

Legal Notices-CAL

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

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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

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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 JTWRs 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

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mobile home will go to the highest bidder mobile home to be sold is 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

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

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Notice of Self Storage Sale
Please take notice The Attic Self Storage located at 1300 E Lexington Ave El Cajon CA 92019 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur at the facility on 12/8/2025 at 11:30am. Unless stated otherwise, the description of the contents are household goods and furnishings. Hector Vasquez Unit #A43; Elvira Ramos Unit #C39; Tomisha Howard Unit #D46. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
East County Californian 11/21,28/2025-157791

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This sale is subject to prior cancellation in the event of settlement between landlord and obligated party. Auctioneer: Storageauctions.com
11/21/25
CNS-3986168#
ECC/EI Cajon Eagle
11/21/25-158341

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James Unit #E253 Blue, Tyna Monique Unit #F602 Reynolds, Breana
11/21/25
CNS-3987305#
SANTEE STAR
ECC/Santee Star
11/21/25-158445

NOTICE AND SUMMARY OF ORDINANCE 25-14

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 18 INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 18, APN 504-301-09-00)

Notice is hereby given that on November 12, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") adopted Ordinance 25-14 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 18 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1"). The following is a summary of the adopted Ordinance:

- The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1.
 - By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory.
 - The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.
- The Ordinance was adopted unanimously by the Board of Directors, with Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles, and Woodruff voting in favor (Aye); no Directors voting against (No); no Directors abstaining; and no Directors absent.

Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance, including the names of the Board of Directors voting for or against the Ordinance, is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.
/s/ Shayna Rians, Board Clerk 11/21/2025
East County Californian 11/21/2025-158409

NOTICE OF LETTER OF NOTIFICATION FOR PROPOSED FLOOD HAZARD REVISIONS PUBLIC NOTICE - CITY OF SANTEE

The City of Santee Engineering Department, in accordance with National Flood Insurance Program regulation 65.7(b)(1), hereby gives notice of the City's intent to revise the flood hazard information, generally located between Cuyamaca Street and Magnolia Avenue. The flood hazard revisions are being proposed as part of Conditional Letter of Map Revision (CLOMR) Case No. 25-09-0408R for a proposed project along the San Diego River. City Ventures Homebuilding, LLC, is proposing to develop the site with residential pads, roadways, water quality features, green spaces and site utilities as part of a multi-family residential development adjacent to the San Diego River.

Once the project has been completed, a Letter of Map Revision (LOMR) request should be submitted that will, in part, revise the following flood hazards along the San Diego River.

1. The floodway will be revised from approximately 300 feet upstream of Cuyamaca Street to approximately 3,300 feet upstream of Cuyamaca Street along the San Diego River. The floodway will increase and decrease within the revised area.
 2. Base Flood Elevations (BFEs) will both increase and decrease along the San Diego River.
 3. The SFHA will increase and decrease along the San Diego River.
- Maps and detailed analysis of the revision can be reviewed at the City of Santee City Hall at 10601 Magnolia Ave, Santee, CA 92071. Interested persons may call the City Engineering Department at (619) 258-4100 ext. 167 for additional information.
East County Californian 11/21/2025-158420

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.

- 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
 - Arely 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#
Phone (855)722-8853
Home Avenue Storage
(619) 262-2828
EC Californian
11/14,21/2025-158290

NOTICE OF LIEN

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number.

- Debra Jane Vanderyde unit 26
- Richard Smith unit 69
- Tood Ostberg unit 108
- Seth Filgo unit 129

This sale will be competitive bidding on the 1st day of December 2025 at 9AM on the website Storageauctions.com. The property is stored at location, which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale.

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 Property 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

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 12-06-2025, 11:00 am. Auction to be held online at www.bid13.com. Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:
Unit #E317 Sandoval,

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

Escrow No. 164082P
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: ISRAEL HERNANDEZ, AND MIRIAM ARZATE 7977 BROADWAY AVENUE #B, LEMON GROVE, CA 91945 Doing business as: ANTO JITOS EL TANAMPA
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: Same as above
The name(s) and business address of the buyer(s) is/are: JOA AND SAMAYA CORP, A CALIFORNIA CORPORATION 7977 BROADWAY AVENUE #B, LEMON GROVE, CA 91945
The assets to be 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, WEB

Don't Wait. Communicate.
Make your emergency plan.
Ready.gov

Ad Council Ready FEMA

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SITES, 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: "Antojitos El Tenampa" 7977 Broadway Avenue, Ste #B Lemon

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Grove, CA 91945. 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 12/10/2025. This bulk sale is subject to California Uniform Commercial Code Section 6106.2.

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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 12/09/2025, which is the business day before the anticipated sale date specified above.

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Dated: 11/10/25
Buyer's Signature
JOA AND SAMAYA CORP, A CALIFORNIA CORPORATION
By: SAMUEL RUBIO SALCEDO, ITS PRESIDENT/SECRETARY
11/21/25
CNS-3987298#
LEMON GROVE REVIEW
ECC/Lemon Grove Review 11/21/25-158446

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PETITIONER: JUAN CUEVAS
RESPONDENT: ROSA BONILLA
Case Number: 18FL014555E
REQUEST FOR OR-

Legal Notices-CAL

DER Change Child Custody, Visitation (Parenting Time), Other: 271 Sanctions
NOTICE OF HEARING
TO (name(s)): ROSA BONILLA, Respondent
A COURT HEARING

Legal Notices-CAL

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.

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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.

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 26, 2025 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am YEAR/MAKE/MODEL: 2017 CHEVROLET CRUZE
VIN: 3G1BE6SM6HS525509
PLATE: 7WNP523, CA
East County Californian 11/21/2025 -158212

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on December 3, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am YEAR/MAKE/MODEL: 2016 SCION TC
VIN: JTKJF5C71GJ023731
PLATE: 7TWX515, CA
East County Californian 11/21/2025 -158344

00030 – NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that the Board of Directors of the Helix Water District ("District") invites and will receive sealed Bids up to but not later than 10:00 a.m. on Tuesday, December 16, 2025 at the District's Administration Office, located at 7811 University Avenue, La Mesa, California, for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for CONSTRUCTION OF AQ1 IMPRESSED CURRENT CATHODIC PROTECTION PROJECT CIP24004 (the "Project"). Bids received after said time shall be returned unopened. Bids shall be valid for a period of 60 calendar days after the Bid opening date.

Installation of deep well anode bed, rectifier assembly, and appurtenances for an impressed current cathodic protection system.

The Bid Form, Contract, Drawings and Specifications, which more particularly describe all items of work for the Project, are available electronically from Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>. The District will not provide paper copies. It is the responsibility of each prospective Bidder to download and print all bid documents for review and to verify the completeness of bid documents before submitting a bid. The District does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the bid documents. The Contractor shall furnish all labor, equipment, materials, tools, services, transportation, permits, utilities and all other items necessary to complete the Project as described in the Drawings, Specifications and other contract documents, which are available for inspection at Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>.

Each Bid shall be accompanied by cash, a certified or cashier's check, or Bid Bond secured from a surety company satisfactory to the Board of Directors of the District, the amount of which shall not be less than ten percent (10%) of the submitted Total Bid Price, made payable to Helix Water District as bid security. The bid security shall be provided as a guarantee that within five (5) working days after the District provides the successful bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the successful Bidder fails to comply within said time. No interest will be paid on funds deposited with District.

A non-mandatory Pre-Bid Conference is scheduled for Thursday, December 4, 2025 at 11:00am to review the Project's existing conditions at Helix Water District's 54/20 Vault Facility behind Rise City Church at 12150 Woodside Avenue, Lakeside, CA. Representatives of the District and consulting engineers, if any, will be present. Questions asked by Bidders at the Pre-Bid Conference not specifically addressed within the Contract Documents shall be answered in writing, and shall be sent to all Bidders present at the Pre-Bid Conference.

The successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by District to ensure its performance under the contract.

Pursuant to Labor Code Section 1773, District has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in San Diego County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/.

In addition, a copy of the prevailing rate of per diem wages is available at the District's Administration Office and shall be made available to interested parties upon request. The successful bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Bid.

Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: Class A or Class C-57.

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-road-diesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

The District requires that all materials, methods and services utilized by the Contractor for this Project be in conformance with the current edition of the Water Agencies' Standards Specifications for Potable Water, Recycled Water and Sewer Facilities ("Standard Specifications"). Substitution requests shall be made within 35 calendar days after the award of the contract. Pursuant to Public Contract Code Section 3400(b), the District may make findings designating that certain additional materials, methods or services by specific brand or trade name other than those listed in the Standard Specifications be used for the Project. Such findings, as well as the materials, methods or services and their specific brand or trade names that must be used for the Project may be found in the Special Conditions.

District shall award the contract for the Project to the lowest responsive, responsible Bidder, as set forth in 00300 – Bid Form, provided the Bid is in conformance with the instructions provided herein, and that it is in the interest of the District to accept it. District reserves the right to reject any or all Bids and to waive any irregularity in a Bid.

Dated: November 5, 2025, La Mesa, California
By the Order of the Board of Directors, Helix Water District
Jessica V. Mackey, Board Secretary
East County Californian 11/21/2025-158367

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 26, 2025 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am YEAR/MAKE/MODEL: 2017 CHEVROLET CRUZE
VIN: 3G1BE6SM6HS525509
PLATE: 7WNP523, CA
East County Californian 11/21/2025 -158212

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on December 3, 2025 @ 471 N EL CAMINO REAL OCEANSIDE CA 92058 at 10:00am YEAR/MAKE/MODEL: 2016 SCION TC
VIN: JTKJF5C71GJ023731
PLATE: 7TWX515, CA
East County Californian 11/21/2025 -158344

00030 – NOTICE INVITING BIDS

NOTICE IS HEREBY GIVEN that the Board of Directors of the Helix Water District ("District") invites and will receive sealed Bids up to but not later than 10:00 a.m. on Thursday, December 18, 2025 at the District's Administration Office, located at 7811 University Avenue, La Mesa, California, for the furnishing to District of all labor, equipment, materials, tools, services, transportation, permits, utilities, and all other items necessary for CONSTRUCTION OF PIPELINE PROJECT CIP20003 (the "Project"). Bids received after said time shall be returned unopened. Bids shall be valid for a period of 60 calendar days after the Bid opening date.

The project consists of replacing approximately 6,800 linear feet of existing 8-inch and 12-inch diameter, 1950s vintage cast-iron pipe in West Madison Avenue and East Madison Avenue, with 6,800 linear feet of 8-inch and 12-inch diameter PVC pipe all within the city of El Cajon.

The Bid Form, Contract, Drawings and Specifications, which more particularly describe all items of work for the Project, are available electronically from Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>. The District will not provide paper copies. It is the responsibility of each prospective Bidder to download and print all bid documents for review and to verify the completeness of bid documents before submitting a bid. The District does not assume any liability or responsibility based on any defective or incomplete copying, excerpting, scanning, faxing, downloading or printing of the bid documents. The Contractor shall furnish all labor, equipment, materials, tools, services, transportation, permits, utilities and all other items necessary to complete the Project as described in the Drawings, Specifications and other contract documents, which are available for inspection at Bidnet (California Purchasing Group) at <http://www.bidnetdirect.com/california/helixwaterdistrict>.

Each Bid shall be accompanied by cash, a certified or cashier's check, or Bid Bond secured from a surety company satisfactory to the Board of Directors of the District, the amount of which shall not be less than ten percent (10%) of the submitted Total Bid Price, made payable to Helix Water District as bid security. The bid security shall be provided as a guarantee that within five (5) working days after the District provides the successful bidder the Notice of Award, the successful Bidder will enter into a contract and provide the necessary bonds and certificates of insurance. The bid security will be declared forfeited if the successful Bidder fails to comply within said time. No interest will be paid on funds deposited with District.

The successful Bidder will be required to furnish a Faithful Performance Bond and a Labor and Material Payment Bond each in an amount equal to one hundred percent (100%) of the Contract price. Each bond shall be in the forms set forth herein, shall be secured from a surety company that meets all State of California bonding requirements, as defined in California Code of Civil Procedure Section 995.120, and that is a California admitted surety insurer.

Pursuant to Section 22300 of the Public Contract Code of the State of California, the successful Bidder may substitute certain securities for funds withheld by District to ensure its performance under the contract.

Pursuant to Labor Code Section 1773, District has obtained the prevailing rate of per diem wages and the prevailing wage rate for holiday and overtime work applicable in San Diego County from the Director of the Department of Industrial Relations for each craft, classification, or type of worker needed to execute this contract. A copy of these prevailing wage rates may be obtained via the internet at: www.dir.ca.gov/dlsr/.

In addition, a copy of the prevailing rate of per diem wages is available at the District's Administration Office and shall be made available to interested parties upon request. The successful bidder shall post a copy of the prevailing wage rates at each job site. It shall be mandatory upon the Bidder to whom the Contract is awarded, and upon any subcontractors, to comply with all Labor Code provisions, which include but are not limited to the payment of not less than the said specified prevailing wage rates to all workers employed by them in the execution of the Contract, employment of apprentices, hours of labor and debarment of contractors and subcontractors.

Pursuant to Labor Code sections 1725.5 and 1771.1, all contractors and subcontractors that wish to bid on, be listed in a bid proposal, or enter into a contract to perform public work must be registered with the Department of Industrial Relations. No Bid will be accepted nor any contract entered into without proof of the contractor's and subcontractors' current registration with the Department of Industrial Relations to perform public work. If awarded a contract, the Bidder and its subcontractors, of any tier, shall maintain active registration with the Department of Industrial Relations for the duration of the Project.

This Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. In bidding on this project, it shall be the Bidder's sole responsibility to evaluate and include the cost of complying with all labor compliance requirements under this contract and applicable law in its Bid.

Unless otherwise provided in the Instructions for Bidders, each Bidder shall be a licensed contractor pursuant to sections 7000 et seq. of the Business and Professions Code in the following classification(s) throughout the time it submits its Bid and for the duration of the contract: Class A or Class C34.

The California Air Resources Board ("CARB") implemented amendments to the In-Use Off-Road Diesel-Fueled Fleets Regulations ("Regulation") which are effective on January 1, 2024 and apply broadly to all self-propelled off road diesel vehicles 25 horsepower or greater and other forms of equipment used in California. A copy of the Regulation is available at <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2022/off-road-diesel/appa-1.pdf>. Bidders are required to comply with all CARB and Regulation requirements, including, without limitation, all applicable sections of the Regulation, as codified in Title 13 of the California Code of Regulations section 2449 et seq. throughout the term of the Project. Bidders must provide, with their Bid, copies of Bidder's and all listed subcontractors most recent, valid Certificate of Reported Compliance ("CRC") issued by CARB. Failure to provide valid CRCs as required herein may render the Bid non-responsive.

The District requires that all materials, methods and services utilized by the Contractor for this Project be in conformance with the current edition of the Water Agencies' Standards Specifications for Potable Water, Recycled Water and Sewer Facilities (Standard Specifications). Substitution requests shall be made within 35 calendar days after the award of the contract. Pursuant to Public Contract Code Section 3400(b), the District may make findings designating that certain additional materials, methods or services by specific brand or trade name other than those listed in the Standard Specifications be used for the Project. Such findings, as well as the materials, methods or services and their specific brand or trade names that must be used for the Project may be found in the Special Conditions.

District shall award the contract for the Project to the lowest responsive, responsible Bidder, as set forth in 00300 Bid Form, provided the Bid is in conformance with the instructions provided herein, and that it is in the interest of the District to accept it. District reserves the right to reject any or all Bids and to waive any irregularity in a Bid.

Dated: November 5, 2025, La Mesa, California
By the Order of the Board of Directors, Helix Water District
Jessica V. Mackey, Board Secretary
East County Californian 11/21/2025-158368

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 26, 2025 @ 8710 MIRAMAR PLACE SAN DIEGO CA 92121 at 10:00am
 YEAR/MAKE/MODEL: 2018 BMW 320 I
 VIN: WBA8E1G58JNU89857
 PLATE: 9ASD645, CA
East County Californian 11/21/2025 -158211

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on November 25, 2025 @ 6990 MISION GORGE RD SAN DIEGO CA 92120 at 10:00am
 YEAR/MAKE/MODEL: 2016 SUBARU IMPREZA
 VIN: JF1GPAA63G9273965
 PLATE: 8DXZ701, CA
 YEAR/MAKE/MODEL: 2020 NISSAN VERSA
 VIN: 3N1CN8EV5LL806959
 PLATE: 8RGW612, CA
East County Californian 11/21/2025 -158210

NOTICE AND SUMMARY OF ORDINANCE 25-13

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 17 INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 17, APN 503-100-01-00)

Notice is hereby given that on November 12, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") adopted Ordinance 25-13 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 17 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1"). The following is a summary of the adopted Ordinance:

- The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1.
- By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory.
- The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.
- The Ordinance was adopted unanimously by the Board of Directors, with Directors McKenna, Muns, Nelson, Pierce, Raddatz, Robles, and Woodruff voting in favor (Aye); no Directors voting against (No); no Directors abstaining; and no Directors absent.

Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance, including the names of the Board of Directors voting for or against the Ordinance, is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.

/s/ Shayna Rians, Board Clerk 11/21/2025
East County Californian 11/21/2025-158408

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on December 4, 2025.
Call # Year Make Model Color VIN License # State Engine No. #
 3345641 2022 Kia Soul Black KNDJ23AU1N7812066 NONE
Vehicles Location: 123 35th St, San Diego, CA 92102
 3345313 2021 BMW M340i Black 3MW5U7J06M8B75069 9LMY263 CA
 3346312 2022 Volkswagen Taos White 3VVRX7B23NM029234 9AFN428 CA
 3348356 2019 Kia Optima Maroon 5XXGT4L37KG294453 NONE
Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120
 3346919 2025 Tesla Model 3 Grey 5YJ3E1EA2SF929410 WJFJ2969 TX
 3349820 2020 Tesla Model 3 Blue 5YJ3E1EA8LF792376 9MCU966 CA
Vehicles Location: 1501 North Coast Hwy 101, Oceanside, CA 92054
 3348126 2021 Chrysler Pacifica White 2C4RC1BG2MR552903 9KIL234 CA
 3349988 2020 Subaru Impreza White 4S3GKAV62L3602364 NONE
Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111
 3346924 2016 Honda Civic Red 2HGFC2F59GH560154 7VBV509 CA
Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911
 3346106 2015 Land Rover Range Rover Black SALGS2TF9FA224982 NONE
Vehicles Location: 3333 National Ave, San Diego, CA 92113
 3341787 2019 Subaru Crosstrek White JF2GTAEC6K8235698 8FVV875 CA
Vehicles Location: 9135 Olive Dr, Spring Valley, CA 91977
 3317533 2024 Honda Prologue Blue 3GPKHWRM1RS508654 9NVG174 CA
Vehicles Location: 110 N Hale Ave, Escondido, CA 92029
EC Californian 11/21/2025-158436

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der (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.)

East County Californian 11/21/2025-157763

LIEN SALE

Year: 1989
 Builder: LARSO
 Hull# LAR178531889
 Sale Date: 12/09/2025
 Time: 10:00 am
 Lien holder: HARBOR ISLAND WEST MARINA
 Location of sale: 2040 Harbor Island Drive
 San Diego CA 92101
EC Californian 11/21/2025-158530

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.sdccourt.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

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NOTICE OF TRUSTEE'S SALE TS No. CA-25-1020798-CL Order No.: FIN-25010015 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2007. 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, 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): Babak B. Motale, a married man as his sole and separate property Recorded: 7/31/2007 as Instrument No. 2007-0511695 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 12/26/2025 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: \$417,494.54 The purported property address is: 11852 SERENA ROAD, LAKESIDE, CA 92040 Assessor's Parcel No.: 377-210-13 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. That portion of Lot 89 in Tract No. 2 of San Diego Eucalyptus Company's Lands, in the County of San Diego, State of Califor-

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nia according to map thereof no. 1492, filed in the Office of the County Recorder of San Diego County, on November 8, 1912, described as follows: Commencing at a point on the South Line of said Lot 89 distant thereon North 82° 10' East 224.76 feet from the Southwesterly corner of said Lot, said point being the true point of beginning of the property herein described; thence along the South line of said lot 89, South 82° 10' West 20.00 feet; thence due North 411.00 feet; thence South 82° 10' West 204.76 feet to the West line of said lot 89; thence due North along the West line of said lot 124.92 feet to the Northwest corner of said lot 89; thence along the North line of said lot North 79° 44' East 226.29 feet to an intersection with a line which bears due North from the true point of beginning; thence due South 545.61 feet to the true point of beginning. 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 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

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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-25-1020798-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 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-25-1020798-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 ad-

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dress 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-25-1020798-CL 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 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: 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-25-1020798-CL IDSPub #0261337 11/21/2025 11/28/2025 12/5/2025 **ECC/EI Cajon Eagle 11/21, 28, 12/5/25-158118**

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PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/17/2025 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/14/2022 as Instrument No. 0022-0021062 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: VIOLA K. JACKSON, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR FEDERAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; At the entrance to the East County Regional Center by statue, 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: 10185 PEACEFUL COURT, SANTEE, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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 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: \$204,924.25 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 hereto-

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fore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off 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 138474-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 ten-

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ant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 138474-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as 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/Santee Star 11/21,28,12/5/2025-158243**

T.S. No.: 25-34789 A.P.N.: 486-082-02-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/14/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining

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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: Sean Omeara, a married man as his sole and separate property Duly Appointed Trustee: Vylla Solutions, LLC Recorded 7/31/2023 as Instrument No. 2023-0205597 in book , page of Official Records in the office of the Recorder of San Diego County, California , Described as follows: AS THEREIN PROVIDED ON SAID DEED OF TRUST Date of Sale: 1/14/2026 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: \$961,852.09 (Estimated) Street Address or other common designation of real property: 368 HIHILL WAY ELCAJON, CA 92020 A.P.N.: 486-082-02-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, 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

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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 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) 758-8052 or visit this Internet Web site www.xome.com, using the file number assigned to this case 25-34789. 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:

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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 25-34789 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: 11/10/2025 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 #25-008176 **East County California 11/21,28,12/5/2025-158332**

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15953803 TS No: A25-01027 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 4/1/2025. 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. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 4/14/2025 as instru-

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ment number 2025-0095495 in the office of the County Recorder of San Diego County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 6/3/2025 as instrument number 2025-0147402 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 10/13/2021 as instrument number 2021-0712346, WILL SELL on 12/17/2025, 10:00 A.M. At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owners of said property are: Joshua Adam Ayala, a single man, and Diane Vernabeth Alfaro, a widow, as joint tenants. The property address and other common designation, if any, of the real property is purported to be: 4499 Toyon Mountain Rd Julian, CA 92036, APN 292-141-17-00. 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 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 this Notice of Sale is: \$13,520.16. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on 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 this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the

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indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. 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 AND ALL OTHER INTERESTED PARTIES: 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 this 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: A25-01027. 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

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the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case A25-01027 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. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 11/11/2025 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. NPP0481254 To: Santee Star 11/21/2025, 12/02/2025, 12/08/2025, 12/12/2025, 12/18/2025, 12/22/2025, 12/28/2025, 1/02/2026, 1/08/2026, 1/12/2026, 1/18/2026, 1/22/2026, 1/28/2026, 2/01/2026, 2/05/2026, 2/11/2026, 2/15/2026, 2/21/2026, 2/25/2026, 3/01/2026, 3/05/2026, 3/11/2026, 3/15/2026, 3/21/2026, 3/25/2026, 3/31/2026, 4/04/2026, 4/08/2026, 4/14/2026, 4/18/2026, 4/24/2026, 4/28/2026, 5/04/2026, 5/08/2026, 5/14/2026, 5/18/2026, 5/24/2026, 5/28/2026, 6/01/2026, 6/05/2026, 6/11/2026, 6/15/2026, 6/21/2026, 6/25/2026, 6/30/2026, 7/05/2026, 7/11/2026, 7/15/2026, 7/21/2026, 7/25/2026, 7/31/2026, 8/04/2026, 8/08/2026, 8/14/2026, 8/18/2026, 8/24/2026, 8/28/2026, 9/01/2026, 9/05/2026, 9/11/2026, 9/15/2026, 9/21/2026, 9/25/2026, 9/30/2026, 10/05/2026, 10/11/2026, 10/15/2026, 10/21/2026, 10/25/2026, 10/31/2026, 11/04/2026, 11/08/2026, 11/14/2026, 11/18/2026, 11/24/2026, 11/28/2026, 12/01/2026, 12/05/2026, 12/11/2026, 12/15/2026, 12/21/2026, 12/25/2026, 12/31/2026, 1/06/2027, 1/12/2027, 1/18/2027, 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