business address(es) of the seller(s) are: MAHA INVESTMENTS, INC. a California corporation, 10001 Campo Road, Spring Valley, CA 91977
 The location in California of the chief executive office of the Seller

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is: SAME AS ABOVE
 The name(s) and business address(es) of the buyer(s) are: Sandi Shoris and Stavleen Buturs and Swaleen Yousef 405 Avocado Ave, El Cajon, CA 92020

The location and general description of the assets to be sold: business, goodwill, leasehold interest, furniture, fixtures and equipment of that certain business known as Friendly Casa De Oro Carwash located at 10001 Campo Road, Spring Valley, CA 91977.
 The anticipated date of the bulk sale is OCT 21, 2025 at the office of the ALLIANCE ESCROW, INC., 3511 Camino Del Rio S. #406, San Diego, CA 92108, Escrow No. 25-9419-CB
 Escrow Officer: Cay Boone
 This bulk sale is sub-

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ject to California Uniform Commercial Code Section 6106.2. If so subject the name and address of the person with whom claims may be filed is: ALLIANCE ESCROW, INC., 3511 Camino Del Rio S. #406, San Diego, CA 92108. Escrow No. 25-9419-CB, Cay Boone, Escrow Officer and the last day for filing claims shall be OCT 20, 2026, which is the business date before the sale date specified above. Listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
 Dated: September 24, 2025
 By: /s/ Sandi Shoris
 By: /s/ Stavleen Buturs
 By: /s/ Swaleen Yousef
 10/3/25

SAVE \$350 when you transform your patio into an outdoor oasis.



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- Enjoy more quality time with family and friends.
- Up to 10-Year Limited Warranty.

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**CNS-3972363#
SPRING VALLEY
BULLETIN
ECC/Spring Valley
Bulletin 10/3/25-
157160**

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockville RV & Self Storage 10775 Rockville St, Santee CA 92071 will sell by competitive bidding on or after 10-18-2025, 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 #F991 Beall, Tim
Unit #F759 Sorensen, Chriss
Unit #F822 Marin, Mary Kay
Unit #E166 Oconnell, Michelle
Unit #G1411 Cantin, Brandon
Unit #F994 Stevens, Christopher
Unit #G1013 Rowe, John
10/3, 10/10/25
**CNS-3971640#
ECC/EI Cajon Eagle
10/3,10/25-156999**

NOTICE TO CREDITORS OF BULK SALE
(SEC 6104, 6105 U.C.C.)
Escrow No. 25-9408-DB

Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The name(s) and business address(es) of the seller(s) are: TURKEY INN INC, 716 MAIN ST, RAMONA, CA 92065
The location in California of the chief executive office of the Seller is: SAME
As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE
The name(s) and business address(es) of the buyer(s) are: THE DIRTY BIRD, INC., 716 MAIN ST, RAMONA, CA 92065
The assets to be sold are described in general as: FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, LIQUOR LICENSE AND LEASE-HOLD IMPROVEMENTS and which are located at: 716 MAIN ST, RAMONA, CA 92065
The business name used by the Seller at that location is : TURKEY INN
The anticipated date of the bulk sale is OCTOBER 21, 2025 at the office of: CALIFORNIA BUSINESS ESCROW, INC, 1748 MAIN STREET, ESCALON, CA 95320
This bulk sale is subject to California Uni-

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form Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: CALIFORNIA BUSINESS ESCROW, INC, 1748 MAIN STREET, ESCALON, CA 95320, and the last date for filing claims shall be OCTOBER 20, 2025, which is the business day before the sale date specified above. Dated: SEPTEMBER 9, 2025
**BUYER: THE DIRTY BIRD, INC., A CALIFORNIA CORPORATION
4215914-PP ECC
10/3/25
East County Californian 10/3/2025-157184**

NOTICE OF PUBLIC LIEN SALE; STORAGE TREASURES AUCTION ONE FACILITY - MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

1636 N Magnolia Ave. El Cajon, CA 92020 on 10/21/2025 @ 10:00 am; Rogelio Barron, Svetlana Diakova. The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
10/3/25
**CNS-3970779#
EAST COUNTY CALIFORNIAN
East County Californian 10/3/25-156906**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NATIVIDAD T. UNPINGCO CASE No. 25PE002205C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: NATIVIDAD T. UNPINGCO.
A Petition for Probate has been filed by: VINCENT D. UNPINGCO in the Superior Court of California, County of San Diego
The Petition for Probate requests that VINCENT D. UNPINGCO be appointed as personal representative to administer the estate of the decedent.
The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The petition requests authority to administer the estate under the Independent Administra-

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tion of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.
A hearing on the petition will be held in this court as follows:
**10/11/2025
10:15 a.m. Dept. 504
1100 Union Street
San Diego, CA 92101**
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdccourt.ca.gov/ProbateHearings.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner: 10218 EL CAPITAN REAL ROAD, EL CAJON, CA 92021. (831) 214-1476

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East County Californian 9/19,26,10/3/2025-156611

LIEN SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 575 Fletcher Pkwy Ste 150 El Cajon CA 92020
Date and Time of Sale: October 21, 2025, at 11:30am
Jennifer Van Valkenburg
Jennfier Van Valkenburg
10/03/2025
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
10/3/25
**CNS-3969489#
ECC/EI Cajon Eagle
10/3/25-156805**

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

TO ALL INTERESTED PERSONS: Petitioner: HEATHER NICOLE KOENIGS filed a petition with this court for a decree changing names as follows: HEATHER NICOLE KOENIGS to AUTUMN HEATHER DAHLIA. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
**NOTICE OF HEARING
11/06/2025
8:30 a.m., Dept. C-61
Superior Court
330 W Broadway
San Diego, CA 92101**
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
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 hear-

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ing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT
DATE: 9/15/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian- 156698
9/19,26,10/3,10/25**

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is given that pursuant to sections 21701-21715 of the Business and Professions Code, Section 2382 of the Commercial Code, Section 515 of the Penal Code, "SuperStorage San Diego" (formerly known as "Home Handy Storage"), 4773 Home Ave. San Diego, CA 92105, will sell by competitive bidding ending on or after **October 7, 2025, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at www.storage-treasures.com.
Amaya Clewis 5x10
Arelly Higuera 6x10
KAYAL PAYNE 5x6
FRANCISCO ARROYO 5X6
Purchases must be paid for at time of sale in **CASH ONLY**. All purchased items sold as is, where is. Items must be removed at the time of sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.
Auction by StorageTreasures.com License
63747122 Bond#
Phone (855)722-8853
SuperStorage (619) 262-2828
**EC Californian
9/26,10/3/2025-156863**

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

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY D. VOWLES.
A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego
The Petition for Probate requests that EUGENE V RICARD be appointed as personal representative to administer the estate of the decedent.
The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The petition requests authority to administer the estate under the Independent Administra-

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tion of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.
A hearing on the petition will be held in this court as follows:
**10/29/2025
1:30 p.m. Dept. 1603
1100 Union Street
San Diego, CA 92101**
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdccourt.ca.gov/ProbateHearings.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: JAMES A. McFALL, ESQ, PO BOX 1175, JULIAN, CA 92036.

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(619) 540-6416
East County Californian 9/26,10/3,10/2025-156802

NOTICE OF PUBLIC LIEN SALE; STORAGE TREASURES AUCTION ONE FACILITY - MULTIPLE UNITS Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

1539 E Main St, El Cajon, CA 92021 on 10/21/2025 @ 11:00 amAndi Alees, Joshua Robledo Lopez, Terry Woods, Trina Conner, John Jennings. The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
10/3/25
**CNS-3971133#
EAST COUNTY CALIFORNIAN
East County Californian 10/3/25-156935**

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

TO ALL INTERESTED PERSONS: Petitioner: ASADULLAH TABESH and FARZANA TABESH on behalf of minor filed a petition with this court for a decree changing names as follows: MOHAMMAD RAHMAN TABESH to ABDUL RAHMAN TABESH. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
**NOTICE OF HEARING
11/12/2025
8:30 a.m., Dept. 61
Superior Court
330 W Broadway
San Diego, CA 92101**
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT
DATE: 9/19/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian- 156856
9/26,10/3,10,17/25**

**Order on Request to Continue Hearing
Case Number: 25CU019762E
(1) Protected Party: BETTY J ALLEN
(2) Restrained Party: MICHAEL WILLIAM**

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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- 156845
9/26,10/3,10,17/25**

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

TO ALL INTERESTED PERSONS: Petitioner: LAURA QUYNH-NHU NGUYEN filed a petition with this court for a decree changing names as follows: LAURA QUYNH-NHU NGUYEN to LAURA QUYNH-NHU CAMERON. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
**NOTICE OF HEARING
11/17/2025
8:30 a.m., Dept. 61
Superior Court
330 W Broadway
San Diego, CA 92101**
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
**NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT
DATE: 9/19/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian- 156856
9/26,10/3,10,17/25**

**Order on Request to Continue Hearing
Case Number: 25CU019762E
(1) Protected Party: BETTY J ALLEN
(2) Restrained Party: MICHAEL WILLIAM**

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ALLEN
(3) NEXT COURT DATE
b. The request to reschedule the court date is granted. Your court

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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

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on October 9, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am
YEAR/MAKE/MODEL: 2023 CFMOTO 300 SS
VIN: LCEPDPL37P6001686
PLATE: 26E4121, CA
East County Californian 10/3/2025 -156728

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on October 8, 2025 @ 6990 Mission Gorge Rd San Diego CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2022 RAM PROMASTER CITY
VIN: ZFBHRFAB4N6Y35036
PLATE: 62696S3, CA
East County Californian 10/3/2025 -156727

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on October 7, 2025 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am
YEAR/MAKE/MODEL: 2019 DODGE CHALLENGER
VIN: 2C3CDZAG0KH733718
PLATE: 8WPZ462, CA
YEAR/MAKE/MODEL: 2017 KIA FORTE
VIN: 3KPKF4A71HE024978
PLATE: PZVK24, FL
YEAR/MAKE/MODEL: 2022 KAWASAKI EX 650
VIN: ML5EXEN15NDA47960
PLATE: 25N7880, CA
YEAR/MAKE/MODEL: 2019 KIA SOUL
VIN: KNDJN2A2XK7665600
PLATE: NO PLATES
YEAR/MAKE/MODEL: 2017 HYUNDAI ELANTRA
VIN: 5NPD84LF7HH043749
PLATE: 9DFN676, CA
YEAR/MAKE/MODEL: 2017 HYUNDAI SONATA
VIN: 5NPE34AF7HH512411
PLATE: RFT8387, TX
East County Californian 10/3/2025 -156765

**CITY OF LEMON GROVE
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Lemon Grove will hold a Public Hearing to consider amendments to the 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: Monday, October 27, 2025
TIME OF MEETING: 6:00 p.m.
LOCATION OF MEETING: City Of 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 resolution 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 Planning Commission 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 G. Pablo, City Clerk, City of Lemon Grove.
Published in the East County Californian on October 3, 2025
East County Californian 10/3/2025-157100

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

(4) Temporary Restraining Order
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**

On 10/16/2025 at 3885 MAIN STREET, CHULA VISTA, CA A Lien Sale will be held on a 1997 FORD VIN: 1FMEU17L4VLA94384
STATE: CA LIC: 7SANHEZ at 10:00 AM
East County Californian 10/3/2025-157106

**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 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**

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**East County Californian- 157122
10/3,10,17,24/25**

On 10/16/2025 at 3885 MAIN STREET, CHULA VISTA, CA A Lien Sale will be held on a 1989 CHEV VIN: 2GBHG31K0K4121475
STATE: CA LIC: 3Y97310 at 10:00 AM
East County Californian 10/3/2025-157107

On 10/16/2025 at 3885 MAIN STREET, CHULA VISTA, CA A Lien Sale will be held on a 1988 MALLA VIN: 17N640126HW001782
STATE: CA LIC: 3RBM496 at 10:00 AM
East County Californian 10/3/2025-157108

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NOTICE OF TRUSTEE'S SALE TS No. CA-25-1015909-CL Order No.: FIN-25006364 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/15/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Sherman Daley, an unmarried man Recorded: 6/25/2007 as Instrument No. 2007-0425988 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 10/20/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: \$375,169.37

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

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

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

APN: 584-022-05-00 TS No: CA08000382-25-1 TO No: 250321613-CA-VOI **NOTICE OF TRUSTEE'S SALE** (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 6, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 20, 2025 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 11, 2018 as Instrument No. 2018-0508102, of official records in the Office of the Recorder of San Diego County, California, executed by ARTURO LEY-VILLASENOR AND ZACARIAS C. LEY, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of WELLS FARGO BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID

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DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8739 SAINT GEORGE ST, SPRING VALLEY, CA 91977-4827 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$292,682.78 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at

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a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000382-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you 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

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call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000382-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 12, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000382-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 116120, Pub Dates: 09/26/2025, 10/03/2025, 10/10/2025, EAST COUNTY CALIFORNIA **East County California 9/26,10/3,10/2025-156639**

APN: 469-191-02-00 TS No: CA08000119-25-1 TO No: 250124105-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 30, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 22, 2025 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on August 3, 2021 as Instrument No. 2021-0550264, of official records in the Of-

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fice of the Recorder of San Diego County, California, executed by GIANG NGUYEN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND PHONG NGUYEN AND HANG NGUYEN, HUSBAND AND WIFE, ALL AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for AHL FUNDING DBA AMERICAN HOME LOANS as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 7135 7137 AMHERST STREET, LA MESA, CA 91942 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$683,019.77 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold

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the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000119-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to

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verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000119-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: September 17, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000119-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 116240, Pub Dates: 09/26/2025, 10/03/2025, 10/10/2025, EAST COUNTY CALIFORNIA **East County California 9/26,10/3,10/2025-156807**

APN: 244-110-48-00 Order: LTTSG2500090 TS-250608 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/07/2023 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF

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THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that C.N.A. FORECLOSURE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Barons-Earth Corp., a Delaware Corporation Recorded on 11/09/2023 as Instrument No. 2023-0313671, of Official records in the office of the County Recorder of San Diego County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 6/18/2025 as Instrument No. 20250162349 of said Official Records, WILL SELL on 10/20/2025 At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described. The property address and other common designation, if any, of the real property described above is purported to be: 102 Burma Rd, Ramona (unincorporated area), CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$403,578.50 (estimated). In addition to cash, the Trustee will accept a cashier's check made payable to C.N.A. Foreclosure Services, Inc., drawn by a state or federal credit union or a check drawn by state or federal savings and loan association, savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note se-

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cured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 250608 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, pursuant to Section 2924m of the California Civil Code. If 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 prop-

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erty 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 250608 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee 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 potential right to purchase." FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, CA 92108 (619) 297-6740 DATE: 9/17/2025 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer NPP0478920 To: SANTEE STAR 09/26/2025, 10/03/2025, 10/10/2025, EAST/Santee Star 9/26,10/3,10/2025-156836

T.S. No. 135027-CA APN: 596-103-03-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/12/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 10/31/2025 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/19/2006 as Instrument No. 2006-0509551 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: MARK FARISS, AN UNMARRIED MAN, AND JULIA SEVIER, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK,

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A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 14025 YUCCA STREET, JAMUL, CA 91935 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: \$309,431.30 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

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also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 135027-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. 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 135027-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

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bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Spring Valley Bulletin 10/3, 10, 17/2025-156839**

T.S. No.: 250429367
Notice of Trustee's Sale

Loan No.: 7122745 Order No. 95531481 APN: 381-041-03-00 Property Address: 50 Town Center Parkway Santee, CA 92071 You Are In Default Under A Deed Of Trust Dated 6/14/2024. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The 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: 50 Town Center, LLC a California limited liability company Duly Appointed Trustee: Total Lender Solutions, Inc Recorder 2/7/2025 as Instru-

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ment No. 2025-0032113 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 10/20/2025 at 10:30 AM Place of Sale: by the statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA Amount of unpaid charges: \$3,113,257.08 Street Address or other common designation of real property: 50 Town Center Parkway Santee, CA 92071 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit

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this Internet website www.mkconsultantsinc.com, using the file number assigned to this case 250429367. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. 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 250429367 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 9/12/2025 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sales Officer Exhibit "A" Legal Description Parcel A: Parcel 3 Of Parcel Map No. 15601, In The City Of Santee, County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, March 7, 1989. Parcel B: Non-Exclusive Reciprocal Easements For Pedestrian And Vehicular Ingress And Egress And Maintenance Of A Joint Driveway As Set Forth In That Certain Reciprocal Easement Agreement Dated February 27, 1989 By And

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Between The Price Company, A California Corporation And H & D LTD. - Santee, A California Limited Partnership, Recorded March 7, 1989, Recorder's File No. 89-116591 Over That Portion Of Parcel 1 Of Parcel Map No. 14764, In The City Of Santee, County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, April 17, 1987, More Particularly Described As Follows: Beginning At The Most Northerly Corner Of Said Parcel 1, Said Point Being On The Southeasterly Line Of Town Center Parkway; Thence Along The Northeasterly Line Of Said Parcel 1 South 22 Degrees 46'15" East, 219.92 Feet; Thence South 67 Degrees 13'45" West, 26.00 Feet; Thence North 22 Degrees 46'15" West, 209.92 Feet To The Beginning Of A Tangent 20.00 Foot Radius Curve, Concave Southwesterly; Thence Northwesterly Along The Arc Of Said Curve Thru A Central Angle Of 30 Degrees 00'00" An Arc Distance Of 10.47 Feet To The Southeasterly Line Of Said Town Center Parkway; Thence North 67 Degrees 13'45" East Along Said Southeasterly Line, 28.68 Feet To The Point Of Beginning. Parcel C: Non-Exclusive Reciprocal Easements Including But Not Limited To Right Of Entry To Use The Common Area For The Parking Of Motor Vehicles, Pedestrians And Vehicular Travel, Ingress And Egress, Utilities, Maintenance And For The Other Common Area Uses Provided For Herein, In, To, Over, Under And Across Parcel 6 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989, And Other Property, As Set Forth And Created In That Certain Operation And Reciprocal Easement Agreement Dated February 17, 1989, By And Between First City Santee Town Center, A California General Partnership, And Home Capital Corporation, A California Corporation, Recorded March 7, 1989, Recorder's File No. 89-116597 Of Official Records, As Amended By Document Recorded September 15, 1989 As File/Page No. 89-500637 Of Official Records. The Easement Herein Described Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcels 1 Through 5 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989. Parcel D: Non-Exclusive Reciprocal Easements Including But Not Limited To Right Of Entry To Use The Common Area For

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The Parking Of Motor Vehicles, Pedestrians And Vehicular Travel, Ingress And Egress, Utility Services, Temporary Construction, Pylon Sign, Underground Supports, Canopy, Maintenance And For The Other Common Area Uses Provided For Herein, In, To, Over, Under And Across Parcel 14 Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989, As Set Forth And Created In That Certain Reciprocal Easement And Operation Agreement Dated February 28, 1989 By And Between First City Santee Town Center, A California General Partnership, And Home Depot Inc., A California Corporation, And Longs Drugs Stores Of California, Inc., A California Corporation, Recorded March 7, 1989, Recorder's File No. 89-116598 Of Official Records. The Easement Herein Described Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcels 7 Through 13 And Parcels 15 And 16, Of Parcel Map No. 15601, Filed In The Office Of The Recorder Of San Diego County, March 7, 1989. **ECC/La Mesa Forum 9/26, 10/3, 10/2025-156869**

T.S. No. 25-75106 APN: 380-271-03-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/13/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 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

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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: ANTHONY JOSE TEJEDA, A SINGLE MAN Duly Appointed Trustee: ZBS Law, LLP Deed of Trust recorded 6/20/2005, as Instrument No. 2005-0513058, of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 10/27/2025 at 10:30 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: \$308,633.35 Note: Because the beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 9720 SUTTON COURT SANTEE, California 92071 Described as follows: As more fully described on said Deed of Trust. A.P.N #: 380-271-03-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these re-

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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) 266-7512 or visit this internet website www.elitepostandpub.com

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om, using the 25-75106. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid

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placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 266-7512, or visit this internet website www.elitepostandpub.com, using the 25-75106 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-

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tacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 9/25/2025 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (866) 266-7512 www.elitepostandpub.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation.

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EPP 45329 Pub Dates 10/03, 10/10, 10/17/2025 **ECC/Santee Star 10/3,10,17/2025-157002**
TS No: CA07000579-25-1 APN: 404-421-47-00 To No: S-LH-CA-213872-TSG NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED August 25, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On November 19, 2025 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 2, 2021 as Instrument No. 2021-0626107, of official records in the Office of the Recorder of San Diego County, California, executed by BRUCE D. TLUCKA, TRUSTEE OR HIS SUCCESSORS IN TRUST, UNDER THE BRUCE D. TLUCKA LIVING TRUST DATED OCTOBER 15, 2017, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ENNKAR, INC. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST THE property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 329 ALPINE HEIGHTS ROAD, ALPINE, CA 91901 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon,

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as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$564,858.68 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

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be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000579-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURE AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the 25-75106 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

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real estate professional immediately for advice regarding this potential right to purchase. Date: September 18, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000579-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES IN F O R M A T I O N PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0478994 To: S A N T E E S T A R 1 0 / 0 3 / 2 0 2 5 , 1 0 / 1 0 / 2 0 2 5 , 1 0 / 1 7 / 2 0 2 5 **ECC/Santee Star 10/3,10,17/2025-157095**

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

SALE

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

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

NOTICE OF TRUSTEE'S SALE

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

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

More fully described in said Deed of Trust.

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

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUODNG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KEM THEO ĐẦY LÀ BÀN TRÌNH BÀY TÒM LƯOC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

IMPORTANT NOTICE TO PROPERTY OWNER:

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

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/02/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 178,005.66.

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

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

Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 178,005.66
NOTICE OF TRUSTEE'S

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

NOTICE OF TRUSTEE'S SALE

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2025-00633-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the In-

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

NOTICE OF TRUSTEE'S SALE

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case 2025-00633-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

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

Trustee Sale Assistant

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

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

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

as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$564,858.68 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should

be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000579-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURE AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the 25-75106 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

Notice of Public Sale Notice is hereby given pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property will be sold by Meadowbrook (Warehouse) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Meadowbrook, payable at time of sale, on Wednesday, October 22, 2025 at 10:00 a.m., at the following location: At the entrance to the east County Regional Center by the statue, 250 E. Main Street, El Cajon, Ca 92020. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. The property which will be sold is described as follows: Manufacturer: Unknown Trade Name: Royal Lancer Year: 1969 H.C.D. Decal No: ABD4323 Serial No.: S1012A, S1012B The current location of the subject property is: 8301 Mission George Rd., #263 aka Space 263, Santee, Ca 92071. The public auction will be made to satisfy the lien for storage of the above-described property that was deposited by George Bond, Ellen Bond, and Phillip Bond with Meadowbrook. The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is \$35,246.99. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. Dated: October 2, 2025 H A R T K I E N L E PENTECOST By: Ryan J. Egan, Esq. Authorized Agent for Meadowbrook Contact: Julie Rosario (714) 432-8700 (IFS# 41016 10/02/25, 10/09/25) **East County Californian 10/3,10/2025-157020**