

Legal Notices-CAL

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **December 10TH, 2025, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at www.storage-treasures.com.

Property to be sold includes, but is not limited to: Bookshelves, dressers, washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surf boards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following: **RICHARD GONZALES 6X10 DARYL MOYNIHAN 5X10 JAMES MCARTHY 10X20**

Purchases must be paid for at the time of sale in **CASH ONLY**. All purchased items sold as is, where is. Items must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party.

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Advertiser reserves the right to bid. Dated the 18th day of November 2025. Auction by StorageTreasures.com Phone (480) 397-6503 SuperStorage (619) 443-2552 **East County Californian 11/28,12/5/2025-158523**

NOTICE TO CREDITORS OF BULK SALE

(Secs. 6104, 6105 U.C.C.) Escrow No. 164041P-CG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Valhalla Cleaners LLC, a California limited liability company 1480 Jamacha Rd #206 El Cajon, CA 92019 Doing business as: Valhalla Cleaners All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: None The location in California of the chief executive office of the seller(s) is: Same as above

The name(s) and business address of the buyer(s) is/are: AAA Dry Clean Inc, a California Corporation 1480 Jamacha Rd #206 El Cajon, CA 92019

The assets being sold are generally described as: MACHINERY, FURNITURE, FIXTURES, AND OTHER EQUIPMENT, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSE AND PERMITS, CUSTOMER LISTS, FICTITIOUS BUSINESS NAMES, TRADE NAMES AND TRADEMARKS, LOGOS, COPYRIGHTS AND PATENTS, GOODWILL, SIGNS AND ADVERTISING

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MATERIAL, TELEPHONE AND FAX NUMBERS, WEB SITES, URL NAMES, EMAIL ADDRESSES, SOCIAL MEDIA AND INTERNET ACCOUNTS, DISTRIBUTION RIGHTS, EMPLOYEE LISTS AND INFORMATION, COMPUTER SOFTWARE, CUSTOMER DEPOSITS AND INVENTORY and are located at: "Valhalla Cleaners" 1480 Jamacha Rd #206 El Cajon, CA 92019

The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 12/23/25. This bulk sale is subject to California Uniform Commercial Code Section 6106.2.

The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 12/22/25, which is the business day before the anticipated sale date specified above.

Dated: 11/20/25 Buyer's Signature AAA Dry Clean Inc, a California Corporation By: /s/ Arteen Gorgees, President/Secretary 12/5/25 **CNS-3990759# ECC/EI Cajon Eagle 12/05/25-158845**

NOTICE TO CREDITORS OF BULK SALE

(Division 6 of the Commercial Code) Escrow No. NB-L-12756-25

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described (2) The name and business

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addresses of the seller are: H TIM WILLIAMS JEWELERS INC, 9640 MISSION GORGE ROAD STE A, SANTEE, CA 92071 (3) The location in California of the chief executive office of the Seller is: SAME AS ABOVE (4) The names and business address of the Buyer(s) are: MINERAL AND METAL WORKS LLC, 3635 ARNOLD AVE, SAN DIEGO, CA 92104 (5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES AND EQUIPMENT, LEASEHOLD INTEREST, LEASEHOLD IMPROVEMENTS, GOODWILL, TRADE NAME of that certain business located at: 9640 MISSION GORGE ROAD STE A, SANTEE, CA 92071

(6) The business name used by the seller(s) at said location is: H. TIM WILLIAMS JEWELERS (7) The anticipated date of the bulk sale is DECEMBER 17, 2025 at the office of: PORTFOLIO ESCROW, 12 CORPORATE PLAZA DE #120, NEWPORT BEACH, CA 92660, Escrow No. NB-L-12756-25, Escrow Officer: LISA EVANS (8) Claims may be filed with Same as "7" above

(9) The last date for filing claims is: DECEMBER 16, 2025. (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE. DATED: NOVEMBER 17, 2025

TRANSFEREES: MINERAL AND METAL WORKS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

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ORD - 4 4 5 3 9 9 5 SANTEE STAR 12/5/25 **ECC/Santee Star 12/5/2025-158879**

NOTICE OF ENFORCEMENT OF A WAREHOUSE LIEN

CCC SECTIONS 7209 AND 7210, The Mobile Home located at 14291 Rios Canyon Rd Spc 58 in El Cajon Ca 92021 which is within the community of the Alta Vista View LLC. And described as a Cameron coach, Decal ABB9296, Serial Number 4541, HUD Label 131728, with dimension of 65'x 12' being subject of a Warehouse Lien pursuant to civil code section 798.56a, on 10/21/2025 the community received a judgement and a sheriff's lock out took place on 11/05/2025

The total amount of the minimum bid through Nov 24, 2025, with an amount of \$38,162.28 Said amount increases on the daily basis at a rate of \$36.49 per day plus utilities fees and costs. THE MOBILE HOME WILL BE SOLD BY LIVE AUCTION AS A PULL OUT UNDER THE FOLLOWING TERMS. On December 22 2025 at 11: AM at 14291 Rios Canyon Rd Spc 58, El Cajon Ca. 92021. Sale of the mobile home will go to the highest bidder mobile home to be sold as a pull out as is with all faults and defects, any further instructions and or conditions shall be provided at auction time prior to the sale and if you are interested in bidding please call Mr. George Anderson at 619-390-0505 if you are planning on bidding have to have the aggregate amount of your bid in cash or cashier check. Successful bidder without monies at auction time will be disqualified. There is no tenancy

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and coach needs to be removed from the community within ten days from the auction day. You will be responsible for any damages cause during the removal of the coach. 12/5, 12/12/25 **CNS-3990463# ECC/EI Cajon Eagle 12/5,12/25-158883**

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 December 23, 2025, 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, Justin Cole, Rose Murphy, Vivian Valdez, Erik Vargas, Erika Vroom, Erika Vroom and Douglas Wolfswinkel. 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 12/5/2025-158794**

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 December 30, 2025, 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, Justin Cole, Rose Murphy, Erik Vargas, Erika Vroom, Erika Vroom and Douglas Wolfswinkel. 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 12/5/2025-158930**

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published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian DATE: 09/20/2025 Maureen F Hallahan Judge of the Superior Court **East County Californian- 158623 11/28,12/5,12,19/25**

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

TO ALL INTERESTED PERSONS: Petitioner: RAHMANWALI RAHMANI; HIAL MAR JANA AHMAD JAN on behalf of minors filed a petition with this court for a decree changing names as follows: a) SALMA RAHMAN WALI aka SALMA RAHMANI to SALMA RAHMANI, b) MOHAMMAD RAHMAN WALI aka MOHAMMAD RAHMANI to MOHAMMAD RAHMANI. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 01/23/2026

8:30 a.m., Dept. C-61 Superior Court 330 W Broadway San Diego, CA 92101 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be

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published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian DATE: 09/20/2025 Maureen F Hallahan Judge of the Superior Court **East County Californian- 158623 11/28,12/5,12,19/25**

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BRETT IAN WONG CASE No. 25PE002798C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: BRETT IAN WONG.

A Petition for Probate has been filed by: MEGAN WONG & MEILING HUNTER in the Superior Court of California, County of San Diego. The Petition for Probate requests that MEGAN WONG & MEILING HUNTER 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

YOU DESERVE TO LIVE SAFE FROM SEXUAL HARASSMENT.

Sexual harassment by a landlord or anyone related to your housing violates the Fair Housing Act. If you receive unwelcome sexual advances or are threatened with eviction because you refuse to provide sexual favors, you may file a fair housing complaint.

To file a complaint, go to hud.gov/fairhousing or call **1-800-669-9777**

If you fear for your safety, call 911.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

THE FAIR HOUSING ACT 30 YEARS OF OPENING DOORS

NFHA National Fair Housing Alliance

FAIR HOUSING IS YOUR RIGHT. USE IT.

A public service message from the U.S. Department of Housing and Urban Development in cooperation with the National Fair Housing Alliance. The federal Fair Housing Act prohibits discrimination because of race, color, religion, national origin, sex, familial status or disability. For more information, visit www.hud.gov/fairhousing.

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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 28, 2026
1:45 p.m. Dept. 1603
1100 Union Street
San Diego, CA 92101**
Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdccourt.ca.gov/ProbateHearings.

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

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the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner:
JENNIFER S. ROUSE,
1555 RIVER PARK

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DRIVE STE 108, SACRAMENTO, CA 95815. (916) 920-5983
East County Californian 12/5,12,19/2025-158761

On 12/15/2025 at 3885 MAIN STREET, CHULA VISTA, CA a Lien Sale will be held on a 1999 BMW VIN: WBADN6332XGM6121 2 STATE: CA LIC: 7LEK821 at 10:00 AM
East County Californian 12/05/2025-158841

STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

1539 E Main St, El Cajon, CA 92021 on 12/16/2025 @ 11:00am
Richard Estrada
Abdi Yusuf
Darryl Johnson
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**CNS-3988798#
ECC/EI Cajon Eagle
12/05/25-158626**

NOTICE AND SUMMARY OF TWO ORDINANCES OF THE CITY OF SANTEE, CALIFORNIA AMENDING SANTEE MUNICIPAL CODE TITLE 10, "VEHICLES AND TRAFFIC" AND TITLE 11, "BUILDINGS AND CONSTRUCTION"

Notice is hereby given that at 6:30 p.m. on December 10, 2025, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") will consider the adoption of two Ordinances, which if adopted, will amend the Santee Municipal Code in the following ways:

- Revise Title 10, Chapter 22 to establish a minimum age for riders of Class 1 and Class 2 electric bicycles and to empower the Director of Engineering to designate sidewalks on which riding electric bicycles is prohibited.

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

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

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

The above summary constitutes the major highlights of the proposed Ordinances. A reading of the entire Ordinances may be necessary to obtain a full understanding of the anticipated actions. A copy of the full text of each Ordinance is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or may be requested by email at clerk@cityofsanteeca.gov.

Persons interested may appear before the City Council at the above date, place and time. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the City Council meeting described in this notice or in written correspondence delivered to the City Clerk at, or prior to, the City Council meeting.

The City of Santee endeavors to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at City Council meetings, please contact the City Clerk's Office as far in advance of the meeting as possible at 619-258-4100 ext. 114.
East County Californian 12/05/2025-158705

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Notice of Self Storage Sale

Please take notice SecureSpace Self Storage Spring Valley located at 11902 Campo Rd Spring Valley CA 91978 intends to hold a public sale to the highest bidder of the property stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 12/17/2025 at 12:30 PM. Channa Mitchell; Fernanda Cortez; Vincent Serino; Rosemary Bojorquez; Channa Mitchell; Elizabeth Urbina; Dylan Dechaine; Ana Ambriz; Miquon J Jackson; Sandra Benyard; Carly Ferris; Chelsea Dawson; Crystal Aguilar. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

East County Californian 11/28,12/5/2025-158473

NOTICE OF PETITION TO ADMINISTER ESTATE OF: BILLIE ANN HAMILTON SUMMERLIN DE ARIAS CASE No. 25PE003335C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: BILLIE ANN HAMILTON SUMMERLIN DE ARIAS.

A Petition for Probate has been filed by: MICHELLE ARIAS

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HAMILTON in the Superior Court of California, County of San Diego

The Petition for Probate requests that MICHELLE ARIAS HAMILTON 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:

**December 23, 2025
10:00 a.m. Dept. 504
1100 Union Street
San Diego, CA 92101**

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number.

The MS Teams video conference links and

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phone numbers can be found at www.sdccourt.ca.gov/ProbateHearings.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for Petitioner:
JOSHUA M SEARCY,
SBN 273932, 835
FIFTH AVENUE,
SUITE 201, SAN

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DIEGO, CA 92101. (619) 316-4871
East County Californian 12/5,12,19/2025-158796

STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated. 1636 N Magnolia Ave. El Cajon, CA 92020 on 12/16/2025 @ 10:00am
Lori Alexis Maldonado, Aaren Russell, Natalie Saavedra

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**CNS-3989159#
ECC/EI Cajon Eagle
12/05/25-158698**

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 of general circulation, printed in this county: East County Californian

DATE: 11/25/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian 12/5,12,19,26/25

public auction via www.storage-treasures.com for Sweetwater Springs Self Storage on 12/15/25
C121 - Larry Marling
C213 - Michael Slater
J101 - Daniel Munier
A037 - Enrique Castorena
C150 - Enrique Castorena
C140 - Ghada Beltran
C177 - Cassie Perry
EC Californian 12/5,12/2025-158849

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LIEN SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

575 Fletcher Pkwy Ste 150
El Cajon CA 92020
Date and Time of Sale: December 16, 2025, at 11:30am
Renee Solis
Cierra Lewis
Marina Gortarez
Anna Minter
Alemayehu Dera
Ria Plair

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

**CNS-3986187#
ECC/EI Cajon Eagle
12/05/25-158345**

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 01/15/2026
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 of general circulation, printed in this county: East County Californian

DATE: 11/25/2025
Maureen F Hallahan
Judge of the Superior Court
East County Californian 12/5,12,19,26/25

**City of Santee
PUBLIC NOTICE
Notice of Funding Availability
Community Development Block Grant
Program Year 2026**

The City of Santee is requesting proposals for the use of Community Development Block Grant (CDBG) funding during Program Year (PY) 2026 (July 1, 2026 – June 30, 2027). CDBG is a federally funded program administered by the United States Department of Housing and Urban Development (HUD). Monies provided through the CDBG program can be used to fund a variety of public improvements and services that benefit low and moderate-income persons. During Program Year 2025 the City allocated \$56,500 in CDBG funding to providers of public services. Recognizing that HUD has not yet announced PY 2026 allocation amounts, it is estimated that the City will receive between \$340,000 and \$380,000 in PY 2026 funding of which fifteen percent would be available for Public Services.

Applications for Program Year 2026 CDBG funds will be available December 5, 2025, on the City's webpage at www.cityofsanteeca.gov. If you have questions about the CDBG program and/or activity eligibility, or want an application packet, please call (619) 258 4100, extension 221 or email bgohres@cityofsanteeca.gov by Friday, December 19, 2025.

Please note that Santee City Hall will be closed from December 24, 2025, to January 2, 2026.

Proposals will be accepted until Monday, January 12, 2026 at 5:00 p.m. Please submit proposal/application by email to bgohres@cityofsanteeca.gov or by mail to:

**City of Santee
ATTN: Brittany Gohres, CDBG Administrator
Department of Planning and Building
10601 Magnolia Avenue
Santee, CA 92071
East County Californian 12/05/2025-158235**

NOTICE AND SUMMARY OF ORDINANCE 25-15

ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT, CALIFORNIA, AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 19 INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1 (ANNEXATION 19, APN 484-110-01-00)

Notice is hereby given that on December 10, 2025, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of proposed Ordinance 25-15 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 19 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1").

The following is a summary of the proposed Ordinance:

- The Board of Directors of the District has conducted proceedings to annex territory into CFD 2022-1.
- By passing the Ordinance, the Board of Directors authorizes and levies the special tax within CFD 2022-1, including the annexed territory.
- The special tax revenue shall be used to pay for the costs of services, including without limitation the costs of providing fire protection and suppression services, ambulance and paramedic services, the payment of the costs of the District in administering CFD 2022-1, the costs of collecting and administering the special tax, and costs otherwise incurred in order to carry out the authorized purposes of CFD 2022-1.

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

/s/ Shayna Rians, Board Clerk 12/5/2025
East County Californian 12/05/2025-158438

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CITY OF EL CAJON

REF: CASE # 25023147

Notice is hereby given that the El Cajon Police Department is holding the following recovered property: **Gucci Purse**

AREA RECOVERED: Near 572 Fletcher Parkway in El Cajon
DATE RECOVERED: On or about July 17, 2025
The owner may claim this property upon positive identification of the item at the Property Room of the El Cajon Police Department, 100 Civic Center Way, El Cajon, CA 92020.

Must claim within (7) days following publication of this notice.

PHONE: (619) 579-3379

EC Californian 12/5,12/2025-158919

INVITATION TO BID

The City of Santee invites bids for the Citywide Fiber Communications Upgrades CIP 2022-55. Sealed bids will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 10:00 a.m. on Wednesday, January 14, 2026 at which time they will be publicly opened and read. Work includes the furnishing of all labor, materials, equipment, tools and incidentals necessary for the Citywide Fiber Communications Upgrades CIP 2022-55 including but not limited to; furnishing and installing communications conduit and pull boxes and splice vaults, roadway and sidewalk restorations, and furnishing and installing fiber optic cabling and equipment.

The City shall award the Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Award of the Base Bid will be based upon funds available. The work is to be constructed within Seventy (70) working days from the Notice to Proceed including material lead time. Engineers estimate for the Base Bid is \$875,000.00. The contractor shall possess a valid Class "A" or "C-10" license at the time of bid submission.

Each bid is to be accompanied by a certified or cashier's check, cash deposit, or a bidder's bond made payable to the City of Santee, in an amount not less than 10 percent of the total bid submitted. The Successful Bidder will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the Total Bid Price, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the Total Bid Price, on the forms provided and in the manner described in the Bid Documents. The Contractor, may, at its option, choose to substitute securities meeting the requirements of said Public Contract Code Section 22300.

Pursuant to Section 1770 et. seq. of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The City of Santee has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the City of Santee, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1770 et seq., it shall be mandatory upon the Trade Contractor to whom the Contract is awarded, and upon any subcontractor under such Trade Contractor, to pay not less than the said specified rates to all workers employed by them in the execution of the Contract.

A Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.

This project is a public works project as defined in Labor Code section 1720. Each Contractor bidding on this Project and all Subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least a monthly basis (or more frequently if required by the City of Santee authorized representative or the Labor Commissioner) and in a format prescribed by the Labor Commissioner pursuant to Labor Code 1776.

Payment of prevailing wages shall be in full to each worker and paid for the correct classification of the work being performed. The wage rates for the project shall be included in the Contract with the awarded bidder.

Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at www.cityofsanteeca.gov. Contract documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each bidder shall notify the City to be listed as a plan holder for the project by providing written notice to the City's contact person listed in the Information for Bidders. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for the bid opening, please contact the Office of the City Clerk, (619) 258-4100, at least 48 hours in advance.

East County Californian 12/05,12/2025-158932

Legal Notices-CAL

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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 suc-

Legal Notices-CAL

cessive weeks before the date set for hearing on the petition in

Legal Notices-CAL

the following newspaper of general circulation, printed in this

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on December 10, 2025 @ 6990 MISION GORGE RD SAN DIEGO CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2015 LEXUS IS
VIN: JTHBF1D24F5058731
PLATE: 8UUV015, CA
East County Californian 12/05/2025 -158540

NOTICE OF PUBLIC HEARING FOR:

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

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

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

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

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

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

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

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

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

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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

PETITIONER: ASHLEY DAYE BIEGER
RESPONDENT: CHRISTOPHER LEE BIEGER

Case Number:
24FL008428E

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

Date: 02/23/2026, Time: 9:00 AM, Dept: E5, Address of court: Superior Court of California, County of San Diego, 250 E Main St, El Cajon, CA 92020.

For Hearing Appearance Information: visit www.sdcourt.ca.gov
WARNING to the person served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320), serve a copy on the other parties at least nine court days before the hearing (unless the court has ordered a shorter period of time), and appear at the hearing. (See form FL-320-INFO for more information.)

Date: 11/5/2025

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

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T.S. No. 138130-CA APN: 660-150-06-00
NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/17/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 1/5/2026 AT 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 3/28/2023 as Instrument No. 2023-0079341 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: PETER CEREP, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER F O R C A S H I E R 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,

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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 FULLY DESCRIBED ON SAID DEED OF TRUST THE street address and other common designation, if any, of the real property described above is purported to be: 44993 OLD HIGHWAY 80, JACUMBA HOT SPRINGS, CA 91934 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: \$30,579.18 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 property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 138130-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 138130-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

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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 **East County Californian 12/5,12,19/2025-158021**

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1020798-CL Order No.: FIN-25010015 **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/27/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Babak B. Motale, a married man as his sole and separate property Recorded: 7/31/2007 as Instrument No. 2007-0511695 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 12/26/2025 at 9:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$417,494.54

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The purported property address is: 11852 SERENA ROAD, LAKESIDE, CA 92040 Assessor's Parcel No.: 377-210-13 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. That portion of Lot 89 in Tract No. 2 of San Diego Eucalyptus Company's Lands, in the County of San Diego, State of California according to map thereof no. 1492, filed in the Office of the County Recorder of San Diego County, on November 8, 1912, described as follows: Commencing at a point on the South Line of said Lot 89 distant thereon North 82° 10' East 224.76 feet from the Southwesterly corner of said Lot, said point being the true point of beginning of the property herein described; thence along the South line of said lot 89, South 82° 10' West 20.00 feet; thence due North 411.00 feet; thence South 82° 10' West 204.76 feet to the West line of said lot 89; thence due North along the West line of said lot 124.92 feet to the Northwest corner of said lot 89; thence along the North line of said lot North 79° 44' East 226.29 feet to an intersection with a line which bears due North from the true point of beginning; thence due South 545.61 feet to the true point of beginning. All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may

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charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020798-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1020798-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1020798-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 (Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE

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corporation TS No.: CA-25-1020798-CL IDSPub #0261337 11/21/2025 11/28/2025 12/5/2025 **ECC/EI Cajon Eagle 11/21,28,12/5/25-158116**

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T.S. No. 138474-CA APN: 381-350-10-41 **NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/7/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** On 12/17/2025 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/14/2022 as Instrument No. 2022-0021062 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: VIOLA K. JACKSON, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 10185 PEACEFUL COURT, SANTEE, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount

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of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$204,924.25 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell 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 the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 138474-CA. In-

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formation 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 138474-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 **CLEAR RECON CORP** 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Santee Star 11/21,28,12/5/2025-158243**

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formation 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 138474-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (855) 313-3319 **CLEAR RECON CORP** 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Santee Star 11/21,28,12/5/2025-158243**

T.S. No.: 25-34789 A.P.N.: 486-082-02-00 **NOTICE OF TRUSTEE'S SALE** **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/14/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor: Sean Omeara, a married man as his sole and separate property Duly Appointed Trustee: Vylla Solutions, LLC Recorded 7/31/2023 as Instrument No. 2023-0205597 in book , page of Official Records in the office of the Recorder of San Diego County, California , Described as follows: AS THEREIN PROVIDED ON SAID DEED OF TRUST Date of Sale: 1/14/2026 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$961,852.09 (Estimated) Street Address or other common designation of real property: 368 HIHILL WAY EL CAJON, CA 92020 A.P.N.: 486-082-02-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be en-

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titled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 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

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property, you may call (800) 758-8052 or visit this Internet Web site www.xome.com, using the file number assigned to this case 25-34789. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.xome.com, using the file number assigned to this case 25-34789 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 11/10/2025 Vylla Solutions, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (800) 758-8052 or www.Xome.com for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sale Specialist PPP #25-008176 **East County California 11/21,28,12/5/2025-158332**

NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15953803 TS No: A25-01027 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN DATED 4/1/2025. UNLESS

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YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (hereinafter referred to as "Lien"), recorded on 4/14/2025 as instrument number 2025-0095495 in the office of the County Recorder of San Diego County, California, and further pursuant to the Notice of Default and Election to Sell thereunder recorded on 6/3/2025 as instrument number 2025-0147402 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 10/13/2021 as instrument number 2021-0712346, WILL SELL on 12/17/2025, 10:00 A.M. At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA at public auction to the highest bidder for lawful money of the United States payable at the time of sale, all right, title and interest in the property situated in said county as more fully described in the above-referenced Lien. The purported owners of said property are: Joshua Adam Ayala, a single man, and Diane Vernabeth Alfaro, a widow, as joint tenants. The property address and other common designation, if any, of the real property is purported to be: 4499 Toyon on Mountain Rd Julian, CA 92036, APN 292-141-17-00. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale is: \$13,520.16. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon

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Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Lien, advances thereunder, with interest as provided in the Declaration or by law plus the fees, charges and expenses of the trustee. THIS PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. If you have previously received a discharge in bankruptcy, you may have been released from personal liability for this debt in which case this notice is intended to exercise the secured party's rights against the real property only. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the

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rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case: A25-01027. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case A25-01027 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. IMPORTANT NOTICE: Notwithstanding anything to the contrary contained herein, the sale shall be subject to the following as provided in California Civil Code Section 5715: "A non judicial foreclosure sale by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." Witkin & Neal, Inc. as said Trustee 5805 SEPULVEDA BLVD., SUITE 670, SHERMAN OAKS, CA 91411 - Tele.: (818) 845-8808 By: Susan Paquette, Trustee Sales Officer Dated: 11/11/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECT-

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ING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0481254 To: SANTEE STAR 11/21/2025, 11/28/2025, 12/05/2025 **ECC/Santee Star 11/21,28,12/5/2025-158415**

NOTICE OF TRUSTEE'S SALE File No.:25-312019 . A.P.N.:378-293-06-00 Property Address.: 10606 IRONWOOD AVENUE, SANTEE, CA 92071. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 22, 2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said

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sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): WILLIAM RICE AND PAULA K. RICE, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Robertson, Anschutz, Schneid & Crane, LLP DEED OF TRUST Recorded on December 30, 2005 at Instrument No 2005-1122380 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 12/22/2025 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020. Amount of unpaid balance and other charges: \$362,460.53 (Estimated) Street Address or other common designation of real property: 10606 IRONWOOD AVENUE, SANTEE, CA 92071. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A THE LAND REFERRED TO HEREINFTER IS SITUATED IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 32 OF IRONWOOD HIGHLANDS UNIT NO. 1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 7261, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 19, 1972. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL 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

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are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER(S): The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-312019 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

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that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 11/10/2025 Robertson, Anschutz, Schneid and Crane, LLP By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.SERVICELINKASAP.COM. FOR AUTOMATED SALES INFORMATION, PLEASE CALL (866-684-2727). The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPF Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States

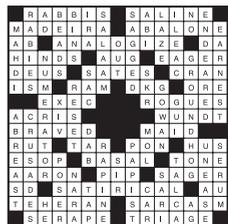
Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-485760711/28/12/2025-158451

T.S. No. 138040-CA APN: 468-501-10-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/25/2013. 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 1/26/2026 at 10:30 AM. CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/2/2013 as Instrument No. 2013-0486101 of Official Re-

ords in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: GLORIA ANN WALKER, WIDOW 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: 4510 TONI LANE, LA MESA, CA 91942 The under-

CLUES ACROSS

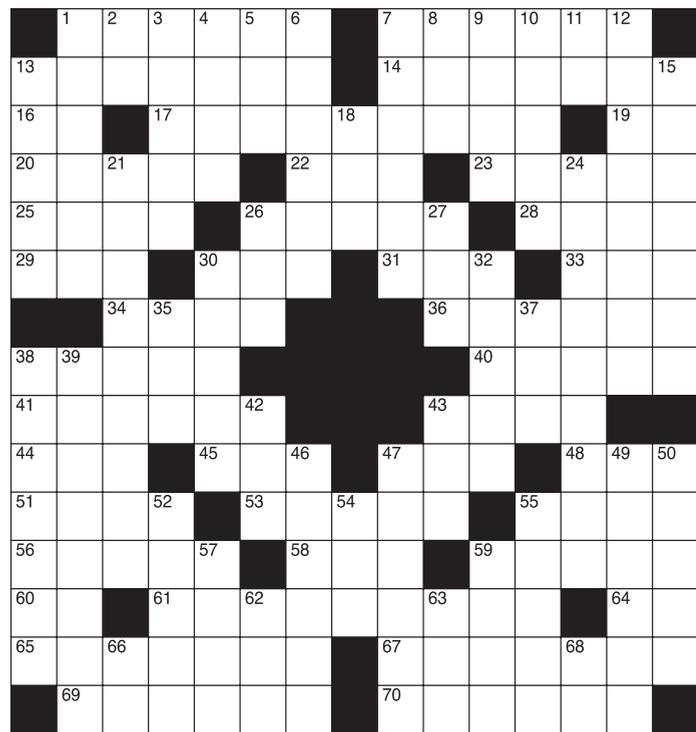
- 1. Spiritual leaders
- 7. A type of solution
- 13. Fortified wine
- 14. Edible mollusk
- 16. They precede C
- 17. A way to compare
- 19. Government lawyer
- 20. "Game of Thrones" actor Ciaran
- 22. The eighth month (abbr.)
- 23. Very willing
- 25. ___ ex Machina
- 26. Makes happy
- 28. Type of berry
- 29. A doctrine
- 30. Popular Dodge truck model
- 31. Dekagram
- 33. Naturally occurring solid
- 34. Company officer
- 36. Villains
- 38. Cricket frogs
- 40. Influential German psychologist
- 41. Endured
- 43. A female domestic
- 44. You can get stuck in one



- 45. Cigarette (slang)
- 47. Fiber optics network
- 48. Group of blood disorders (abbr.)
- 51. Employee stock ownership plan
- 53. Belonging to the bottom layer
- 55. Sound
- 56. MLB legend Hank
- 58. Very attractive person
- 59. Late beloved sportscaster Craig
- 60. South Dakota
- 61. Mocking
- 64. Symbol for gold
- 65. Longtime Braves pitcher Julio
- 67. Humor
- 69. Shawl
- 70. Preliminary patient assessment

CLUES DOWN

- 1. Animal disease
- 2. Commercial
- 3. Necklace material
- 4. Containers
- 5. A way to save for your future
- 6. Colorado Heisman winner Rashaan
- 7. Dipped down
- 8. Head injury (abbr.)
- 9. Lay about
- 10. Intestinal
- 11. Opposite of yes
- 12. Caused to be loved



- 13. Spiritual leader of Islam
- 15. Businesslike
- 18. Not in
- 21. Number above the line in a fraction
- 24. An animal with its own day
- 26. Pouch
- 27. Swedish krona
- 30. Start over
- 32. Field flowers
- 35. Fourteen

- 37. A visual way to interact with a computer
- 38. Up-to-date
- 39. Campaigns
- 42. Touch lightly
- 43. "Boardwalk Empire" actress Gretchen
- 46. Violent seizure of property
- 47. Supporter of the Pope

- 49. Anxiety
- 50. Body fluid
- 52. One who's faking it
- 54. Title of respect
- 55. Chilean city
- 57. City in central Japan
- 59. Silk garment
- 62. A form of dance
- 63. Automobile
- 66. The man
- 68. Justice Dept. head honcho

ESOTERIC ASTROLOGY AS NEWS FOR WEEK DECEMBER 3-9, 2025

ADVENT, FESTIVAL DAYS, LIGHT & DARK, SAGITTARIUS & BEAMS OF LIGHT

We are now in Advent, four weeks of preparing for something to appear. In astrology we know it's Capricorn (Earth Initiation). From astronomers we know it's Winter Solstice when the Sun (rays), at its most southern exposure, begins moving northward. We know from esotericism what's coming is a new revelation. A new light appears!

During the twenty-one days of December (til Winter Solstice, when Capricorn Sun begins) we are developing the qualities of Sagittarius, sign of the philosopher, adventurer, disciple with bow and arrow, the Centaur, galloping somewhere, everywhere. There is a holiness within Sagittarius. Like Advent (preparation for the new light), there is a sense of expectation as well as preparation for something extraordinary to appear at the end of the journey. Life becomes a pilgrimage.

On inner levels, "Sagittarius contains an unswerving allegiance to spiritual values and the good of humanity." Sagittarius holds a vision for the future, a beam of light projected into the future. When the centaur becomes a man on the white horse (disciple seeking to serve), reliability, dependability, one-pointedness (Soul qualities) begin to direct the personality. The tarot card for Sagittarius is the Angel of Temperance.

The gifts that emerge from Sagittarius are love, an illumined mind, purpose and will. During December, we are all Sagittarians with the ability to act within these spiritual values. We first begin with the knowledge of these possibilities.

Then we 'call' for them. We know all calls are answered. They appear on a "focused beam of light."

Festival days: Thursday, Dec. 4, is the last full moon festival of 2025 – Sagittarius solar festival (13 degrees). "We see the goal, reach the goal, then we see the next goal." Saturday, Dec. 6, is the Feast day of St. Nicholas, prototype for Santa Claus. Sunday, Dec. 7, is Pearl Harbor remembrance day. Monday, Dec. 8 is the Immaculate Conception of Mary (Feminine Master) born to holy parents Anna and Joachim (Essenes, holy people). In our work, the spiritual and material world overlap and intertwine. The religious, spiritual and everyday livingness of humanity blending and unifying. And so, our circle of evergreens, four candles for the four kingdoms, four seasons, four Initiations and four elements within humanity. We light our first candle.

ARIES: You're out and about, in and of the world. You can't help it. The world, people, events, food, travel, adventures, mountain peaks, plains, cultures, civilization— all are summoning you to participate. Perhaps you will begin to think of writing a book, perhaps publishing becomes interesting. Think deeply on your goals. Create more. Ponder upon this statement, "I see the goal, I reach that goal and then I see another." Tell us of your goals.

TAURUS: I ask that you also think on the statement at the end of Aries. And then observe the many and varied goals, dreams, hopes and wishes that filter through your mind each moment of each day. There's not enough time, day and night, to

accomplish everything. However, one can prepare and plan. There's also the issue of money. It comes and goes, it's there and not there. This is uncomfortable, yet is most important to look at. You can do it.

GEMINI: What are you planning for the holidays? Will you plan and prepare with your one in particular? I suggest that you do and with the one closest to you, for the full moon's silver path shines brightly on relationships, especially the close ones. A new intimacy is being called for. Is it with love, sex, marriage, money (maybe), or all of them bundled together? You and another need to travel together sometime in the future. Where would you go?

CANCER: Your health at this time is what matters most. Focusing on this, and not much else, is best because you have the capacity to heal more quickly now more than ever. Foods are also on the menu in terms of your thinking. Are you considering preparing food to give as gifts? In the meantime, it seems endless tasks and responsibilities are appearing moment by moment. Say no to most of them. You need rest and recuperation.

LEO: You need a calm, quiet adventure, fun, play and being tended to, but in a very creative way. You need to accept invitations, attend parties and festivities, be with friends, go to plays, art shows, dances, and visit other people's homes. You need both a Christmas tree and a Hanukkah bush with lights and candles everywhere. You need to be loved, cared for, recognized and then loved some more. Who can do this?

VIRGO: You are the light of the world to your family this year. You are the one who must make the calls, connecting family, one to the other, create festivities that make them feel at home. Begin to plan a large get together so that those who have no family can feel at home (where you are). You must merge realities that are separated, unify what is opposed, and synthesize all the parts and pieces. You love being given these tasks.

LIBRA: Being out and about in the neighborhood looking at the lights, dropping in on neighbors and friends, driving around town seeking the most extensive holiday decorations, having dinner with friends, seeing relatives, talking on the phone, sending emails, holiday cards, gathering holiday decoration – all these you love to do. These are part of the season's festivities. You look forward to the beauty of this season all year. Who is your family these days?

SCORPIO: For the next several weeks you'll feel like a light is shining on your values. You'll feel lucky, able, capable, resourceful, wealthy, emotionally supported. Don't run out, however, and buy everything you fancy, anything that shines brightly. Unless it's for a loved one. Then be lavish. However, most lavish and most appreciated would be your heart, given to another. Even if it's to a friend. We think of you as internal, hidden, watchful. Give a little more for a while.

SAGITTARIUS: All parts of you are active, energetic, hopeful (we hope). You also become a bit more impulsive, quick to anger, impatient,

wanting your own way (for a time). We see you as being more assertive, daring like a warrior. You become very attractive. However, be careful with everything – communicating, driving, walking running, using tools, implements. Things red, hot and sharp (all of which, to some, you are) might attack. You're laughing. That's good. Caution.

CAPRICORN: You may be fatigued, weary, drained, worn out, depleted of major nutrients and in need of quiet rest. Take some time to draw back, do less if possible, soothe yourself with warm foods and drinks. The last year has been a marathon, especially the last months. You can still plan and create goals. However, do not act upon them immediately, instead making health, rest, and well-being your central focus. Allow these thoughts to direct you for at least a month. Drift a little.

AQUARIUS: Everything personal and professional has the green light, and this you've waited and hoped for, for a long time. You have energy and enthusiasm, you have hopes and wishes, new ideas and goals, opportunities and invitations. Amidst the many possibilities, attend only to one or two at a time, bringing them to a successful conclusion. Then focus on several more. Pay all bills promptly, don't worry about money. You're successful.

PISCES: You wonder about next steps, feeling a bit weary. New questions arise about your-self-identity. Part of you wants to pull back, enter more subtle realms, study in quiet and solace, expanding your communication, intelligence and knowledge. A preparation for something is occurring. You are aware that at any time, things, people, ideas dissolve away. So you are hopeful, patient, accepting, cautious and circumspect, cherishing everything all around.

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signed 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. 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: \$500,378.91 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

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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 138040-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 138040-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/La Mesa Forum 12/5, 12, 19/2025-158454**

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1022049-CL Order No.: FIN-25011292 **YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/18/2014. UNLESS YOU TAKE ACTION TO PRO-**

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TECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Lynn M Steeves a married woman, as her sole and separate property Recorded: 12/24/2014 as Instrument No. 2014-0567954 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 1/9/2026 at 09:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$272,270.13 The purported property address is: 9754 ABBEYFIELD RD, SANTEE, CA 92071 Assessor's Parcel No.: 380-472-15-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be 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 owner-

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ship of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1022049-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1022049-CL to find the date on which the trust-

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ee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1022049-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may

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have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 **QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1022049-CL IDSPub #0271623 12/5/2025 12/12/2025 12/19/2025** **ECC/Santee Star 12/5, 12, 19/25-158559**

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

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Deed of Trust in the property situated in said County, California describing the land therein: LOT 81 OF SUNSET, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6766, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON OCTOBER 27, 1970. EXCEPT THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8710 WAHL STREET SANTEE, CA 92071. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, 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 trusts created by said Deed of Trust, to-wit: \$294,075.56 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **DATE: 11/20/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO :** www.stoxposting.com **CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that

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there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88360. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or

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

ECC/Santee Star 11/28, 12/5, 12/2025-158646

NOTICE OF OUR PLAN TO SELL PROP-

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E R T Y (M O B I L E HOME) Dated: November 21, 2025 Debtor(s): Ricardo Antonio Hernandez Soto Gloria Soto 121 Orange Ave Space 50 Chula Vista, CA 91911 Secured Party: 21st Mortgage Corporation 620 Market Street One Center Square Knoxville, TN 37902 Other Parties Receiving Notice: Department of Housing and Community Development Registration and Titling P.O. Box 277820 Sacramento, CA 95827 Subject Collateral: 2002 SILVERCREST MOBILE BEARING SERIAL NUMBER 17616236A, 17616236B Situs Address: 121 Orange Ave, Space 50, Chula Vista, CA 91911 Due to a breach of your obligation to repay the Consumer Loan Note and Security Agreement executed by you on or about November 4, 2022, 21st Mortgage Corporation will sell the 2002 SILVERCREST MOBILE HOME BEARING SERIAL NUMBER 17616236A, 17616236B at public sale. A sale could include a lease or license. The sale will be held as follows: Date: Monday, December 15, 2025 Time: 10:00 AM Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 You may attend the sale and bring bidders if you want. The money that we get from the sale (after repaying our costs) will reduce the amount you owe. If we get less money than you owe, you will not owe 21st Mortgage Corporation the difference. If we get more money than you owe, you will get the extra money, unless we must pay it to someone else. You can get the property back at any time before we sell it by paying the full amount you owe (not just the past due payments), including our expenses. To learn the amount you must pay, call 21st Mortgage Corporation at 800-955-0021 or fax to 800-813-8164. Payments may be remitted to the following address: 21st Mortgage Corporation 620 Market Street One Center Square Knoxville, TN 37902 If you want 21st Mortgage Corporation to explain to you in writing how it has figured the amount that you owe, you may call 800-955-0021 or fax to 800-813-8164 and request a written explanation. If you need more information about the sale, you may call us at (619) 685-4800 or write to us at: McCarthy & Holthus, LLP, 2763 Camino Del Rio S. Suite 100, San Diego, CA 92108. By: Melissa Robbins Coultts, Esq. McCarthy & Holthus, LLP 2763 Camino Del Rio S, Suite 100 San Diego, CA 92018 Phone: (619) 685-4800 Fax: (619) 685-4811

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Attorneys for 21st Mortgage Corporation CA-25-1028130-REP ID-SPub #0271684 12/5/2025
ECC/Spring Valley Bulletin 12/5/25-158762

T.S. No.: 23-8576 Loan No.: **1408 APN: 511-143-02-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/13/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal 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 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.

Truster: David Clark and Jade Clark, Husband and Wife Duly Appointed Trustee: Prestige Default Services, LLC Recorded 4/19/2006 as Instrument No. 2006-0273272 of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 12/29/2025 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the Statue 250 E. Main Street, El Cajon, 92020

Amount of unpaid balance and other charges: \$302,453.05 Street Address or other common designation of real property: 1361 KRISTIE LANE E EL CAJON, CA 92019 A.P.N.: 511-143-02-00 The undersigned Trust-

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ee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

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

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 (949) 776-4697 or visit this Internet Website <https://prestige-postandpub.com>, using the file number assigned to this case 23-8576. 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 (949) 776-4697, or visit this internet website <https://prestige-postandpub.com>, using the file number assigned to this case 23-8576 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 11/25/2025 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Nida Taylor, Foreclosure Coordinator PPP #25-008866

Legal Notices-CAL

East County Californian 12/5, 12, 19/2025-158799

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1017379-SH Order No.: 250340522-CAVOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/25/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BRENDA D. GILL, A MARRIED WOMAN Recorded: 1/31/2005 as Instrument No. 2005-0079910 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 1/26/2026 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: \$317,706.18 The purported property address is: 1347 COY CT, EL CAJON, CA 92021 Assessor's Parcel No.: 507-480-08-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale.

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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

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property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1017379-SH. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1017379-SH to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the

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California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1017379-SH and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1017379-SH IDSPub #0271775 12/5/2025 12/12/2025 12/19/2025 **ECC/EI Cajon Eagle 12/5, 12, 19/25-158859**