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SOME RESTRICTIONS
MAY APPLY

Legal Notices-CAL

SUMMONS
(CITACION
JUDICIAL)
CASE NUMBER
(Numero del Caso)
25CU033685C
NOTICE TO
DEFENDANT:
(Aviso al Demandado):
DOMENIC DURSO, an
individual, and DOES
1-50 Inclusive,
YOU ARE BEING
SUED BY PLAINTIFF:
(Lo esta demandando
el demandante)
EDUARDO ALE-
JANDRO RAMIREZ-
NEGRETE, an indi-
vidual

NOTICE! You have
been sued. The court
may decide against
you without your being
heard unless you re-
spond within 30 days.

Legal Notices-CAL

Read the information
below.
You have 30 calendar
days after this sum-
mons and legal papers
are served on you to
file a written response
at this court and have a
copy served on the
plaintiff. A letter or
phone call will not pro-
tect you. Your written
response must be in
proper legal form if you
want the court to hear
your case. There may
be a court form that
you can use for your
response. You can find
these court forms and
more information at the
California Courts On-
line Self-Help Center
(www.courtinfo.ca.gov/
selfhelp), your county
law library, or the court-

Legal Notices-CAL

house nearest you. If
you cannot pay the fil-
ing fee, ask the court
clerk for a fee waiver
form. If you do not file
your response on time,
you may lose the case
by default, and your
wages, money, and
property may be taken
without further warning
from the court.
There are other legal
requirements. You may
want to call an attor-
ney right away. If you
do not know an attor-
ney, you may want to
call an attorney refer-
ral service. If you can-
not afford an attorney,
you may be eligible for
free legal services from
a nonprofit legal ser-
vices program. You
can locate these non-

SELL IT QUICK CLASSIFIED FORM

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

Items for sale must be \$100 or less.

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

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

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

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

DEADLINE: 4 P.M. TUESDAY

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

Legal Notices-CAL

profit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de

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servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.

AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): 330 W. BROADWAY, SAN DIEGO, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): BABAK BOBBY YAGHOUBIAN, ESQ., 800 WEST 6TH STREET, SUITE 800, LOS ANGELES, CA 90017. (310) 295-2227.

Date: June 27, 2025
David W. Slayton, Executive Officer/Clerk of Court

Clerk, by (Secretario): C. Drakes Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.

East County Californian- 159036
12/12,19,26/2025,1/2/2026

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Numero del Caso) 25CU056292E
NOTICE TO DEFENDANT: (Aviso al Demandado): **JOSEPH N. NAFFA YOU ARE BEING SUED BY PLAINTIFF:** (Lo esta demandando el demandante)
ACE SELF STORAGE
NOTICE! You have been sued. The court may decide against

CITY OF LEMON GROVE REQUEST FOR PROPOSALS FOR CLASSIFICATION & TOTAL COMPENSATION STUDY

NOTICE IS HEREBY GIVEN that the City of Lemon Grove is accepting sealed proposals at Lemon Grove City Hall, 3232 Main Street, Lemon Grove, CA, 91945 until **5:00 P.M. Thursday, January 22, 2026**. Proposals shall be submitted in plain, sealed envelopes, marked on the outside with the project title: **Classification & Total Compensation Study**. The City of Lemon Grove Human Resources Department is seeking qualified firms to submit proposal to conduct a City-wide classification and total compensation study for the City's existing job classifications. The RFP document can be downloaded free of charge through the City's website, <https://www.lemongrove.ca.gov/business-development/contracting-opportunities/>. For further information, contact Roberto Hidalgo, Human Resources Manager at 619-825-3848 or by email at rhidalgo@lemongrove.ca.gov.
East County Californian 12/19,26/2025-159271

Legal Notices-CAL

you without your being heard unless you respond within 30 days. Read the information below.

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted

pueda usar su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de

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pueda usar su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le de un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de

servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.

AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO SUPERIOR COURT, EAST COUNTY BRANCH, 250 E. MAIN ST, EL CAJON, CA 92020. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Date: DEC 09, 2025
Clerk, by (Secretario): C. Milke Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.
as an individual defendant
East County Californian- 159141
12/19,26/2025,1/2,9/2026

Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU063210C

TO ALL INTERESTED PERSONS: Petitioner: YUSUF HAKIM KAWY filed a petition with this court for a decree changing names as follows: YUSUF HAKIM KAWY to RAIN Z YOUSIF. 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
01/15/2026
8:30 a.m., Dept. 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, printed in this county: East County Californian
DATE: 11/25/2025
Maureen F Hallahan Judge of the Superior Court
East County Californian- 158798
12/5,12,19,26/25

SECOND AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEFFREY D. VOWLES CASE No. 25PE002614C ROA #12C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY D. VOWLES, JEFF VOWLES, JEFFREY VOWLES.

A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego
The Petition for Probate requests that EU-

GENE V. RICARD be appointed as personal representative to administer the estate of the decedent.

Legal Notices-CAL

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

January 14, 2026
1:30 p.m. Dept. 1603
1100 Union Street San Diego, CA 92101

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings.

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

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect

Legal Notices-CAL

your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: JAMES A. McFALL, ESQ., PO BOX 1175, JULIAN, CA 92036. (619) 540-6416
East County Californian 12/12,19,26/2025-159064

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU063414C

TO ALL INTERESTED PERSONS: Petitioner: DANIEL ORLANDO MEGIA filed a petition with this court for a decree changing names as follows: DANIEL ORLANDO MEGIA to DANIEL ORLANDO MERCIER. 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
01/20/2026
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: 11/26/2025
Maureen F Hallahan Judge of the Superior Court
East County Californian- 158857
12/5,12,19,26/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DARRYL ROBINSON CASE No.

Legal Notices-CAL

25PE003334C
To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: DARRYL ROBINSON.

A Petition for Probate has been filed by: GLADYS R. LANIER in the Superior Court of California, County of San Diego
The Petition for Probate requests that GLADYS R. LANIER be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

January 07, 2026
1:30 p.m. Dept. 1603
1100 Union Street San Diego, CA 92101

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings.

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

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal

Legal Notices-CAL

al authority may affect or. You may want to your rights as a credit- consult with an attor-

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on January 2, 2026 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am YEAR/MAKE/MODEL: 2017 JEEP RENEGADE VIN: ZACCJBXXHPG42963 PLATE: 9KAZ778, CA
East County Californian 12/26/2025 -159152

NOTICE

The Annual Comprehensive Financial Report for the fiscal year ended June 30, 2025, for Helix Water District, a public agency, is available for review by contacting Board Secretary Jessica V. Mackey at (619) 667-6204 or jessica.mackey@helixwater.org. It is also available on the district's website at hwd.com.
East County Californian 12/19,26/2025-158129

NOTICE TO BIDDERS

Lakeside Union School District
Technology Department

NOTICE IS HEREBY GIVEN that Lakeside Union School District (*District*) will receive sealed bids for the Firewall Hardware, Installation, Configuration and Licenses.

This is a district and E-rate funded project.

1. **Time of Opening:** Bids will open on Dec. 19, 2025. Bid proposals must be sealed and marked with project name. All bids must be received at the Lakeside Union School District Office, located on: 12335 Woodside Ave., Lakeside, CA 92040 BEFORE 2:00pm on January 16, 2026. Bids which are delivered on or after 2:00pm will not be accepted.

2. **Duration/irrevocability of Bids:** All bid proposals submitted shall be considered irrevocable offers in accordance with the RFP requirements if Notice of Award is issued within one hundred eighty (180) days from the date of bid opening.
3. **Specifications:** Specifications for the above mentioned project will be available for download/view at: www.lsusd.net/purchasing listed under: "Other Current Bids"
East County Californian 12/19,26/2025-159061

CITY OF LEMON GROVE**NOTICE OF INTRODUCTION AND SECOND READING OF ORDINANCE**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lemon Grove, California, at a regular meeting held on December 16, 2025 considered and introduced an ordinance amending Lemon Grove Municipal Code section 2.16.010 relating to City Council compensation.

The proposed ordinance would increase City Councilmember compensation to nine hundred fifty dollars (\$950.00) per month, as authorized by California Government Code section 36516, as amended by Senate Bill 329 (2023). The Mayor's compensation would be adjusted accordingly pursuant to the Municipal Code. The ordinance includes findings demonstrating the need for increased compensation and provides that any salary increase shall not take effect until the seating of the City Council following the November 2026 Municipal Election in accordance with Government Code section 36516.5.

The ordinance was introduced on first reading by the following vote:

AYES: Smith, Heredia, Altamirano, Mendoza, Mayor

NOES: None

ABSENT: None

NOTICE IS FURTHER GIVEN that the ordinance will be presented for second reading and possible adoption at a regular meeting of the City Council to be held on Tuesday, January 20, 2026 at 6:00 p.m., Lemon Grove Community Center, 3146 School Lane, Lemon Grove, California

A copy of the full text of the proposed ordinance is available for public inspection at the Office of the City Clerk, City of Lemon Grove, 3232 Main Street, Lemon Grove, California, during normal business hours.

/s/ Joel G. Pablo, City Clerk

Dated: December 26, 2025

East County Californian 12/26/2025-159422

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on January 8, 2026.
Call # Year Make Model Color VIN License # State Engine No.#
3356948 2020 Hyundai Elantra Dark Red 5NPD74LF7LH530364
9ENU901 CA

Vehicles Location: 2444 Barham Dr, Escondido, CA 92029

3357151 2018 Chevrolet Tahoe Blue 1GNSKBK1J1R112798 NONE
3358287 2012 Chevrolet Silverado 1500 White 3GCPKSE76CG292554
45427B2 CA

Vehicles Location: 1357 Pioneer Way, El Cajon, CA 92020

3358201 2018 Volkswagen Atlas Grey 1V2AP2CA7JC599879 9FLW103
CA

Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911

2720103 2016 Freightliner X Line Gold 4UZACHDT2GCHU9176
7SGF325 CA

2721670 2018 Sky Other White 4S9BE2020JC412982 4RT2823 CA

Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121

EC Californian 12/26/2025-159415

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ney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: GLADYS R. LANIER, 1733 WANDERING WAY DR, CHARLOTTE, NC 28226. (202) 304-9699
East County Californian 12/19,26/25,1/2/2026-159178

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

25CU065073C

TO ALL INTERESTED PERSONS:

Petitioner: JEANALENE L. MIXON (Parent) for MIKHAYLA MARIA-JOY AQUININGOC (Minor) filed a petition with this court for a decree changing names as follows: MIKHAYLA MARIA-JOY AQUININGOC to MIKHAYLA MARIA-JOY MIXON. 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 01/28/2026

8:30 a.m., Dept. 61

Superior Court

330 W Broadway San Diego, CA 92101

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four suc-

Legal Notices-CAL

cessive 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: 12/08/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian- 159191 12/19,26/25,1/2,9/2026

Notice of Public Sale

Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) the undersigned will sell at a public auction on January 20, 2026, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at: www.storageauctions.com. Stored by the following persons, Meghan Cook, Naomi Jahner and Fred Palazzo. All sales are subject to prior cancellation. Terms, rules, and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111.
East County Californian 12/26/2025-159399

Legal Notices-CAL

T.S. No. 119162-CA APN: 392-162-03-00 NOTICE OF TRUSTEE'S SALE IMPORT- ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/22/2016. 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 1/23/2026 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/29/2016 as Instrument No. 2016-0712595 and a Default Court Judgment was recorded on 10/15/2025 as Instrument No. 2025-0287015 to correct the legal description of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: GERALD D. NEWMAN, TRUSTEE OF THE GERALD D. NEWMAN LIVING TRUST DATED NOVEMBER 11, 2002 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

Legal Notices-CAL

SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL 1: ALL OF LOT 19 IN BLOCK 1 OF SAN VICENTE VALLEY FARMS, ACCORDING TO THE MAP THEREOF NO. 2462 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, MARCH 9TH, 1948, EXCEPTING THEREFROM THE WESTERLY 1096 FEET THEREOF. PARCEL 2: A WELL SITE LOCATED IN THE EASTERLY 576 FEET OF THE WESTERLY 1096 FEET OF SAID LOT 19 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID WESTERLY 1906 FEET DISTANT THEREON 10 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 74.31 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID PARALLEL LINE, DISTANCE OF 6 FEET; THENCE AT RIGHT ANGLES NORTHERLY A DISTANCE OF 6 FEET; THENCE EASTERLY PARALLEL WITH SAID SOUTHERLY LINE A DISTANCE OF 6 FEET; THENCE SOUTHERLY AT RIGHT ANGLES 6 FEET TO THE TRUE POINT OF BEGINNING. PARCEL 3: ALL RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN EASEMENT AS RESERVED IN DEED TO HARVEY D. FISHER AND LAURETTA M. FISHER, HUSBAND AND WIFE AS JOINT TENANTS DATED JUNE 3RD, 1952; AND IN THE DEED TO CHARLES A. CLARK, II AND HELEN GAIL CLARK, HUSBAND AND WIFE AS JOINT TENANTS DATED JUNE 4TH, 1952 AND RECORDED CONCURRENTLY HEREWITH THE street address and other common designation, if any, of the real property described above is purported to be: 11145 MORENO AVE, LAKESIDE, CA 92040 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

Legal Notices-CAL

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: \$156,268.38 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off 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

Legal Notices-CAL

property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 119162-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 119162-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/Lakeside Leader 12/19,26/2025,1/2/2026-6159007

T.S. No. 138813-CA APN: 480-651-08-00 NOTICE OF TRUSTEE'S SALE IMPORT- ANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/5/2017. 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 1/12/2026 at 10:30 AM,

Legal Notices-CAL

CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/10/2017 as Instrument No. 2017-0309534 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: EDGAR PEREZ AND CRYSTAL PEREZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY 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 MAIN 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: 2291 & 2295 CYPRESS AVE, LEMON GROVE, CA 91945, AKA 2291 CYPRESS AVE, LEMON GROVE, CA 91945, 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: \$645,588.56 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 de-

Legal Notices-CAL

livered 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 138813-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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. 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 138813-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.

Legal Notices-CAL

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 138813-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/LakesideLeader 12/19,26/25,1/2/2026-159063**

T.S. No.: 19-2785 Loan No.: *****062 APN: 504-391-11-00 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/10/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the

Legal Notices-CAL

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.

Truitor: **ANDRE F REDDITT AND FELICIA DICKENS REDDITT, HUSBAND AND WIFE AS JOINT TENANTS**
Duly Appointed Trustee: **Prestige Default Services, LLC**
Recorded 12/4/2017 as Instrument No. 2017-0561545 of Official Records in the office of the Recorder of San Diego County, California,
Date of Sale: 1/9/2026 at 9:00 AM

Place of Sale: Entrance of the East County Regional Center East County Regional Center 250 E. Main Street, El Cajon, CA 92020
Amount of unpaid balance and other charges: \$611,621.42
Street Address or other common designation of real property: 9331 DIANE AVENUE SPRING VALLEY, California 91977
A.P.N.: 504-391-11-00
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

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

Legal Notices-CAL

be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to **Prestige Default Services, LLC**. **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) 793-6107 or visit this Internet Website www.auction.com, using the file number assigned to this case 19-2785. 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 (800) 793-6107, or visit this internet website www.auction.com, using the file number assigned to this case 19-2785 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:** 12/5/2025 **Prestige Default Services, LLC** 1920 Old Tustin Ave.

Legal Notices-CAL

Santa Ana, California 92705
Questions: 949-427-2010
Sale Line: (800) 793-6107
Nida Taylor, Foreclosure Coordinator
PPP #25-009241
East County California 12/19,26/25,1/2/2026-159103

T.S. No.: 201-020036E
Title Order No. 91236398 APN: 287-031-07-00
Property Address: 25260 EAST OLD JULIAN HIGHWAY, RAMONA, CA 92065
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/22/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **Truitor:** **SUSANNE SAPIER, AN UNMARRIED WOMAN** Duly Appointed Trustee: **PLM LOAN MANAGEMENT SERVICES, INC.** Recorded 8/12/2015, as Instrument No. 2015-0426049, of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 1/5/2026 at 10:00 AM
Place of Sale: At the entrance to the East County Regional Cen-

Legal Notices-CAL

ter by the statue, 250 E. Main St., El Cajon, CA 92020
Amount of unpaid balance and other charges: \$221,417.63 (estimated as of the first publication date)
Street Address or other common designation of real property: 25260 EAST OLD JULIAN HIGHWAY RAMONA, CA 92065
A.P.N.: 287-031-07-00
The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". 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 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. The following statements; **NOTICE TO POTENTIAL BIDDERS** and **NOTICE TO PROPERTY OWNER** are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. **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

Legal Notices-CAL

about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this Internet Website <http://www.nationwideposting.com/>, using the file number assigned to this case 201-020036E. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website <http://www.nationwideposting.com/>, using the file number assigned to this case 201-020036E 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:** 12/5/2025
PLM LOAN MANAGEMENT SERVICES, INC., as Trustee
Phone: 408-370-4030
5446 Thornwood Drive, Second Floor San Jose, California 95123
Elizabeth Godbey, Vice President
NPP0482069
To: **SANTEE STAR** 1 2 / 1 2 / 2 0 2 5 , 1 2 / 1 9 / 2 0 2 5 , 1 2 / 2 6 / 2 0 2 5
ECC/Santee Star 12/12,19,26/2025-159104

T.S. No.: 9672-0148
TSG Order No.: 250353755-CA-VOI

Legal Notices-CAL

A.P.N.: 199-220-12-00
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/13/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. **NBS Default Services, LLC,** as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 04/20/2022 as Document No.: 2022-0172966, of Official Records in the office of the Recorder of San Diego County, California, executed by: **MATTHEW J. JURIC AND PERRY MASCARENAS, HUSBAND AND HUSBAND AS JOINT TENANTS,** as Truitor, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or 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). All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and state, and as more fully described in the above referenced Deed of Trust. **Sale Date & Time:** 01/12/2026 at 10:00 AM
Sale Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020
The street address and other common designation, if any, of the real property described above is purported to be: 3135 CLUB CIRCLE EAST, BORREGO SPRINGS, CA 92004-4284
The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$277,896.94 (Estimated). Accrued interest and additional advances, if any, will in-

Legal Notices-CAL

crease this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website, www.nationwideposting.com, using the file number assigned to this case T.S.# 9672-0148. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the prop-

Legal Notices-CAL

erty if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case T.S.# 9672-0148 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 300 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.nationwideposting.com or Call: 916-939-0772. NBS Default Services, LLC, James Aranda, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property only. NPP0482191 To: EL CAJON EAGLE 1 2 / 1 9 / 2 0 2 5 , 1 2 / 2 6 / 2 0 2 5 , 0 1 / 0 2 / 2 0 2 6
ECC/EI Cajon Eagle 12/19,26/25,1/2/2026-159165

T.S. No. 132243-CA APN: 395-060-55-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/3/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU

Legal Notices-CAL

SHOULD CONTACT A L A W Y E R O n 1/23/2026 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 5/13/2019 as Instrument No. 2019-0177758 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: GREGG H. FSTRING AND JAMIE J. FSTRING, HUSBAND AND WIFE, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER F O R C A S H , CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: 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: 13308 JULIAN AVE, LAKESIDE, CA 92040 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: \$335,902.54 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

Legal Notices-CAL

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 132243-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: 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

Legal Notices-CAL

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 132243-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/LakesideLeader 12/26/25,1/2,9/2026-159213

APN: 281-520-65-00 FKA 281-520-65 TS No: CA07000612-25-1 TO No: 250328057-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 24, 2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 18, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 2, 2024 as Instrument No. 2024-0110489, of official records in the Office of the Recorder of San Diego County, California, executed by THOMAS J BEVERS, AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGIS-

Legal Notices-CAL

TRATION SYSTEMS, INC., as Beneficiary, as nominee for SOUTH RIVER MORTGAGE, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: PARCEL A:PARCEL 2 OF PARCEL MAP NO. 15971 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 25, 1990 AS FILE NO. 90-058986, OF OFFICIAL RECORDS.PARCEL B:AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ALONG THE WESTERLY 30.00 FEET OF PARCEL 3 AND THE EASTERLY 30.00 FEET OF PARCEL 4 OF SAID PARCEL MAP; SAID EASEMENT IS HEREBY DECLARED TO BE APPURTENANT TO ALL OR ANY PORTION OF PARCEL A HEREIN DESCRIBED.PARCEL C:AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS THE WEST 40.00 FEET OF PARCEL 4 OF PARCEL MAP 13217, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 28, 1984, AS FILE NO. 84-113198, OF OFFICIAL RECORDS.The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 995 LAKY LANE, RAMONA, CA 92065 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$750,119.02

Legal Notices-CAL

(Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at 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

Legal Notices-CAL

courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000612-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA07000612-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 12, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000612-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED

Legal Notices-CAL

SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119431, Pub Dates: 12/26/2025, 01/02/2026, 01/09/2026, EAST COUNTY CALIFORNIA
East County California
12/26/25, 1/2, 9/2026-159214

APN: 504-380-21-00 TS No: CA07000976-25-1 TO No: S-LH-CA-226148-TSG NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 2, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 23, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 14, 2021 as Instrument No. 2021-0717076, of official records in the Office of the Recorder of San Diego County, California, executed by ANITA HOMAN, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REVERSE MORTGAGE FUNDING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST the property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9356 1/2 LAMAR ST, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$604,803.63 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title

Legal Notices-CAL

insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000976-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA07000976-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think

Legal Notices-CAL

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: December 16, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000976-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119501, Pub Dates: 12/26/2025, 01/02/2026, 01/09/2026, EAST COUNTY CALIFORNIA
East County California
12/26/25, 1/2, 9/2026-159291

Legal Notices-CAL

APN: 381-661-56-00 TS No: CA06000227-25-1 TO No: 250506653-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 10, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 4, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 12, 2022 as Instrument No. 2022-0017457, of official records in the Office of the Recorder of San Diego County, California, executed by CONRAD AGRAMONT, JR., AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CHERRY CREEK MORTGAGE, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS

Legal Notices-CAL

MORE FULLY DESCRIBED IN SAID DEED OF TRUST the property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 10576 2ND ST, 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$862,313.86 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on

Legal Notices-CAL

the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.insourcelogic.com or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000227-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you 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

Legal Notices-CAL

after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA06000227-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 17, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000227-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119558, Pub Dates: 12/26/2025, 01/02/2026, 01/09/2026, EAST COUNTY CALIFORNIA
East County California
12/26/25, 1/2, 9/2026-159335

File No: CA25-001327-0099
 Notice Of Sale Of Collateral
 TO: Estate of Patrick Eugene Berch, Notice Is Hereby Given, pursuant to Section 9610 of the California Uniform Commercial Code, of the public sale of that certain mobile home generally described as follows: 1970 LANCER which is located at 13490 Hwy 8 Business, Space 105, Lakeside, CA 92040 and registered with the Department of Housing and Community Development under Decal No. ABF4603 and the following Serial Number and Label/Insignia Number(s) Serial Number(s): S11769U S11769X Label/Insignia Number(s) 420665 420664 The Undersigned Will Sell Said Collateral On January 21, 2026 At 10:30 A.M., at the entrance to the East County Regional Center (by statue), 250 East Main Street, El Cajon, CA 92020. Such sale is being made by reason of your default on October 15, 2025 under that certain Security Agreement dated March 7, 2023,

Legal Notices-CAL

between you, as debtor, and 21st Mortgage Corporation, as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$128,498.32 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 877.440.4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case CA25-001327-0099. 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. Dated: December 16, 2025 21st Mortgage Corporation By: /s/ Raymond Soriano STEELE, LLP, as Agent Tel: (949) 222-1161
ECC/La Mesa Forum
12/26/2025-159339