

Legal Notices-CAL**NOTICE OF ENFORCEMENT OF WAREHOUSE LIEN**

The Mobilehome located at 1315 Pepper Dr Space 90, El Cajon, CA 92021 ("Premises") which is within Pepper Villa Estates ("Community") and more particularly described as a Manufacturer / Trade Name: 9985 BARON HOMES INC / BARON; Serial No.: CB2303A & CB2303B; Decal No.: LAB7937, is subject to a Warehouse Lien pursuant to Civil Code Section 798.56a. On August 13, 2025, the Community served a Three (3) Day Notice to Pay Rent or Quit and a Sixty (60) Day Notice to Terminate Possession of Premises on the resident of the Mobilehome, Joseph Fatula, due to failure to timely pay the space rent and utilities. All residents and occupants have vacated the Premises, but the Mobilehome remains on the space and unpaid storage rent is accruing. The total amount of the minimum bid through October 15, 2025 is \$5,961.23. Said amount increases on a daily basis at the rate of \$31.36 per day plus actual utilities consumed, and fees and costs as expended. The Mobilehome will be sold by auction under the following terms: Sale Date: November 26, 2025 at 11:15 a.m. at 1315 Pepper Dr Space 90, El Cajon, CA 92021. PLEASE NOTE: The Mobilehome is required to be removed from the Premises, it cannot be sold in place. Sale of the Mobilehome will go to the highest bidder. Mobilehome to be sold "as is, with any and all faults" and includes all contents contained therein. Any further restrictions and/or conditions shall be provided at the time of the auction prior to the sale of the Mobilehome. If you intend to bid at the sale, please contact Community Management Kathy Virissimo at (619) 447-5338 or Pepper Villa Estates' attorney, Tamara M. Cross at (619) 296-0567 for the minimum bid at least two (2) days prior to sale date. To be permitted to bid at the sale, you must be in possession of cash or a cashier's check equal to at least the minimum opening bid and any additional bids that bidder intends to make. There will be no additional time given to obtain

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funds during or after the sale. It is the responsibility of bidder to obtain all relevant information relating to this sale prior to the lien sale date.
11/7, 11/14/25
CNS-3983517#
ECC/EI Cajon Eagle
11/7, 14/25-158088

STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS

Extra Space Storage will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated.
10835 Woodside Ave, Santee, CA 92071 on 12/02/2025 @ 11:00am
Reynaldo Minor Ramirez
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.
11/14/25

CNS-3982091#
SANTEE STAR
ECC/EI Cajon Eagle
11/14/25-157891

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
12/2/2025 12:00 PM
Gym Bro Fitness (James Rodriguez)
Gemma Purdy
Christopher Chaipos
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.
11/7/25

CNS-3981594#
SANTEE STAR
ECC/Santee Star
11/14/25-158072

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NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by Cube Smart Management, LLC 9180 Jamacha Rd, Spring Valley, CA 91977 to satisfy a lien on (12/03/2025) at approx. 2:00 PM at www.storage-treasures.com: Tracy Mccarty, Ray Smith, Luis Arroyo, Henry BLAS, Earl Page, Tam Le, Dominique Ford, RUBY RICO, Cynthia Miranda, GLORIA L CAYTON, Marvin Simmons

EC Californian
11/14/2025-157902

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: December 02, 2025, at 11:30am
Charity Lacey
Diana Carter
Angel Cabrera
Alexander Dantes
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.
11/14/25

CNS-3982036#
ECC/EI Cajon Eagle
11/14/25-157880

NOTICE OF PUBLIC SALE: Self-Storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 9645 Aero Dr San Diego, CA 92123 to satisfy a lien on December 3, 2025 at approx. 2:00pm at www.storage-treasures.com: Carlos Flores Gonz?lez, John A Stornio, Odessa Sharps, Nicole Warren, John Johnson, Yvonne Cruz, Henry Graham, Kierra Scott, Adeola Fadeyibi, Jasmine Campbell, Gwen Jackson.
EC Californian
11/14/2025-158182

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee CA 92071 will sell by competitive bidding on or after 11-29-2025, 11:00am. Auction to be held online at www.bid13.com Prop-

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erty to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:
Unit #E289 Knight, Christina
Unit #E399 Wright, Tammy
Unit #E508 Diaz, Nacor
Unit #F745 De Alba, Rocio
Unit #G1167 Garcia, Benjamin
11/14, 11/21/25
CNS-3984435#
SANTEE STAR
ECC/Santee Star
11/14, 21/25-158197

NOTICE TO CREDITORS OF BULK SALE (Secs. 6104, 6105 U.C.C.)

Escrow No. 163886P-CG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Corner Restaurant Group, LLC, a California limited liability company, 2835 University Ave, San Diego, CA 92104 Doing business as: The Seventh House
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: None
The location in California of the chief executive office of the seller(s) is: 5465 Lake Murray Blvd., La Mesa, CA 91942
The name(s) and business address of the buyer(s) is/are: IO SONO LLC, a California limited liability company 2835 University Ave San Diego, CA 92104
The assets to be sold are generally described as: BUSINESS, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL AND INVENTORY and are located at: "The Seventh House", 2835 University Ave, San Diego, CA 92104
The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 12/03/2025.

This bulk sale is not subject to California Uniform Commercial Code Section 6106.2, but rather to Section 24074 of the Business and Professions Code. The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 12/02/2025, which is the business day before the anticipated sale date specified above.
Dated: 10/08/25
Buyer's Signature
IO SONO LLC, a California limited company
By: /s/ Antonino Cusimano, Manager
11/14/25
CNS-3984988#

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LA MESA FORUM ECC/La Mesa Forum
11/14/25-158267

NOTICE OF ENFORCEMENT OF A WAREHOUSE LIEN
CCC Sections §7209 and §7210

The Mobile Home located at 1285E. Washington Avenue spc 73 in El Cajon, CA 92019 Which is within the community of the Lynnwood Mobile Estates and more particularly described as a Fleetwood trademark with a decal number of AAN496, serial number S9920 HUD label insignia A257357 with unknown length and width being subject of a Warehouse Lien pursuant to civil code section 798.56a. On September 9 of 2025 the community served a three day notice to pay rent or quit, a three day notice to perform covenant or quit on a 60 day notice to terminate possession of premises on the residence of the mobile home by Nadine Ruby Smith and Flint John Morrison as JTWS due to their failure to timely pay the space rent and utilities. All residents and occupants have vacated the premises; the mobile home remains on the space and unpaid storage rent is accruing. The total amount of the minimum bid through October 30, 2025, amounts to \$3403.16 Said amount increases on a daily basis at a rate of \$30.99 per day plus utilities, fees and costs. THE MOBILE HOME WILL BE SOLD BY LIVE AUCTION AS A PULL OUT UNDER THE FOLLOWING TERMS. On December, 2, 2025 AT 11:AM at 1285 E. Washington Ave spc 73 in El Cajon CA 92019. Sale of the mobile home will go to the highest bidder mobile home to be sold as is with any and all faults and defects, including all contents, contain there in any further instructions, and or conditions shall be provided at auction time prior to the sale of the mobile home and if you're interested in bidding, please contact Miss Amy EPSTEN a telephone number 619 442 3473 at least two days before the auction and you will have to have the minimum bid in a cashier's check format and has to be shown to the Auctioneer before the auction; likewise, you will have to have the total amount of the total bid in your possession in the form of cashier's check. No additional time will be given to get any monies, if you don't have the total amount of monies, you will be disqualified. Coach buyer will have to move the coach within 10 working days. You will be responsible for any damages cause during the removal of the coach thank you and good luck on your Bidding.
11/14, 11/21/25

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CNS-3983973# ECC/EI Cajon Eagle
11/14, 21/25-158268

NOTICE TO CREDITORS OF BULK SALE (Secs. 6104, 6105 U.C.C.)
Escrow No. 164053P-CG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Othman Youisf 421 E Main St, El Cajon, CA 92020
Doing business as: Ali Baba Family Restaurant
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: K-KAR CENTER-MAGNOLIA CAR WASH: 8931 MAGNOLIA AVE., SANTEE, CA 92071
The location in California of the chief executive office of the seller(s) is: same as above
The name(s) and business address of the buyer(s) is/are: Syrian Brothers Restaurant, Inc., a California Corporation 421 E Main St, El Cajon, CA 92020
The assets being sold are generally described as: MACHINERY, FURNITURE, FIXTURES, AND OTHER EQUIPMENT, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSE AND PERMITS, CUSTOMER LISTS, FICTITIOUS BUSINESS NAMES, TRADE NAMES AND TRADEMARKS, LOGOS, COPYRIGHTS AND PATENTS, GOODWILL, SIGNS AND ADVERTISING MATERIAL, TELEPHONE AND FAX NUMBERS, WEBSITES, URL NAMES, EMAIL ADDRESSES, SOCIAL MEDIA AND INTERNET ACCOUNTS, DISTRIBUTION RIGHTS, EMPLOYEE LISTS AND INFORMATION, COMPUTER SOFTWARE, CUSTOMER DEPOSITS AND INVENTORY and are located at: "Ali Baba Family Restaurant" 421 E Main St, El Cajon, CA 92020
The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Blvd, San Diego, CA 92115-4695 and the anticipated sale date is 12/03/2025.

This bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Blvd, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 12/02/2025, which is the business day before the anticipated sale date specified above.
Dated: 10/14/25

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY
Notice is given that pursuant to sections 21701-21715 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 515 of the Penal Code, "Home Avenue Storage" (formerly known as "SuperStorage San Diego"), 4773 Home Ave. San Diego, CA 92105, will sell by competitive bidding ending on or after **November 25, 2025, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at www.storage-treasures.com.

CNS-3983965#
ECC/EI Cajon Eagle
11/14/25-158160

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Amaya Clewis 5x10
Schenetta Major 5x6
Hernandez Paula 10x10
JOSE URIBE 10X20
MARIE ARREOLA 6X10
Chance Morgan 5x10
JHOBANI JUAREZ BUENO 5X6
GREG DIETHRICK 5X6
Arelly Higuera 10x10
Issac Bronner 10x10
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#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARLENE BARI YOUNG
CASE No. 25PE002994C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may other-

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Buyer's Signature
Syrian Brothers Restaurant, Inc., a California corporation
By: /s/ Hussein Ali Ahmad, President/Secretary
11/14/25
CNS-3985474#
ECC/EI Cajon Eagle
11/14/25-158282

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 12/02/2025 @ 11:00am
Holly Taylor
Jana Taylor
Kayla Hewitt
Jorge Cibrian Jr
Dawn Owens
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.
11/14/25

CNS-3983965#
ECC/EI Cajon Eagle
11/14/25-158160

NOTICE OF HEARING
12/15/2025
8:30 a.m., Dept. 61 Superior Court
330 W Broadway San Diego, CA 92101
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT
DATE: 10/17/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian- 157608
10/24, 31, 11/7, 14/25

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For all your legal advertising please contact Melody at (619) 441-1440 or legals@eccalifornian.com

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wise be interested in the will or estate, or both, of: MARLENE BARI YOUNG.

A Petition for Probate has been filed by: RACHELLE YOUNG in the Superior Court of California, County of San Diego

The Petition for Probate requests that RACHELLE YOUNG be appointed as personal representative to administer the estate of the decedent. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court

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should not grant the authority. A hearing on the petition will be held in this court as follows:

November 19, 2025 1:30 p.m. Dept. 502 1100 Union Street San Diego, CA 92101
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings.

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

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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: STEVE WEDEKING,

Legal Notices-CAL

9570 CUYAMACA STE 103, SANTEE, CA 92071. (619) 663-8428
East County Californian 11/17,14/2025-157762

PETITIONER: JUAN CUEVAS
RESPONDENT: ROSA BONILLA

Case Number: 18FL014555E
REQUEST FOR ORDER Change Child Custody, Visitation (Parenting Time), Other: 271 Sanctions
NOTICE OF HEARING TO (name(s)): ROSA BONILLA, Respondent A COURT HEARING WILL BE HELD AS FOLLOWS:
Date: 10/31/2025, Time: 9:00 AM, Dept: E-6, Address of court: Superior Court of California, County of San Diego, 250 E Main St, El Cajon, CA 92020.
WARNING to the person served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320), serve a copy on the other parties at least nine court days before

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the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.

East County Californian 11/17,14,21/2025-157763

NOTICE OF PUBLIC SALE: Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 10756 Jamacha Blvd. Spring Valley, California 91978 to satisfy a lien on December 3rd, 2025 at approx. 2:00 PM at www.storage-treasures.com: Jason Corcoran, Reyna Mars, Clarence Johnson Jr., Karley Bodell, David Lowe, Nataly Hernandez, Esteban Jimenez, Karla Martinez, Steven Mazza.

EC Californian 11/14/2025-157865

PETITIONER: ASHLEY DAYE BIEGER
RESPONDENT: CHRISTOPHER LEE BIEGER

Case Number: 24FL008428E

REQUEST FOR ORDER Other: Change minor children's names
NOTICE OF HEARING TO (name(s)): CHRISTOPHER LEE BIEGER, Respondent A COURT HEARING WILL BE HELD AS FOLLOWS:

Date: 02/23/2026, Time: 9:00 AM, Dept: E5, Address of court: Superior Court of California, County of San Diego, 250 E Main St, El Cajon, CA 92020. For Hearing Appearance Information: visit www.sdcourt.ca.gov
WARNING to the person served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320), serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.

Date: 11/5/2025
East County Californian 11/14,21,28,12/4/2025-158225

Legal Notices-CAL

T.S. No.: 25-35664
A.P.N.: 500-261-48-44
NOTICE OF TRUSTEE'S SALE
YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/19/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.
A public auction sale to the highest bidder for

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cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.
Trustor: Carlos M. Ariza and Esmeralda R. Antunez
Duly Appointed Trustee: Vylla Solutions, LLC
Recorded 9/23/2019 as Instrument No. 2019-0417457 in book, page Loan Modification recorded on 1/10/2025 as Instrument No. 2025-0007822 of Official Records in the office of the Recorder of San Diego County, California, Described as follows: As more fully described in the Deed of Trust

Date of Sale: 11/24/2025 at 10:00 AM

Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020

Amount of unpaid balance and other charges: \$261,594.41 (Estimated)
Street Address or other common designation of real property: 9860 DALE AVE SPRING VALLEY, CA 91977

A.P.N.: 500-261-48-44
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to

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convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE.

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on 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 2924d of the California Civil Code. The law requires that information

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about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 758-8052 or visit this Internet Web site www.xome.com, using the file number assigned to this case 25-35664. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021:

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.xome.com, using the file number assigned to this case 25-35664 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.
Date: 10/23/2025 Vylla Solutions, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806
Automated Sale Information: (800) 758-8052 or www.Xome.com for NON-SALE information: 888-313-1969
LaTedran Franklin, Trustee Sale Specialist PPP #25-007619
East County Californian 10/31,11/7,14/2025-157758

NOTICE OF TRUSTEE'S SALE TS No. CA-

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 20, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am

YEAR/MAKE/MODEL: 2017 BMW 330I
VIN: WBA8B9G33HNU53574
PLATE: 8XEF677, CA

East County Californian 11/14/2025 -158017

NOTICE OF PUBLIC HEARING OF THE HELIX WATER DISTRICT BOARD OF DIRECTORS TO CONSIDER AN INCREASE IN MISCELLANEOUS FEES AND CHARGES

NOTICE IS HEREBY GIVEN that the Helix Water District Board of Directors will hold a public hearing virtually/in-person during the regular board meeting on Wednesday, November 19, 2025, at which time the board will consider and may adopt increases in certain district fees and charges. Data available for public review includes the costs or estimated costs required to provide the services for which the fees and charges are to be levied, and the revenue sources anticipated to provide the services. Any person desiring to review this data or participate in the virtual/in-person public hearing should contact Board Secretary Jessica V. Mackey at 619-667-6204 or by email at jessica.mackey@helix-water.org.

Dated: November 4, 2025

By Order of the Helix Water District Board of Directors

Jessica V. Mackey, Board Secretary

East County Californian 11/7,14/2025-158120

Summary of Proposed Ordinance Adoption of the 2025 California Fire Code

The proposed Ordinance No. 468 would rescind existing Section 15.26 of Title 15 of the Lemon Grove Municipal Code, entitled "Fire Code," and adopt a new Section 15.26 to incorporate by reference the 2025 California Fire Code (Title 24, Part 9 of the California Building Standards Code), together with local amendments and findings based on the City's climatic, geologic, and topographic conditions. The ordinance keeps the City's fire and building regulations consistent with current State building standards and is intended to promote public health and safety.

The ordinance was introduced at the November 4, 2025 City Council meeting and will be considered for second reading and adoption at the regular City Council meeting on **Tuesday, November 18, 2025**. A copy of the full text of the ordinance is on file and available for public review at the Office of the City Clerk, 3232 Main Street, Lemon Grove, California during normal business hours.

/s/: Joel G. Pablo, City Clerk

Dated: November 11, 2025

East County Californian 11/14/2025-158304

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 21, 2025 @ 915 BAILEY CT SAN MARCOS CA 92069 at 10:00am
YEAR/MAKE/MODEL: 2013 CHEVROLET SILVERADO
VIN: 1GCRCREA1DZ142489
PLATE: P638358, CA

East County Californian 11/14/2025 -158018

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 18, 2025 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2017 CHEVROLET CRUZE
VIN: 3G1BE6SM2HS508335
PLATE: 9HQW835, CA

East County Californian 11/14/2025 -157856

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 19, 2025 @ 8710 MIRAMAR PLACE SAN DIEGO CA 92121 at 10:00am

YEAR/MAKE/MODEL: 2017 FORD TRANSIT
VIN: NM0LS7E7XH1338448
PLATE: 39493C2, CA

YEAR/MAKE/MODEL: 2018 FORD TRANSIT
VIN: NM0LS7F70J1366800
PLATE: 00169T2, CA

YEAR/MAKE/MODEL: 2022 HONDA CR-V
VIN: 5J6RT6H53NL004884
PLATE: 8YPF104, CA

East County Californian 11/14/2025 -157862

CITY OF LEMON GROVE REQUEST FOR QUALIFICATIONS FOR ON-CALL CEQA CONSULTING SERVICES

NOTICE IS HEREBY GIVEN that the City of Lemon Grove is accepting sealed proposals at Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA, 91945 until 2:00 P.M. Monday, **December 15, 2025**. Proposals shall be submitted in plain, sealed envelopes, marked on the outside with the project title: **Request for Qualifications for on-call consulting services, Contract No. 2026-10**. The City of Lemon Grove seeks statements of qualifications (SOQs) from experienced planning and environmental consulting firms to establish a list of qualified firms to assist in the preparation of environmental assessments under the California Environmental Quality Act (CEQA) for the City's current and future planning projects. The RFP document can be downloaded free of charge through the City's website, <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information, contact Michael Fellows, Community Development Manager at 619-825-3812 or by email at mfellows@lemongrove.ca.gov. Published in the East County Californian on November 14, 2025.
East County Californian 11/14/2025-158336

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25-1018348-AB Order No.: EOR20250620-8854902 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/11/2012. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 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): KAREN E. COLLWELL, AN UNMARRIED WOMAN Recorded: 7/17/2012 as Instrument No. 2012-0412359 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 12/17/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$115,807.65 The purported property address is: 2713 WINDMILL VIEW RD, EL CAJON, CA 92020-1052 Assessor's Parcel No.: 386-550-26-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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 bid-

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ding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 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-25-1018348-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website [**Legal Notices-CAL**](http://www.qual-</p>
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ityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1018348-AB 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-25-1018348-AB and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. 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 no further recourse against the Trustor, the Benefi-

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ciary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 **QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1018348-AB IDSPub #0261236 11/7/2025 11/14/2025 11/21/2025** **ECC/EI Cajon Eagle 11/7,14,21/25-157913**

NOTICE OF TRUSTEE'S SALE File No.:24-251308 A.P.N.:517-112-39-00 Property Address: 1619 21 VISTA VEREDA, EL CAJON, CA 92019. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 16, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late

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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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): ARVIN HALLAK, A SINGLE MAN Duly Appointed Trustee: Robertson, Anschutz, Schneid & Crane, LLP DEED OF TRUST Recorded on November 18, 2021 at Instrument No. 2021-0798252 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 12/8/2025 Sale Time: 10:00AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020. Amount of unpaid balance and other charges: \$1,138,556.81 (Estimated) Street Address or other common designation of real property: 1619 21 VISTA VEREDA, EL CAJON, CA 92019. See Legal Description - Exhibit "A" attached here to and made a part hereof. **LEGAL DESCRIPTION - EXHIBIT A** PARCEL A: PARCEL 1 OF PARCEL MAP NO. 3989, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 1975. PARCEL B: AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE NORTHERLY 20 FEET OF THE WESTERLY 195 FEET OF PARCEL 4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP RECORDED IN BOOK OF PARCEL MAPS, AT PAGE 3989, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 31, 1975. PARCEL C: AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, ALONG AND ACROSS THE EASTERLY 40 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AND THOSE PORTIONS OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE

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NORTHEAST QUARTER, LYING NORTHERLY OF THE CENTER LINE OF ROAD SURVEY NO. 1383, AS DESCRIBED IN DEED TO COUNTY OF SAN DIEGO, RECORDED JULY 25, 1956, IN BOOK 6191, PAGE 507 OF OFFICIAL RECORDS, ALL IN SECTION 19, TOWNSHIP 16 SOUTH, RANGE 1 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. **NOTICE TO POTENTIAL BIDDER(S):** 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(S):** 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 cour-

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tesy 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 (866-684-2727) or visit the website <http://www.servicelinkkasap.com>, using the file number assigned to this case 24-251308. 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(S):** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866-684-2727) or visit the website <http://www.servicelinkkasap.com>, using the file number assigned to this case 24-251308 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. By: Marisol Nagata, Esq Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 **SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.SERVICELINKASAP.COM. FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727).** The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI

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Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4856893 11/14/2025, 11/21/2025, 11/28/2025 **ECC/EI Cajon Eagle 11/14,21,28/2025-158086**

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 Safari Mobile Lodge, LLC (Warehouse) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check payable to Safari Mobile Lodge, LLC, payable at time of sale, on Wednesday, December 3, 2025 at 11:00 a.m., at the following location: 1174 E MAIN ST SPACE 31, EL CAJON, CA 92021. Said sale is to be held without covenant or warranty as to possession, financing, encumbrances, or otherwise on an "as is," "where is" basis. Upon sale to a third-party, the mobilehome must be removed from the Premises. The property which will be sold is described as follows: **MANUFACTURER: REDMAN TRADE NAME: NEW MOON Year: 1968 H.C.D DECAL NO.: ABD2413 SERIAL NO.: S14221XX, S14221XXU** The current location of the subject property is: 1174 E Main St Space 31, El Cajon, CA 92021. The public auction will be made to satisfy the lien for storage of the above-described property that was deposited by Allan Heth Starr aka Allan Starr and Linda E. Parrish with Safari Mobile Lodge, LLC. The total amount due on this property, including estimated costs, expenses and advances as of the date of the public sale, is \$22,156.84. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale Dated: November 7, 2025 Hart Kienle Pentecost BY: Ryan J. Egan, Esq. Authorized Agent for Safari Mobile Lodge, LLC Contact: Julie Rosario (714) 432-8700 (IFS 41452 11/07/25, 11/14/25) **East County Californian 11/7,14/2025-157887**