

**Legal Notices-CAL**

**STORAGE TREASURES AUCTION**  
**ONE FACILITY – MULTIPLE UNITS**  
 Extra Space Storage will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated. 10835 Woodside Ave, Santee, CA 92071 on 02/17/2026 @ 11:00am Zane Overton  
 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. 1/30/26  
**CNS-4002602#**  
**SANTEE STAR**  
**ECC/Santee Star**  
**1/30/26-159823**

**Notice of Self Storage Sale**  
 Please take notice The Attic Self Storage located at 1300 E Lexington Ave El Cajon CA 92019 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur at the facility on 2/9/2026 at 11:30AM. Unless stated otherwise, the description of the contents are household

**Legal Notices-CAL**

goods and furnishings. Lavelle Daniel unit #C77. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
**East County Californian 1/23,30/2026-159827**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD WILLIAM KOENIG**  
**Case No. 26PE000093C**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RICHARD WILLIAM KOENIG A PETITION FOR PROBATE has been filed by Ashley D. Ticatch in the Superior Court of California, County of SAN DIEGO. THE PETITION FOR PROBATE requests that Ashley D. Ticatch 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 represent-

**Legal Notices-CAL**

ative 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 on Feb. 25, 2026 at 1:30 PM in Dept. No. 1603 located at 1100 Union St, San Diego CA 92101.  
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings  
**IF YOU OBJECT** to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
**IF YOU ARE A CREDITOR** or a contingent creditor of the de-

**Legal Notices-CAL**

cedent, 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:**  
**DEBBIE L. BABB ESQ**  
**SBN 174091**  
**DEBBIE BABB LAW**  
 11693 SAN VICENTE BLVD  
 STE 562  
 LOS ANGELES CA 90049

**Legal Notices-CAL**

CN123515 KOENIG Jan 23,30, Feb 6, 2026  
**East County Californian 1/23,30,2/6/2026-159999**  
**SUMMONS (CITACION JUDICIAL)**  
**CASE NUMBER (Numero del Caso) 25CU012555C**  
**NOTICE TO DEFENDANT:**  
 (Aviso al Demandado):  
**AUSTIN GEORGE, an individual**  
**YOU ARE BEING SUED BY PLAINTIFF:**  
 (Lo esta demandando el demandante)  
**VICTORIA ADAMS, individually, and on behalf of other similarly situated employees**  
**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
 You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county

**Legal Notices-CAL**

law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.  
 There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.  
**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión.

**Legal Notices-CAL**

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

**Legal Notices-CAL**

que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.  
**AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.  
 The name and address of the court is (El nombre y dirección de la corte es): HALL OF JUSTICE, 330 WEST BROADWAY, SAN DIEGO, CA 92101.  
 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): JONATHAN M. GENISH, BLACKSTONE



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# \$49

## Cooling or Heating System Tune Up

Price valid for one working unit. Excludes oil fired systems. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

# When Was Your Last HVAC Tune-Up?

## Schedule Soon & Save Up to \$2000!

# SAVE UP TO \$2000

## on a New Cooling and Heating System with our Buy Back Program!

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Savings requires purchase and installation of select complete heating and cooling system. Removal and disposal by Company of existing heating and cooling system required. Valid at participating ARS® Network locations. Not valid for third party, new construction, or commercial customers, with any other offers, discounts, or on prior sales. Call service center for details. Coupon required at time of service. Void if copied or transferred and where prohibited. Any other use may constitute fraud. Cash value \$.001. **Offer expires 3/31/2026.** License numbers available at ars.com/licenses. "Operating in the state of California as Greenstar Home Services License #: 795556, RightTime Home Services License #: 765074, Beutler Air Conditioning and Plumbing License #: 795540, Atlas Trillo License #: 742039, ARS License #: 791820"

**Legal Notices-CAL**

LAW APC, 8383 W I L S H I R E BOULEVARD, SUITE 745, BEVERLY HILLS, CA 92011. TEL: (310) 622-4278  
Date: March 12, 2025  
Clerk, by (Secretario): I. Quirarte  
Deputy (Adjunto)  
NOTICE TO THE PERSON SERVED: You are served.  
**East County Californian- 160067**  
**1/30,2/6,13,20/2026**

**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 02/17/2026 @ 10:00am  
Nedim Mekanik, Sabrina Burgos, Sehir Navarro

The auction will be listed and advertised on [www.storage-treasures.com](http://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.

1/30/26  
**CNS-4005598#**  
**ECC/El Cajon Eagle**  
**1/30/26-160066**

**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 02/17/2026 @ 11:00am  
Tranisha Lewis  
Trina Conner  
Holly Taylor  
James Thead  
Sharese Ramsay

The auction will be listed and advertised on [www.storage-treasures.com](http://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.

1/30/26  
**CNS-4004085#**  
**ECC/El Cajon Eagle**  
**1/30/26-159945**

**NOTICE TO CREDITORS OF BULK SALE**

(U.C.C. 6101 et seq. and B & P 24074 et seq.)

Escrow No. 003475-MK

(1) Notice is hereby given to creditors of the within named Seller(s)

**Legal Notices-CAL**

that a bulk sale is to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: NJS EL CAJON, INC., 2872 FLETCHER PARKWAY, EL CAJON, CA 92020

(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: SILVER OCEAN GROUP, INC., 2872 FLETCHER PARKWAY, EL CAJON, CA 92020

(5) The location and general description of the assets to be sold are: INVENTORY, INVENTORY FOR SALE, MACHINERY, FURNITURE, FIXTURES AND OTHER EQUIPMENT, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSES AND PERMITS, CUSTOMER LISTS, FICTITIOUS BUSINESS NAMES, TRADE NAMES AND TRADEMARKS, LOGOS, SIGNS AND ADVERTISING MATERIALS, TELEPHONE AND FAX NUMBERS, WEB SITES, URL NAMES, E-MAIL ADDRESSES, ACCOUNTS RECEIVABLE, VENDOR LISTS, ABC LICENSE #523599 41-ON-SALE BEER AND WINE-EATING PLACE, AND GOODWILL of that certain business located at: 2872 FLETCHER PARKWAY, EL CAJON, CA 92020

(6) The business name used by the seller(s) at said location is: AHI SUSHI & GRILL

(7) The anticipated date of the bulk sale is FEBRUARY 18, 2026, at the office of PACIFIC HOMELAND ESCROW, INC, 8799 BALBOA AVE. SUITE 100 SAN DIEGO, CA 92123, Escrow No. 003475-MK, Escrow Officer: MICHELE KIBBE

(8) Claims may be filed with Same as "7" above until the day before the Transfer of the ABC License referenced above.

(9) It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.

(10) 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: DECEMBER 26, 2025  
TRANSFEREES: SILVER OCEAN GROUP, INC., A CALIFORNIA CORPORATION  
O R D - 4 6 3 2 6 3 3  
S A N T E E S T A R  
1 / 3 0 / 2 6

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

The Petition for Probate requests that MARGARITA BARAJAS be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept

**ECC/Santee Star 1/30/2026-160154****ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CU068459C**

TO ALL INTERESTED PERSONS: Petitioner: JAYLIN ALIZEE GARCIA filed a petition with this court for a decree changing names as follows: JAYLIN ALIZEE GARCIA to JAYLIN ALIZEE GALDEAN. 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 02/09/2026**

**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](http://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: 12/29/2025  
Maureen F Hallahan  
Judge of the Superior Court  
**East County Californian- 159585**  
**1/9,16,23,30/2026**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: HAZEL SHEFFER CASE No. 25PE003338C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: HAZEL SHEFFER.  
A Petition for Probate has been filed by: MARGARITA BARAJAS in the Superior Court of California, County of San Diego

The Petition for Probate requests that MARGARITA BARAJAS be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept

**Legal Notices-CAL**

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

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

**FEBRUARY 05, 2026**  
**1:30 p.m. Dept. 503**  
**1100 Union Street**  
**San Diego, CA 92101**

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).  
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect 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 for examination in the file kept

**Legal Notices-CAL**

clerk. Attorney for Petitioner: STEVE WEDEKING, 9570 CUYAMACA, STE 103, SANTEE, CA 92071. (619) 663-8428.  
**East County Californian 1/16,23,30/2026-159875**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26CU000239N**

TO ALL INTERESTED PERSONS: Petitioner: DACIAN JAYMES MARTINEZ filed a petition with this court for a decree changing names as follows: DACIAN JAYMES MARTINEZ to DACIAN JAYMES ROSE. 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 02/20/2026**

**8:30 a.m., Dept. N-25 Superior Court 325 S. Melrose Dr Vista, CA 92081**

(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](http://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: 01/06/2026  
Brad A. Weinreb  
Judge of the Superior Court  
**East County Californian- 159737**  
**1/16,23,30,2/6/2026**

Escrow No. BU-4471-JS

Notice is hereby given that a bulk sale is about to be made. The name and business address of the Seller is:

(1) The name(s) and business address of the Seller is/are: PIUS G. ORAHA, 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(2) The location in California of the chief executive office of the Seller is: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(3) The business is known as: IMPORTED MOTOR CARS  
(4) All other business names and addresses used by the Seller(s) within the past (3) years, as stated by the Seller is: NONE  
(5) The name(s) and business address(es) of the Buyer(s) is/are: LUIS LUCIANO VERA, 7740 TYROLEAN ROAD, SAN DIEGO, CA 92126  
(6) The assets of IMPORTED MOTOR CARS to be sold are described in general as: INVENTORY, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(7) The anticipated date of the bulk sale is FEBRUARY 18, 2026, at the office of: SECURED TRUST ESCROW, INC., 21111 VICTOR ST, TORRANCE, CA 90503, ATTN: JASON SANDOVAL, EMAIL: TEAMJASON@SECUREDTRUSTESCROW.COM \*\* Must reference Escrow No. BU-4471-JS\*\*  
(8) The last day for filing claims by any creditor shall be FEBRUARY 17, 2026, which is the business day before the anticipated sale date specified above. Claims may be filed with as stated above in Item 7.  
(9) This Bulk Sale is not subject to California Uniform Commercial Code Section 6106.2.  
DATE:  
BUYER: LUIS LUCIANO VERA  
O R D - 4 6 3 2 5 0 4  
S A N T E E S T A R  
1 / 3 0 / 2 6  
**ECC/Santee Star**  
**1/30/2026-160176**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: LADD PRIER aka LADD ALLEN PRIER CASE No. 25PE001032C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: LADD PRIER aka LADD ALLEN PRIER.  
A Petition for Probate has been filed by: BRIDGET MICHELLE SMITH in the Superior Court of California, County of San Diego

The Petition for Probate requests that BRIDGET MICHELLE SMITH be appointed

**Legal Notices-CAL**

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

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

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

**FEBRUARY 24, 2026**  
**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 phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).  
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect 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

**Legal Notices-CAL**

Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: BRIDGET MICHELLE SMITH, 350 WEST 24TH STREET #2F, NEW YORK, NY 10011. (323) 333-4800  
**East County Californian 1/30,2/6,13/2026-160102**

**NOTICE TO CREDITORS OF BULK SALE (UCC 6105)**

Escrow No. BU-4471-JS

Notice is hereby given that a bulk sale is about to be made. The name and business address of the Seller is:

(1) The name(s) and business address of the Seller is/are: PIUS G. ORAHA, 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(2) The location in California of the chief executive office of the Seller is: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(3) The business is known as: IMPORTED MOTOR CARS  
(4) All other business names and addresses used by the Seller(s) within the past (3) years, as stated by the Seller is: NONE  
(5) The name(s) and business address(es) of the Buyer(s) is/are: LUIS LUCIANO VERA, 7740 TYROLEAN ROAD, SAN DIEGO, CA 92126  
(6) The assets of IMPORTED MOTOR CARS to be sold are described in general as: INVENTORY, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(7) The anticipated date of the bulk sale is FEBRUARY 18, 2026, at the office of: SECURED TRUST ESCROW, INC., 21111 VICTOR ST, TORRANCE, CA 90503, ATTN: JASON SANDOVAL, EMAIL: TEAMJASON@SECUREDTRUSTESCROW.COM \*\* Must reference Escrow No. BU-4471-JS\*\*  
(8) The last day for filing claims by any creditor shall be FEBRUARY 17, 2026, which is the business day before the anticipated sale date specified above. Claims may be filed with as stated above in Item 7.  
(9) This Bulk Sale is not subject to California Uniform Commercial Code Section 6106.2.  
DATE:  
BUYER: LUIS LUCIANO VERA  
O R D - 4 6 3 2 5 0 4  
S A N T E E S T A R  
1 / 3 0 / 2 6  
**ECC/Santee Star**  
**1/30/2026-160176**

Escrow No. BU-4471-JS

Notice is hereby given that a bulk sale is about to be made. The name and business address of the Seller is:

(1) The name(s) and business address of the Seller is/are: PIUS G. ORAHA, 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(2) The location in California of the chief executive office of the Seller is: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(3) The business is known as: IMPORTED MOTOR CARS  
(4) All other business names and addresses used by the Seller(s) within the past (3) years, as stated by the Seller is: NONE  
(5) The name(s) and business address(es) of the Buyer(s) is/are: LUIS LUCIANO VERA, 7740 TYROLEAN ROAD, SAN DIEGO, CA 92126  
(6) The assets of IMPORTED MOTOR CARS to be sold are described in general as: INVENTORY, FURNITURE, FIXTURES AND EQUIPMENT, GOODWILL, LEASEHOLD IMPROVEMENTS, AND COVENANT NOT TO COMPETE and are located at: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(7) The anticipated date of the bulk sale is FEBRUARY 18, 2026, at the office of: SECURED TRUST ESCROW, INC., 21111 VICTOR ST, TORRANCE, CA 90503, ATTN: JASON SANDOVAL, EMAIL: TEAMJASON@SECUREDTRUSTESCROW.COM \*\* Must reference Escrow No. BU-4471-JS\*\*  
(8) The last day for filing claims by any creditor shall be FEBRUARY 17, 2026, which is the business day before the anticipated sale date specified above. Claims may be filed with as stated above in Item 7.  
(9) This Bulk Sale is not subject to California Uniform Commercial Code Section 6106.2.  
DATE:  
BUYER: LUIS LUCIANO VERA  
O R D - 4 6 3 2 5 0 4  
S A N T E E S T A R  
1 / 3 0 / 2 6  
**ECC/Santee Star**  
**1/30/2026-160176**

Escrow No. BU-4471-JS

Notice is hereby given that a bulk sale is about to be made. The name and business address of the Seller is:

(1) The name(s) and business address of the Seller is/are: PIUS G. ORAHA, 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
(2) The location in California of the chief executive office of the Seller is: 11421 WOODSIDE AVENUE, SUITE B, SANTEE, CA 92071  
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S A N T E E S T A R  
1 / 3 0 / 2 6  
**ECC/Santee Star**  
**1/30/2026-160176**

Escrow No. BU-4471-JS

**Legal Notices-CAL**

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

10115 Mission Gorge Rd.  
Santee, Ca 92071  
02/17/2026 12:00 PM  
Johnathon Jesse  
Teresa Perez  
Sallie Wright  
Laurie Brenner  
Olive San Juan

The auction will be listed and advertised on [www.storage-treasures.com](http://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.

1/30/26  
**CNS-4005113#**  
**SANTEE STAR**  
**ECC/Santee Star**  
**1/30/26-160007**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEFFREY D. VOWLES CASE No. 25PE002614C**

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY DONALD VOWLES, JEFFREY D. VOWLES, JEFFREY VOWLES, JEFF VOWLES.  
A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego

The Petition for Probate requests that EUGENE V. RICARD be appointed as personal representative to administer the estate of the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

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**Legal Notices-CAL**

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

**FEBRUARY 25, 2026**  
**1:30 p.m. Dept. 1603**  
**1100 Union Street**  
**San Diego, CA 92101**  
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).

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

**Legal Notices-CAL**

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

Attorney for Petitioner: **JAMES A. MCFALL, ESQ., PO BOX 1175, JULIAN, CA 92036. (619) 540-6416.**  
**East County Californian 1/30/26,13/2026-160132**

**LIEN SALE**

Notice is hereby given that pursuant to Section 21701-2171 of the Business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee, CA 92071 will sell by competitive bidding on or after 02-07-2026, 11:00 a.m. Auction to be held online at [www.bid13.com](http://www.bid13.com). Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:  
 Lien Sale Ad Account# 143834  
 Unit #B85 Boone, Kathleen  
 Unit #B90 Boone, Kathleen  
 Unit #E249 Peterson, Daniel  
 Unit #E318 Temple, Tiffany Noel  
 Unit #E507 Armstrong, Marsha A  
 Unit #F661 Proietti, Tony  
 Unit #G1088 DeSilva, Dillan  
 1/23, 1/30/26  
**CNS-4003466#**  
**SANTEE STAR**  
**ECC/EI Santee Star**  
**1/23,30/26-159925**

**Legal Notices-CAL**

**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: February 17, 2026, at 11:30am  
 Haley Follis  
 Christina Giraff  
 Sebastian Tirado  
 Isaac Martinez  
 George Garcia  
 The auction will be listed and advertised on [www.storage-treasures.com](http://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.  
 1/30/26  
**CNS-4003481#**  
**ECC/EI Cajon Eagle**  
**1/30/26-160104**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT BLAIR MAINE**  
**CASE No. 37-2017-00014884-PR-PW-CTL**  
 To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: **ROBERT BLAIR MAINE, ROBERT B. MAINE, ROBERT MAINE, ROB MAINE, BOB MAINE.**  
 A Petition for Probate has been filed by: **EUGENE V. RICARD** in the Superior Court of California, County of San Diego  
 The Petition for Probate requests that **EUGENE V. RICARD** be appointed as personal representative to administer the estate of the decedent.  
 The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.  
 The petition requests authority to administer the estate under the Independent Administra-

**CITY OF SANTEE**  
**NOTICE OF PUBLIC HEARINGS**  
**COMMUNITY DEVELOPMENT BLOCK GRANT**  
**PROGRAM**  
**ALLOCATIONS FOR PROGRAM YEAR 2026**  
 The Santee City Council will conduct two public hearings to assess and prioritize community development and affordable housing needs for new or continuing activities to be funded under its Community Development Block Grant (CDBG) Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment and expanded economic opportunities, principally for persons of low- and moderate-income. The United States Department of Housing and Urban Development (HUD) has not yet announced Program Year (PY) 2026 allocation amounts. However, the City estimates that it should receive approximately \$349,400 in PY 2026 CDBG funding.  
**NOTICE IS HEREBY GIVEN:** Public hearings will be held at 6:30 P.M., Wednesday, February 11, 2026, and Wednesday, February 25, 2026. The City will hold these public hearings to receive comments from the public concerning housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of past program performance in preparation for the upcoming annual allocation process for the next CDBG cycle from July 2025 to June 2026.

**Legal Notices-CAL**

tion of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority.  
 A hearing on the petition will be held in this court as follows:  
**MARCH 03, 2026**  
**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 phone numbers can be found at [www.sdcourt.ca.gov/ProbateHearings](http://www.sdcourt.ca.gov/ProbateHearings).  
 If you object to the

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

**Legal Notices-CAL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26CU001041C**  
 TO ALL INTERESTED PERSONS: Petitioner: **BEAU DAVID SIMI** aka **SIDNEY EDWARD COOK** filed a petition with this court for a decree changing names as follows: **BEAU DAVID SIMI** aka **SIDNEY EDWARD COOK** to **BEAU DAVID SIMI**. 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**  
**03/04/2026**  
**8:30 a.m., Dept. C-61**  
**Superior Court**  
**330 West 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](http://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: 01/16/2026  
 Michael S. Groch  
 Judge of the Superior Court  
**East County Californian - 160144**  
**1/30,2/6,13,20/2026**

**Legal Notices-CAL**

**NOTICE OF SALE**  
 The following is/are to be lien sold by Western Towing on February 6, 2026 @ 529 FRONT ST EL CAJON CA 92020 at 10:00am  
 YEAR/MAKE/MODEL: 2019 DODGE CARAVAN  
 VIN: 2C4RDGCG7KR660476  
 PLATE: 9SSL388, CA  
**East County Californian 1/30/2026 -159935**

**Legal Notices-CAL**

**NOTICE OF SALE**  
 The following is/are to be lien sold by Western Towing on February 5, 2026 @ 471 N EL CAMINIO REAL OCEANSIDE CA 92058 at 10:00am  
 YEAR/MAKE/MODEL: 2017 HYUNDAI ELANTRA  
 VIN: KMHD04LB4HU335221  
 PLATE: SEI5368, GA  
**East County Californian 1/30/2026 -159934**

**Legal Notices-CAL**

**NOTICE OF VEHICLE LIEN SALE**  
 The following Vehicle will be lien sold at 9:00 a.m. on February 12, 2026.  
**Call # Year Make Model Color VIN License # State Engine No.#**  
**3364475 2018 Kia Soul Red KNDJP3A57J7559288 8WWW829 CA**  
**Vehicles Location: 123 35th St, San Diego, CA 92102**  
**3364177 2022 Ford Mustang Blue 1FA6P8TH4N5145564 9FOZ963 CA**  
**3364476 2018 Chevrolet Trax White KL7CJKS0JB721006 8EZW291 CA**  
**Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111**  
**3352482 2015 Jeep Renegade Black ZACCJAD7FPC11090 9SWS574 CA**  
**3364977 2016 Harley-Davidson Street Glide Black 1HD1KRM32GB630042 23H7389 CA KRMG630042**  
**Vehicles Location: 3333 National Ave, San Diego, CA 92113**  
**3353955 2024 Toyota Camry White 4T1C11AK5RU226164 MKA3VX AZ**  
**Vehicles Location: 9135 Olive Dr, Spring Valley, CA 91977**  
**3365666 2025 HDK Other Black 7MZHF1B9SC013516 9SNP828 CA**  
**Vehicles Location: 3801 Hicock St, San Diego CA 92110**  
**3363867 2012 Freightliner Business Class M2 White 1FUJGBDV1DLBZ2661 9E96114 CA**  
**Vehicles Location: 7247 Otay Mesa Rd, San Diego, CA 92173**  
**EC Californian 1/30/2026-160186**

**Legal Notices-CAL**

**NOTICE OF HEARING**  
 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 **02/18/2026**.  
 This bulk sale is not subject to California Uniform Commercial Code Section 6106.2, but rather to Section 24074 of the Business and Professions Code. The name and address of the person with whom claims may be filed is: **Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695**, and the last date for filing claims by any creditor shall be **02/17/2026**, which is the business day before the anticipated sale date specified above.  
 Dated: 01/07/26  
 Buyer's Signature  
 Katya Pizza, Inc., a California corporation  
 By: /s/ Rami Mansour, CEO/Secretary  
 1/30/26  
**CNS-4006191#**  
**ECC/EI Cajon Eagle**  
**1/30/26-160152**

**Legal Notices-CAL**

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 1/30/26  
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**ECC/EI Cajon Eagle**  
**1/30/26-160152**

**Legal Notices-CAL**

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](http://www.clearreconcorp.com), using the file number assigned to this case 139210-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.

**Legal Notices-CAL**

**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. 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](http://www.clearreconcorp.com), using the file number assigned to this case 139210-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 **East County Californian 1/16,23,30/2026-159754**

**NOTICE OF TRUSTEE'S SALE T.S. No. 25-02526-LD-CA Title No. 250521106-CA-VOI APN. 499-491-12-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/11/2018. 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(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, 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; will be held by the duly appointed trustee as shown below, of all right, title,

**Legal Notices-CAL**

and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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. **Trustor:** Kimberly M. Duey, as Trustee and the Subsequent Trustees of The Kimberly M. Duey Trust dated July 19, 2004 Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/18/2018 as Instrument No. 2018-0246104 (or Book, Page) of the Official Records of San Diego County, California. **Date of Sale:** 02/20/2026 at 9:00 AM **Place of Sale:** Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$256,328.29 Street Address or other common designation of real property: 4298 Panorama Dr, La Mesa, CA 91941 A.P.N.: 499-491-12-00 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. **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 auto-

**Legal Notices-CAL**

matically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website [www.ndscorp.com/sale](http://www.ndscorp.com/sale), using the file number assigned to this case 25-02526-LD-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-02526-LD-CA to find the date on which the trustee's sale was held, the amount of the last

**Legal Notices-CAL**

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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. **National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Deandre Garland, Trustee Sales Representative A-FN4862367 0 1 / 2 3 / 2 0 2 6 , 0 1 / 3 0 / 2 0 2 6 , 0 2 / 0 6 / 2 0 2 6** **ECC/La Mesa Forum 1/23,30,2/6/2026-159768**

**NOTICE OF TRUSTEE'S SALE T.S. No. 2024-06214 A.P.N.: 497-203-14-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/10/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.** A PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2424h(b), (payable at the time of sale in lawful money of the United States), 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

**Legal Notices-CAL**

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. **Trustor:** GEOFFERY ENRICO COLE, AN UNMARRIED MAN Duly Appointed Trustee: Entra Default Solutions, LLC 1355 Willow Way, Suite 115, Concord, California 94520 Phone: (925)272-4993 Deed of Trust Recorded 4/11/2019 as Instrument No. 2019-0130741 in book, page of Official Records in the office of the Recorder of San Diego County, California, to be sold: **Date of Sale:** 2/9/2026 at 10:00 AM **Place of Sale:** At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$1,032,859.50, Street Address or other common designation of real property: 10820 DUTTON DR LA MESA AREA, CA 91941 A.P.N.: 497-203-14-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. We are attempting to collect a debt and any information we obtain will be used for that purpose. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information

**Legal Notices-CAL**

about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-683-2468 option 1 or visit this Internet Web site [www.servicelinkASAP.com](http://www.servicelinkASAP.com), using the file number assigned to this case 2024-06214. 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:** 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 800-683-2468 option 1, or visit this internet website [www.servicelinkASAP.com](http://www.servicelinkASAP.com), using the file number assigned to this case 2024-06214 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. **Date:** 1/17/2026 **Entra Default Solutions, LLC Marisa Vidrine, Foreclosure Specialist A-4862726 0 1 / 1 6 / 2 0 2 6 , 0 1 / 2 3 / 2 0 2 6 , 0 1 / 3 0 / 2 0 2 6** **ECC/La Mesa Forum 1/16,23,30/2026-159773**

**Legal Notices-CAL**

**NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-17017813 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/20/2006. 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.** 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 800-280-2891 or visit this Internet Web site [www.auction.com](http://www.auction.com), using the file number assigned to this case, CA-RCS-17017813. 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. On February 20, 2026, at 09:00:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ERICA HENDERSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustors, recorded on 3/22/2006, as Instrument No. 2006-0198330, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee

**Legal Notices-CAL**

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. Property is being sold "as is — where is". TAX PARCEL NO. 505-270-54-00 The Land referred to in this Guarantee is situated in the State of California, unincorporated area of the County of San Diego, and is described as follows: Lots 47 and 48, Sweetwater Village Unit No. 1, in the County of San Diego, State of California, according to Map Thereof No. 7110, filed in the Office of the County Recorder of San Diego County, November 10, 1971. Excepting Therefrom all oil, oil rights, minerals and mineral rights, natural gas, natural gas rights and other hydrocarbons and minerals of whatsoever name herein described, together with the perpetual right of drilling, mining, exploring and operation thereof, removing the same from said land other than those herein described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the real property herein described and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without however, the right to drill, mine, explore or operate through the surface of the upper 500 feet of the subsurface of said real property. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 10129 CRESTSIDE PLACE, SPRING VALLEY, CA 91977. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal bal-

**Legal Notices-CAL**

ance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$311,764.23. 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 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 877-237-7878, or visit [www.peakforeclosure.com](http://www.peakforeclosure.com) using file number assigned to this case: CA-RCS-17017813 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

**Legal Notices-CAL**

TO PERSPECTIVE OWNER-OCCUPANT: Any perspective 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 PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property 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 the 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 will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or [www.auction.com](http://www.auction.com) Dated: 1/14/2026 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lili-An Solano, Trustee Sale Officer A-4863503 0 1 / 2 3 / 2 0 2 6 , 0 1 / 3 0 / 2 0 2 6 , 0 2 / 0 6 / 2 0 2 6 **ECC/EI Cajon Eagle 1/23,30,2/6/2026-159954**

**Legal Notices-CAL**

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. Trustor: Sanjar Kakhramonov And Shirin Kakhramonova, Husband And Wife As Joint Tenants With Right Of Survivorship Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/30/2021 as Instrument No. 2021-0875953 of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 2/23/2026 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, 92020 Amount of unpaid balance and other charges: \$ 1 , 0 3 9 , 6 7 8 . 8 9 Street Address or other common designation of real property: 5 1 2 0 SEVILLA STREET Santee, California 92071 A.P.N.: 385-437-07-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If

**Legal Notices-CAL**

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 25-16171. 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 25-16171 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

**Legal Notices-CAL**

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: 1/22/2026 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Martha Nuno, Senior Foreclosure Coordinator PPP #26-000743 **East County Californian 1/30,2/6,13/2026-160155**

**Legal Notices-CAL**

05/31/2024 as Instrument No. 2024-0137758 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 02/20/2026 at 10:00 AM Place of Sale: At the entrance to Zenith Trustee Services, 217 Civic Center Drive #2, Vista, CA 92084. Amount of unpaid balance and other charges: \$113,447.74 Street Address or other common designation of real property: 9126 VALENCIA STREET SPRING VALLEY, CA 91977 A.P.N.: 504-191-12-00 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. 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

**Legal Notices-CAL**

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 760-758-7622 or visit this Internet Website [WWW.ZENITHTRUSTEE.COM](http://WWW.ZENITHTRUSTEE.COM), using the file number assigned to this case 2025-2195. 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, 760-758-7622 or visit this internet website [WWW.ZENITHTRUSTEE.COM](http://WWW.ZENITHTRUSTEE.COM), using the file number assigned to this case 2025-2195 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. ALL BIDDERS MUST HAVE CERTIFIED FUNDS PAYABLE TO ZTS FORECLOSURE SERVICES, LLC, IN ORDER TO BID AT THE SALE. Date: 01/07/2026 ZTS Foreclosure Services, LLC A CA Limited Liability Company 217 Civic Center Drive # 2 Vista, California 92084 Sale Line: 760-758-7622 Dana A. Fazio, Trustee Office NPP0484029 To: SANTEE STAR 0 1 / 3 0 / 2 0 2 6 , 0 2 / 0 6 / 2 0 2 6 , 0 2 / 1 3 / 2 0 2 6 **ECC/Santee Star 1/30,2/6,13/2026-160179**