

Legal Notices-CAL

LIEN SALE
ONE FACILITY – MULTIPLE UNITS
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

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620 S Marshall Ave, El Cajon, CA 92020 on 12/16/2025 @ 12:00pm
Madison Freeman Prateek Mathur
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra

NOTICE OF PUBLIC HEARING FOR:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 11 "BUILDING AND CONSTRUCTION" OF THE SANTEE MUNICIPAL CODE TO ADOPT BY REFERENCE THE 2025 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING THE 2025 CALIFORNIA ADMINISTRATIVE CODE, THE 2025 CALIFORNIA BUILDING CODE, THE 2025 CALIFORNIA RESIDENTIAL CODE, THE 2025 ELECTRICAL CODE, THE 2025 CALIFORNIA MECHANICAL CODE, THE 2025 CALIFORNIA PLUMBING CODE, THE 2025 CALIFORNIA ENERGY CODE, THE 2025 CALIFORNIA EXISTING BUILDING CODE, THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE, THE 2025 WILDLAND-URBAN INTERFACE CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE TOGETHER WITH MODIFICATIONS, ADDITIONS, AND DELETIONS THERETO, AND TO AMEND CHAPTER 11.36 "FLOOD DAMAGE PREVENTION" TO MEET STATE AND FEDERAL REQUIREMENTS (CASE FILE ZOA-2025-0004)

Notice is hereby given by the **CITY OF SANTEE** that a **PUBLIC HEARING** on an Ordinance will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m. on Wednesday, **December 10, 2025**, or as soon thereafter as it may be heard. The public is invited to attend in person. The meeting will also be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

SUBJECT: The proposed ordinance would
• Revise Title 11 to adopt the 2025 California Building Standards Code by reference while retaining the same deletions, revisions, and additions originally adopted in 2022 as applicable, at Chapters 11.02, 11.04, 11.06, 11.08, 11.10, 11.12, 11.14, 11.16, 11.18, 11.20, 11.22, and 11.26.

• Revise Title 11 to add the new Wildland-Urban Interface Code by adopting new Chapter 11.17.

• Revise Title 11 to amend Chapter 11.36 to incorporate updated Federal Emergency Management Agency model ordinance language and ensure continued compliance and eligibility under the National Flood Insurance Program.

The proposed ordinance is exempt from environmental review under the California Environmental Quality Act by California Public Resources Code § 21080.17.

ADDITIONAL INFORMATION: A reading of the complete text of the ordinance may be necessary to obtain a full understanding of the proposed updates, a copy of which is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov. If you have questions about the ordinance, want to submit comments, or wish to discuss the ordinance with staff of the Planning and Building Department prior to the hearing, you may contact Madeline Mattson, 10601 Magnolia Avenue, Santee, California, 92071-1222 (Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.), phone (619) 258-4100, ext. 160 or MMattson@cityofsanteeca.gov. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

Publish Date: Friday, November 28, 2025 and December 5, 2025
East County Californian 11/28,12/5/2025-158703

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Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
11/28/25
CNS-3986132#
ECC/El Cajon Eagle
11/28/25-158338

Notice of Self Storage Sale

Please take notice SecureSpace Self Storage Spring Valley located at 11902 Campo Rd Spring Valley CA 91978 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the

NOTICE OF PUBLIC HEARING FOR THE EXCHANGE (WALMART HOUSING SITE) PROJECT

Notice is hereby given by the **PLANNING & BUILDING DEPARTMENT**, of the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday, December 10:

SUBJECT: Applications for a Tentative Map (TM-2025-0002) and Development Review Permit (DR-2025-0002) for the construction of a 100-unit multifamily residential development located at 9506 Mission Gorge Road in the Town Center High Density Residential (TC-R-22) zone. The proposed project includes 18 three-story townhome buildings with a maximum height of 38 feet 6 inches. The project offers units with three or four bedrooms, ranging in size from 1,459 to 1,817 square feet. Each unit has its own two-car garage and separate space for storage and individual trash receptacles. On-site improvements include 29 guest parking spaces, recreational areas including a tot lot, turf area, a community BBQ area, a dog run, and landscaping. The project will also provide street improvements along the project frontage and provide right-of-way enhancement up to Mission Gorge Road.

Project plans can be downloaded from the City's website at the following link:
<https://www.cityofsanteeca.gov/business/active-projects-map>

LOCATION: 9506 Mission Gorge Road (APN: 381-040-36-00)

APPLICANT: Erik Pfahler, Borstein Enterprises

ENVIRONMENTAL STATUS: The environmental impacts associated with the proposed project were previously analyzed in the certified Program Environmental Impact Report (PEIR) for the City of Santee Housing Element Rezone Program Implementation (State Clearinghouse No. 2021100263), which was certified by the City Council on October 12, 2022. Pursuant to CEQA Guidelines Sections 15168(c) and 15162, no additional environmental review is required as the project is consistent with the development assumptions, zoning, and mitigation measures analyzed in the Rezone Program PEIR, and no new significant environmental effects or substantially more severe effects would occur beyond those previously identified.

ADDITIONAL INFORMATION: Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises at the public hearing, or in written correspondence delivered to the City of Santee at, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at 619-258-4100 at least three (3) working days prior to the date of the public hearing. If you have any questions about the above proposal or want to submit comments, you may contact the Project Planner, Madeline Mattson, at the Planning & Building Department, 10601 Magnolia Avenue, Santee, CA 92071. Phone: 619-258-4100 x 160 E-mail: mmattson@cityofsanteeca.gov. You may also review the project file during business hours at the Planning & Building Department: Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.
East County Californian 11/28/2025-158655

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storage facility. The sale will occur as an online auction via www.storagetreasures.com on 12/17/2025 at 12:30 PM. Channa Mitchell; Fernanda Cortez; Vincent Serino; Rosemary Bojorquez; Channa Mitchell; Elizabeth Urbina; Dylan Dechaine; Ana Ambriz; Miquone J Jackson; Sandra Benyard; Carly Ferris; Chelsea Dawson; Crystal Aguilar. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.
East County Californian 11/28,12/5/2025-158473

Legal Notices-CAL**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

NOTICE TO CREDITORS OF BULK SALE

(UCC Sec. 6105)
Escrow No. 25-215199
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: CID Custom Trucks, Inc., a California Corporation, 309 Magnolia Avenue, El Cajon, CA 92020

NOTICE OF PUBLIC HEARING FOR:

AN ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 13 (ZONING) OF THE SANTEE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

Notice is hereby given by the **CITY OF SANTEE** that a **PUBLIC HEARING** on an Ordinance will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m. on Wednesday, **December 10, 2025**, or as soon thereafter as it may be heard. The public is invited to attend in person. The meeting will also be broadcast live on public access channels 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

SUBJECT: The proposed ordinance would amend Chapter 13.10.045 of the Santee Municipal Code (SMC) to comply with recent state legislation governing accessory dwelling units and junior accessory dwelling units. The proposed ordinance is exempt from environmental review under the California Environmental Quality Act by California Public Resources Code § 21080.17.

ADDITIONAL INFORMATION: A reading of the complete text of the ordinance may be necessary to obtain a full understanding of the proposed updates, a copy of which is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or by email at clerk@cityofsanteeca.gov. If you have questions about the ordinance, want to submit comments, or wish to discuss the ordinance with staff of the Planning and Building Department prior to the hearing, you may contact Madeline Mattson, 10601 Magnolia Avenue, Santee, California, 92071-1222 (Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.), phone (619) 258-4100, ext. 160 or MMattson@cityofsanteeca.gov. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at 619-258-4100 at least three (3) working days prior to the date of the public hearing. If you have any questions about the above proposal or want to submit comments, you may contact the Project Planner, Madeline Mattson, at the Planning & Building Department, 10601 Magnolia Avenue, Santee, CA 92071. Phone: 619-258-4100 x 160 E-mail: mmattson@cityofsanteeca.gov. You may also review the project file during business hours at the Planning & Building Department: Monday through Thursday between 8:00 a.m. and 5:00 p.m., and on Friday between 8:00 a.m. and 1:00 p.m.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.

Publish Date: Friday, November 28, 2025
East County Californian 11/28/2025-158704

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Doing Business as: CID Rhino Linings of El Cajon
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: CID Custom Trucks of Murrieta
The location in California of the Chief Executive Office of the Seller(s) is: 309 Magnolia Avenue, El Cajon, CA 92020
The name(s) and address(es) of the Buyer(s) are: Jason Self and Ralph Soto
Address: 7842 Barton Drive. Lemon Grove, CA 91945
The assets to be sold are generally described as: truck bed liners and accessories and are located at: 309 Magnolia Avenue, El Cajon, CA 92020
The bulk sale is intended to be consummated at the office of: WFG National Title Company of California, 500 Technology Drive, Suite 100, Irvine, CA 92618 and the anticipated date of sale is 12/16/25
The bulk sale is subject to California Uniform Commercial Code Section 6106.2.
The name and address of the person with whom claims may

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be filed is: Linda Lastelic, WFG National Title Company of California, 500 Technology Drive, Suite 100, Irvine, CA 92618 and the last date for filing claims shall be 12/15/25 which is the business day prior to the anticipated sale date specific above.
Dated: October 24, 2025
S/ Jason Self
S/ Ralph Soto
11/28/25
CNS-3987899#
ECC/El Cajon Eagle
11/28/25-158512

LIEN SALE

ONE FACILITY – MULTIPLE UNITS
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

10115 Mission Gorge Rd.
Santee, Ca 92071
12/16/2025 12:00 PM
Jeanette Mann
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
11/28/25
CNS-3986130#
SANTEE STAR
ECC/Santee Star
11/28/25-158339

NOTICE OF SALE OF ABANDONED PER-**Legal Notices-CAL**

SONAL PROPERTY
Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **December 10TH, 2025, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at www.storagetreasures.com. Property to be sold includes, but is not limited to: Bookshelves, dressers, washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surf boards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:
RICHARD GONZALES 6X10
DARYL MOYNIHAN 5X10
JAMES MCARTHY 10X20
Purchases must be paid for at the time of sale in **CASH ONLY**.



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Ad Council

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All purchased items sold as is, where is. Items must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid. Dated the 18th day of November 2025. Auction by StorageTreasures.com Phone (480) 397-6503 SuperStorage (619) 443-2552
East County Californian 11/28,12/5/2025-158523

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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:

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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

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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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU062453C

TO ALL INTERESTED PERSONS: Petitioner: RAHMANWALI RAHMANI; HIAL MAR JANA AHMAD JAN on behalf of minors filed a petition with this court for a decree changing names as follows: a) SALMA RAHMAN WALI aka SALMA RAHMANI to SALMA RAHMANI, b) MOHAMMAD RAHMAN WALI aka MOHAMMAD RAHMANI to MOHAMMAD RAHMANI. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING 01/23/2026
8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
 DATE: 09/20/2025 Maureen F Hallahan Judge of the Superior Court
East County Californian- 158623 11/28,12/5,12,19/25

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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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): 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 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 California 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 de-

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scribed; 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 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

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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 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-25-1020798-CL and call (866) 645-7711 or login to: http://www.qualityloan.com. The above statutorily mandated notices to Tenant, Pro-

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spective 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, 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 11/21,28,12/5/25-158116

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T.S. No. 138474-CA APN: 381-350-10-41 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/7/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE 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. 2022-0021062 of Official Re-

NOTICE OF PUBLIC HEARING FOR THE SANTEE COMMUNITY CENTER PROJECT

Notice is hereby given by the **PLANNING & BUILDING DEPARTMENT** of the **CITY OF SANTEE** that a **PUBLIC HEARING** on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., **Wednesday, December 10, 2025**. The public is invited to attend in person. The meeting will be broadcast live on public access channel 117 on Cox Cable and 99 on AT&T/U-verse, live streamed online, and recorded.

SUBJECT: Construction of a two-story, 12,500 square-foot community center on 3.57 acres of a 5.2-acre parcel zoned Town Center (TC). The project is located at 10129 River Walk Drive, east of the Cameron Family YMCA and Sportsplex USA, north of Woodglen Vista Channel and Town Center Park East, west of Park Center Drive, and south of residential uses and Riverwalk Drive. The building will include an event center, multipurpose rooms, two covered patios, a service kitchen, food service truck parking, four-tier amphitheater seating and will serve as the City of Santee's backup Emergency Operation Center (EOC). Site improvements include six biofiltration basins, an upgraded trash enclosure, grading and installation of a new joint use parking lot and installation of 29,360 square feet of landscaping and irrigation.

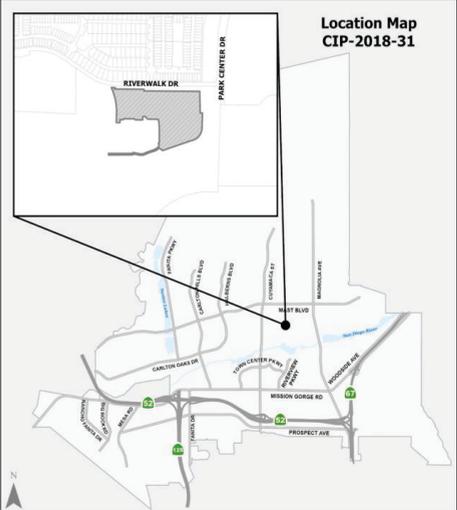
APPLICANT: City of Santee
LOCATION: 10129 Riverwalk Drive, Santee CA 92071
ASSESSOR PARCEL NUMBER: APN 381-051-14-00
ZONING/LAND USE DESIGNATION: Town Center (TC)

ENVIRONMENTAL STATUS: A Mitigated Negative Declaration (State Clearinghouse Number SCH#2025041300) will be presented to the City Council for consideration in compliance with the California Environmental Quality Act (CEQA). Potential impacts related to air quality, biology, cultural resources, geology, paleontology and noise would be less than significant with mitigation.

The purpose of this notice is to give property owners in the vicinity of the subject property and other interested parties an opportunity to be informed of the proposal prior to action by the City Council. **At the subject hearing, any interested party may appear and be heard.**
ADDITIONAL INFORMATION: If you have questions about the above project or want to submit comments prior to the hearing, you may contact Sandi Sawa, AICP, Director of Planning & Building at 10601 Magnolia Avenue, Santee, California, 92071, phone (619) 258-4100, extension 167 or e-mail ssawa@cityofsanteeca.gov. You may also review the project file during business hours at the Planning & Building Department: Mondays through Thursdays between 8:00 a.m. and 5:00 p.m., and on Fridays between 8:00 a.m. and 1:00 p.m.

Project plans can be downloaded from the City's website at the following link:
<https://www.cityofsanteeca.gov/business/active-projects-map>
 The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, please contact the City Clerk's Office at (619) 258-4100, extension 114 at least three (3) working days prior to the public hearing.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raised during the public hearing, or in written correspondence delivered to the City of Santee during, or prior to, the public hearing. A right to appeal a City Council decision is governed by the California Code of Civil Procedure Section 1094.5. The time limit to file for judicial review of a City Council decision is governed by the California Code of Civil Procedure, Section 1094.6.



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cords 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 NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; 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 unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$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 heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property li-

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en, 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 tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or

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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 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

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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 HILLWAY EL CAJON, 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 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

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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: 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

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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 Douglas 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 instrument 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

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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 a 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 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

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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 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

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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.nationwide-posting.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: S A N T E E S T A R 1 1 / 2 1 / 2 0 2 5 , 1 1 / 2 8 / 2 0 2 5 , 1 2 / 0 5 / 2 0 2 5

ECC/Santee Star 11/21,28,12/5/2025-158415

NOTICE OF TRUSTEE'S SALE File No.:25-312019 . A.P.N.:378-293-06-00 Property Address.: 10606 IRONWOOD AVENUE, SANTEE, CA 92071. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 22, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE

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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 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): WILLIAM R. RICE AND PAULA K. RICE, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Robertson, Anschutz, Schneid & Crane, LLP DEED OF TRUST Recorded on December 30, 2005 at Instrument No 2005-1122380 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 12/22/2025 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020. Amount of unpaid balance and other charges: \$362,460.53 (Estimated) Street Address or other common designation of real property: 10606 IRONWOOD AVENUE, SANTEE, CA 92071. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL

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DESCRIPTION - EXHIBIT A THE LAND REFERRED TO HEREINAFTER IS SITUATED IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 32 OF IRONWOOD HIGHLANDS UNIT NO. 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7261, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 19, 1972. 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 POTENTIAL BUYER 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 post-

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ponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-312019. 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(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.servicelinkasap.com>, using the file number assigned to this case 25-312019 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 Robertson, Anschutz, Schneid and Crane, LLP 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.

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Any information obtained may be used for that purpose. CA DPFI 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-4857607 1 1 / 2 8 / 2 0 2 5 , 1 2 / 0 5 / 2 0 2 5 , 1 2 / 1 2 / 2 0 2 5 **ECC/Santee Star 11/28,12/5,12/2025-158451**

Title Order No.: 99100391 Trustee Sale No.: 88360 Loan No.: 399553721 APN: 383-351-40-00 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/11/2024 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 12/22/2025 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 11/13/2024 as Instrument No. 2024-0315371 in book IVII, page IVII of official records in the Office of the Recorder of San Diego County, California, executed by: MICHAEL WALSH, AN UNMARRIED MAN AS TO AN UNDIVIDED 50% INTEREST AND CHRISTINE ECHEVARRIA, AN UNMARRIED WOMAN AS TO AN UNDIVIDED 50% INTEREST, as Trustor ROGER ANDERSON TRUSTEE OF THE RWA TRUST DATED MARCH 14, 2014, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, **NOTICE OF TRUSTEE'S SALE** - continued all right, title and interest

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conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 81 OF SUNSET, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6766, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 27, 1970. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8710 WAHL STREET 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 made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$294,075.56 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 11/20/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this

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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 on 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 the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88360. 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

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trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88360 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. **ECC/Santee Star 11/28,12/5,12/2025-158646**