

**Legal Notices-CAL**

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

**Legal Notices-CAL**

your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.  
 There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You

**Legal Notices-CAL**

can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.  
**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 días de calendario después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su

**Legal Notices-CAL**

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) o 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 que cumpla con los re-

**Legal Notices-CAL**

quisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.  
**AVISO!** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000.00 o 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): SAN DIEGO SUPERIOR COURT, EAST COUNTY BRANCH, 250 E. MAIN ST, EL CAJON, CA 92020. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Date: DEC 09, 2025 Clerk, by (Secretario): C. Milke Deputy (Adjunto) NOTICE TO THE PER-

**Legal Notices-CAL**

**SON SERVED:** You are served. as an individual defendant  
**East County Californian- 159141**  
**12/19,26/2025,1/2,9/2026**  
**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 1/28/2026 at 12:30 PM. Donetta Powell; Tia Tolliver; Gilbert Calma; Alyssa Kahle; Dominic Martinez; Cathy Templeton; Cassandra Ullman; Christina Cavalario; Amiyana Washington; Maria Wooden; George Flores; Jailyn Osborne. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.  
**East County Californian 1/9,16/2026-159550**  
**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.

**Legal Notices-CAL**

Santee, Ca 92071  
 02/03/2026 12:00 PM  
 Brian Markevitz  
 Axel Marquez Cornejo  
 Rick Hollifield  
 Abraham Perez  
 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.  
 1/9/26  
**CNS-4000018#**  
**SANTEE STAR**  
**ECC/Santee Star**  
**1/9/26-159629**  
**NOTICE TO CREDITORS OF BULK SALE**  
 (SECS. 6104, 6105 U.C.C.)  
 Escrow No. 164202P-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: RITUAL BAKERY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 30218 HIGHWAY 78, SANTA YSABEL, CA 92070  
 Doing business as: DUDLEY'S BAKERY  
 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: PO BOX 67, SANTA YSABEL

**Legal Notices-CAL**

CA 92070  
 The name(s) and business address(es) of the buyer(s) is/are: F G DUDLEY'S BAKERY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 30218 HIGHWAY 78, SANTA YSABEL, CA 92070  
 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 MATERIAL, TELEPHONE AND FAX NUMBERS, WEBSITES, 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: DUDLEY'S BAKERY, 30218 HIGHWAY 78, SANTA YSABEL, CA 92070  
 The bulk sale is intended to be consummated at the office of: ALLISON-MCCLOSKEY ESCROW COMPANY, 4820 EL CAJON BLVD, SAN DIEGO, CA 92115-4695 and the anticipated date is 01/28/2026  
 This bulk sale is sub-

**NOTICE AND SUMMARY OF A PROPOSED ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA AMENDING TITLE 13, CHAPTER 10, SECTION 45 OF THE SANTEE MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS TO COMPLY WITH RECENT CHANGES IN STATE LAW, AND FINDING THE ACTION TO BE STATUTORILY EXEMPT FROM CEQA UNDER PUBLIC RESOURCES CODE § 21080.17**

Notice is hereby given that at 6:30 p.m. on January 14, 2026, 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 adoption of an Ordinance that, if adopted, would mirror revisions to Santee Municipal Code Section 13.10.045 adopted by Urgency Ordinance at the City's regularly scheduled meeting on December 10, 2025, and ensure the City's ADU and JADU regulations comply with recent changes to state law, highlights of which include the following:

- Allowing a certificate of occupancy for an ADU or JADU to be issued before a certificate of occupancy for a primary dwelling when specific conditions related to a declared state of emergency are satisfied;
- Modifying owner-occupancy requirements for JADUs;
- Prohibiting JADUs from being used as short term rentals;
- Imposing penalties for failure to timely file ADU ordinances with the California Department of Housing and Community Development;
- Clarifying that size of ADUs and JADUs is to be measured by "interior livable space;"
- Clarifying imposition of Development Impact Fees for ADUs and JADUs;
- Clarifying the number of ADUs that can be created under Government Code § 66323; and
- Setting deadlines for ADU and JADU application completeness determinations and introducing an appeals process for incompleteness determinations or application denials.

The proposed Ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code § 21080.17.

A full reading of the Ordinance may be necessary to obtain a complete understanding of updated provisions. A copy of the full text is available at the City Clerk's office located at 10601 Magnolia Avenue, Santee, CA 92071 or may be requested by sending an email to 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 raise 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 complies 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 1/9/2026-159709**

**CITY OF LEMON GROVE NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Lemon Grove will hold a public hearing to consider an appeal (AA2-500-0001) of the Community Development Manager's Decision to deny Minor Use Permit No. MUP-250-0001, a request for Early Separation Findings for a Regulated Use (Medical Marijuana Dispensary) at 8280 Broadway in the General Commercial (GC) zone pursuant to Section 17.28.020(O) of the Lemon Grove Municipal Code.

The sole purpose of this MUP appeal application is to determine if the application meets or does not meet required separation requirements. The proposed use would require an application for a Conditional Use Permit (CUP) and a public hearing prior to granting permission to operate a MMD.

**DATE OF MEETING:** Tuesday, January 20, 2026  
**TIME OF MEETING:** 6:00 p.m.  
**LOCATION OF MEETING:** Lemon Grove Community Center, 3146 School Lane, Lemon Grove, CA 91945

**STAFF:** Michael Fellows, AICP Development Manager  
**EMAIL:** mfellows@lemongrove.ca.gov  
**PHONE NUMBER:** (619) 825-3812

**ANY INTERESTED PERSON** may review the request and obtain additional information at the City of Lemon Grove Planning Department, located in City Hall at 3232 Main Street, Lemon Grove, CA 91945, weekdays, 7:00 a.m. – 6:00 p.m. City Hall is closed every Friday. At least 72 hours ahead of the City Council meeting, the meeting agenda will be posted in the case outside of City Hall and on the City's website at the following address: <https://events.lemongrove.ca.gov/council/Index>

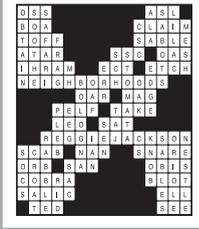
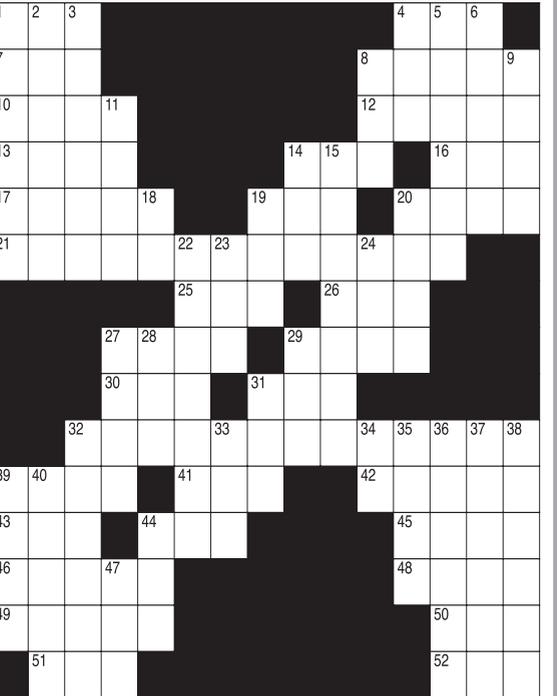
Any and all persons interested in participating in the public hearing on the matter are encouraged to submit comments via e-mail to jpablo@lemongrove.ca.gov by noon on Tuesday, January 20, 2026 to the facilitate distribution of the comments to the City Council. If you have special needs requiring assistance at the meeting, please call the City Clerk's Office at (619) 825-3841 at least 24 hours prior to the meeting so that accommodations can be arranged.

**IF YOU CHALLENGE THE MATTER IN COURT, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY CLERK AT, OR PRIOR TO, THE PUBLIC HEARING.**

Joel Pablo, City Clerk, City of Lemon Grove.  
 Published in the East County Californian on January 9, 2026  
**East County Californian 1/9/2026-159707**

- CLUES ACROSS**
- Former CIA
  - Language
  - Constrictor snake
  - Demand
  - Rich man
  - Short-tailed marten
  - Zoroastrian concept of holy fire
  - Superconducting super collider
  - International group of countries within the Americas
  - Sacred state for Muslims
  - Shock therapy
  - Engrave
  - Localities
  - Paddle
  - Periodical
  - Dishonestly gained money
  - Gain possession of
  - Actor DiCaprio
  - High schoolers'
- CLUES DOWN**
- Acquire
  - Console
  - Hunting expedition
  - Pie \_\_\_ mode
  - Simple shoes for peasants
  - Eurasian shrub
  - Reciprocal of a sine
  - Work together in
  - Mr. October
  - Sign of healing
  - One's grandmother
  - Entrap
  - One who simultaneously buys and sells
  - \_\_\_ Francisco
  - Web-based data provider of marine life
  - Type of snake
  - Dark mark or stain
  - Member of the Sali
  - Former measure of length
  - CNN's founder
  - Witness

- harmony
- Grenade
- File extension
- Minute pores in a plant
- Medal of Honor
- Make a mistake
- Advance slowly, as if by inches
- Sandwich meat
- An awkward
- stupid person
- Strong tree
- Commoner
- Electroencephalograph
- \_\_\_ Mahal
- Congressman
- Disorderly crowd
- 007's creator
- Fleming
- Atomic #55
- Part of a door
- Short-tail martens
- Baltimore ballplayer
- Cuddle
- Gang in "The Outsiders"
- Of Croatia
- Body cavity
- Get free of



**Legal Notices-CAL**

ject to California Uni-  
form Commercial Code  
Section 6106.2.  
The name and ad-  
dress of the person  
with whom claims may  
be filed is: ALLISON-  
MCCLOSKEY ES-  
CROW COMPANY,  
4820 EL CAJON  
BLVD, SAN DIEGO,  
CA 92115-4695, and  
the last day for filing  
claims by any creditor  
shall be 01/27/2026,  
which is the business  
day before the anticip-  
ated sale date specified  
above.  
Dated: 12/29/25  
F G DUDLEY'S  
BAKERY, LLC, A  
CALIFORNIA LIM-  
ITED LIABILITY COM-  
PANY, BUYER  
4587970-PP ECC  
1/9/26  
**East County Califor-  
nian 1/9/2026-159701**

**Legal Notices-CAL**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME**  
**CASE NO.  
25CU065073C**  
TO ALL INTERESTED  
P E R S O N S :  
Petitioner:JEANALENE  
L. MIXON (Parent) for  
MIKHAYLA MARIA-  
JOY AQUININGOC  
(Minor) filed a petition  
with this court for a de-  
cree changing names as  
follows: MIKHAYLA  
MARIA-JOY AQUININ-  
GOC to MIKHAYLA  
MARIA-MIXON. THE  
COURT OR-  
DERS that all persons  
interested in this mat-  
ter appear before this  
court at the hearing in-  
dicated below to show  
cause, if any, why the  
petition for change of  
name should not be  
granted. Any person  
objecting to the name

**Legal Notices-CAL**

changes described  
above must file a writ-  
ten objection that in-  
cludes the reasons for  
the objection at least  
two court days before  
the matter is sched-  
uled to be heard and  
must appear at the  
hearing to show cause  
why the petition should  
not be granted. If no  
written objection is  
timely filed, the court  
may grant the petition  
without a hearing.  
**NOTICE OF HEARING**  
**01/28/2026**  
**8:30 a.m., Dept. 61**  
**Superior Court**  
**330 W Broadway**  
**San Diego, CA 92101**  
(To appear remotely,  
check in advance of  
the hearing for informa-  
tion 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-  
cessive weeks before  
the date set for hear-  
ing on the petition in  
the following newspa-  
per of general circula-  
tion, printed in this  
county: East County  
Californian  
DATE: 12/08/2025  
Maureen F Hallahan  
Judge of the  
Superior Court  
**East County Califor-**

**Legal Notices-CAL**

**nian- 159191**  
**12/19,26/25,1/2,9/2026**  
**NOTICE OF**  
**PETITION TO**  
**ADMINISTER**  
**ESTATE OF:**  
**HAZEL SHEFFER**  
**CASE NO.**  
**25PE003338C**  
To all heirs, beneficiar-  
ies, creditors, contin-  
gent creditors and per-  
sons who may other-  
wise be interested in  
the will or estate, or  
both, of: HAZEL SHEF-  
FER.  
A Petition for Probate  
has been filed by:  
MARGARITA BARA-  
JAS in the Superior  
Court of California,  
County of San Diego  
The Petition for Pro-  
bate requests that  
MARGARITA BARA-  
JAS be appointed as  
personal representa-  
tive to administer the  
estate of the decedent.  
The petition requests  
authority to administer  
the estate under the In-  
dependent Administra-  
tion of Estates Act.  
(This authority will al-  
low the personal rep-  
resentative to take

**Legal Notices-CAL**

many actions without  
obtaining court approv-  
al. Before taking cer-  
tain very important ac-  
tions, however, the per-  
sonal representative  
will be required to give  
notice to interested  
persons unless they  
have waived notice or  
consented to the pro-  
posed action.) The in-  
dependent administra-  
tion authority will be  
granted unless an in-  
terested person files an  
objection to the peti-  
tion and shows good  
cause why the court  
should not grant the  
authority.  
A hearing on the peti-  
tion 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, un-  
less otherwise ordered  
by the Court. Virtual  
appearances must be  
made using the depart-  
ment's Microsoft  
Teams ("MS Teams")  
video link; or by calling  
the department's MS

**Legal Notices-CAL**

Teams conference  
phone number and us-  
ing the assigned con-  
ference ID number.  
The MS Teams video  
conference links and  
phone numbers can be  
f o u n d a t  
[www.sdcourt.ca.gov/Pr-  
obateHearings](http://www.sdcourt.ca.gov/ProbateHearings).  
If you object to the  
granting of the peti-  
tion, you should appear  
at the hearing and state  
your objections or file  
written objections with  
the court before the  
hearing. Your appear-  
ance 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 repres-  
entative appointed by  
the court within the  
later of either (1) four  
months from the date  
of first issuance of let-  
ters to a general per-  
sonal 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 no-  
tice under section 9052  
of the California Pro-  
bate Code. Other Cali-  
fornia statutes and leg-  
al authority may affect  
your rights as a credit-  
or. You may want to  
consult with an attor-  
ney knowledgeable in  
California law.  
You may examine the  
file kept by the court. If

**Legal Notices-CAL**

you are a person inter-  
ested in the estate, you  
may file with the court  
a Request for Special  
Notice (form DE-154)  
of the filing of an in-  
ventory 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 avail-  
able from the court  
clerk.  
Attorney for Petitioner:  
STEVE WEDEKING,  
9570 CUYAMACA,  
STE 103, SANTEE, CA  
92071. (619) 663-8428.  
**East County Califor-  
nian 1/9,16,23/2026-  
159691**

**Legal Notices-CAL**

**ORDER TO  
SHOW CAUSE FOR  
CHANGE OF NAME**  
**CASE NO.**  
**25CU068459C**  
TO ALL INTERESTED  
PERSONS: Petitioner:  
JAYLIN ALIZEE GAR-  
CIA filed a petition with  
this court for a decree  
changing names as fol-  
lows: JAYLIN ALIZEE  
GARCIA to JAYLIN AL-  
IZEE GALDEAN. THE  
COURT ORDERS that  
all persons interested  
in this matter appear  
before this court at the  
hearing indicated be-  
low to show cause, if  
any, why the petition  
for change of name  
should not be granted.  
Any person objecting  
to the name changes de-  
scribed 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 informa-  
tion 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-  
cessive weeks before  
the date set for hear-  
ing on the petition in  
the following newspa-  
per of general circula-  
tion, printed in this  
county: East County  
Californian  
DATE: 12/29/2025  
Maureen F Hallahan  
Judge of the  
Superior Court  
**East County Califor-  
nian- 159585**  
**1/9,16,23,30/2026**

**NOTICE OF SALE**

The following is/are to be lien sold by Western  
Towing on January 15, 2026 @ 529 FRONT ST  
EL CAJON CA 92020 at 10:00am  
YEAR/MAKE/MODEL: 2020 FORD F-150  
VIN: 1FTEW1E49LKD91230  
PLATE: 63362A3, CA  
**East County Californian 1/09/2026 -159474**

**NOTICE OF SALE**

The following is/are to be lien sold by Western  
Towing on January 13, 2026 @ 6990 MISSION  
GORGE RD SAN DIEGO CA 92120 at 10:00am  
YEAR/MAKE/MODEL: 2016 FORD MUSTANG  
VIN: 1FA6P8THXG5220996  
PLATE: 8MWB432, CA  
**East County Californian 1/09/2026 -159472**

**NOTICE OF SALE**

The following is/are to be lien sold by Western  
Towing on January 14, 2026 @ 1187 WALNUT  
AVE CHULA VISTA CA 91911 at 10:00am  
YEAR/MAKE/MODEL: 2022 TOYOTA COROLLA  
VIN: 5YFVPM4E4NP304738  
PLATE: 9VDG904, CA  
YEAR/MAKE/MODEL: 2017 JEEP CHEROKEE  
VIN: 1C4PJLCB9HW661187  
PLATE: 9VHM577, CA  
**East County Californian 1/09/2026 -159473**

**NOTICE OF SALE**

The following is/are to be lien sold by Western  
Towing on January 14, 2026 @ 1187 WALNUT  
AVE CHULA VISTA CA 91911 at 10:00am  
YEAR/MAKE/MODEL: 2022 TOYOTA COROLLA  
VIN: 5YFVPM4E4NP304738  
PLATE: 9VDG904, CA  
YEAR/MAKE/MODEL: 2017 JEEP CHEROKEE  
VIN: 1C4PJLCB9HW661187  
PLATE: 9VHM577, CA  
**East County Californian 1/09/2026 -159473**

**FL-300**

**Case Number:**  
**21FLOO5127E**  
**Petitioner: EDWARD**  
**GOLDMAN**  
**Respondent:**  
**MICHELLE**  
**BRANHAM**

**REQUEST FOR OR-**

**DER :** Change Child's  
Last Name  
**NOTICE OF HEARING**  
**T O ( n a m e ( s ) ) :**  
MICHELLE BRAN-  
HAM, Respondent  
A COURT HEARING  
WILL BE HELD AS  
FOLLOWS:  
Date: 02/27/2026,  
Time: 9:00 AM, Dept:  
6, Address of court:  
Superior Court of Cali-  
fornia, County of San  
Diego, 250 EAST  
MAIN STREET, EL  
CAJON, CA 92020.  
WARNING to the per-  
son served with the  
Request for Order: The  
court may make the re-  
quested orders without  
you if you do not file a  
Responsive Declara-  
tion to Request for Or-  
der (form FL-320),  
serve a copy on the  
other parties at least  
nine court days before  
the hearing (unless the  
court has ordered a  
shorter period of time),  
and appear at the hear-  
ing. (See form FL-320-  
INFO for more informa-  
tion.)  
REQUEST FOR OR-  
DER  
FACTS TO SUPPORT  
Recently I was granted  
full legal and Physic-  
ally custody of our son.  
His mother has moved  
out of state and has not  
visited him in almost a  
year. As he is getting  
almost school age, I  
feel it is appropriate to  
change his last name to  
Goldman to facilitat-  
e and make it easier  
for him in school. He  
just turned 4 years old.  
I hereby request the  
court change my son's  
name to Hunter Antho-  
ny Goldman  
I declare under penalty  
of perjury under the  
laws of the State of  
California that the in-  
formation provided in  
this form and all attach-  
ments is true and cor-  
rect.  
Date: 11/25/2025  
Signed: Edward Gold-  
man  
**East County Califor-  
nian- 159543**  
**1/2,9,16,23/2026**

**FL-300**

**Case Number:**  
**21FLOO5127E**  
**Petitioner: EDWARD**  
**GOLDMAN**  
**Respondent:**  
**MICHELLE**  
**BRANHAM**

**REQUEST FOR OR-**

**DER :** Change Child's  
Last Name  
**NOTICE OF HEARING**  
**T O ( n a m e ( s ) ) :**  
MICHELLE BRAN-  
HAM, Respondent  
A COURT HEARING  
WILL BE HELD AS  
FOLLOWS:  
Date: 02/27/2026,  
Time: 9:00 AM, Dept:  
6, Address of court:  
Superior Court of Cali-  
fornia, County of San  
Diego, 250 EAST  
MAIN STREET, EL  
CAJON, CA 92020.  
WARNING to the per-  
son served with the  
Request for Order: The  
court may make the re-  
quested orders without  
you if you do not file a  
Responsive Declara-  
tion to Request for Or-  
der (form FL-320),  
serve a copy on the  
other parties at least  
nine court days before  
the hearing (unless the  
court has ordered a  
shorter period of time),  
and appear at the hear-  
ing. (See form FL-320-  
INFO for more informa-  
tion.)  
REQUEST FOR OR-  
DER  
FACTS TO SUPPORT  
Recently I was granted  
full legal and Physic-  
ally custody of our son.  
His mother has moved  
out of state and has not  
visited him in almost a  
year. As he is getting  
almost school age, I  
feel it is appropriate to  
change his last name to  
Goldman to facilitat-  
e and make it easier  
for him in school. He  
just turned 4 years old.  
I hereby request the  
court change my son's  
name to Hunter Antho-  
ny Goldman  
I declare under penalty  
of perjury under the  
laws of the State of  
California that the in-  
formation provided in  
this form and all attach-  
ments is true and cor-  
rect.  
Date: 11/25/2025  
Signed: Edward Gold-  
man  
**East County Califor-  
nian- 159543**  
**1/2,9,16,23/2026**

**Public Notice: Ketema Aerospace & Electronics**

**Comment on groundwater and soil vapor cleanup in your area**

• **This cleanup is treating groundwater and soil vapor near the Site**

The Department of Toxic Substances Control (DTSC) wants to know what you think about the proposed cleanup near Ketema Aerospace & Electronics (Site). The Site is at 790 Greenfield Drive, El Cajon, CA 92021. Details of the cleanup are included in the removal action workplan (RAW).

The Site operates as an aerospace and electronics manufacturer. Operations in the past released chemicals into the soil and groundwater. Volatile organic compounds (VOCs) such as trichloroethene (TCE) were used at the Site to clean parts and components. There is ongoing treatment of groundwater and soil vapor taking place near the Site. Indoor air sampling is happening at the Site, neighboring school, and nearby homes. Soil vapor extraction is also taking place along the perimeter of the school. Soil vapor extraction vacuums and captures the vapor in the ground.

|   |  |
|---|--|
| <b>Comment on the project</b><br>Send us your comments between:<br>1/13/2026 – 2/13/2026  | <b>Public Meeting</b><br>Date: February 4, 2026<br>Time: 6:00 PM – 8:00 PM<br>Magnolia Elementary School<br>650 Greenfield Drive<br>El Cajon, CA 92021 |
| <b>Contact information</b><br>Greg Sweel, Project Manager<br>DTSC Cypress Office<br>5796 Corporate Avenue<br>Cypress, CA, 90630<br><a href="mailto:Greg.Sweel@dtsc.ca.gov">Greg.Sweel@dtsc.ca.gov</a> | <b>Online</b><br><a href="https://comments.dtsc.ca.gov/29/Ketema">comments.dtsc.ca.gov/29/Ketema</a><br>or scan the QR code                            |

We review and respond to all public comments before we approve or deny the RAW. We may revise and/or edit the RAW based on your comments. All information you submit will be accessible to the public.

**Learn more about the project:** Find the draft RAW and other documents at [comments.dtsc.ca.gov/29/Ketema](https://comments.dtsc.ca.gov/29/Ketema). Access physical copies at:

- **El Cajon Branch Library**, 201 East Douglas Avenue, El Cajon, CA 92020  
• 619-588-3718
- **DTSC Cypress Regional Office**, 5796 Corporate Avenue, Cypress, CA 90630  
• 714-484-5300 (you need to make an appointment: Monday – Friday, 8:00 AM – 5:00 PM)

**Contacts:**  
**Project Manager** Greg Sweel Project Manager [Greg.Sweel@dtsc.ca.gov](mailto:Greg.Sweel@dtsc.ca.gov)  
714-484-5413  
**Public Outreach** Charlie Liu, Public Participation Specialist  
[Charlie.Liu@dtsc.ca.gov](mailto:Charlie.Liu@dtsc.ca.gov) 714-484-5348  
**Media Public Information Officer** [MediaRelations@dtsc.ca.gov](mailto:MediaRelations@dtsc.ca.gov)

**About us:** DTSC's mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.

**CEQA:** The California Environmental Quality Act (CEQA) requires the Lead Agency to evaluate and disclose environmental effects of a proposed project. As the Lead Agency, DTSC prepared a draft Notice of Exemption (NOE) for this project. DTSC will file the NOE with the State Clearinghouse after the RAW is finalized.  
**East County Californian 01/09/2026-159205**

**BALLOT TITLE**

An Initiative Measure restricting the sale of birds in the City of Lemon Grove, requiring that birds be obtained exclusively from animal shelters, humane societies, or nonprofit rescue organizations and establishing related regulations.

**BALLOT SUMMARY**

If approved, this Initiative Measure ("Initiative") adopts a local ordinance that restricts the sale of birds in the City of Lemon Grove ("City") by extending California's existing rescue-only model to the sale of birds in the City with the following key provisions:

- 1. Adoption and Extension of State Rescue-Only Standards to Birds.** Consistent with California's rescue-only sourcing requirements for dogs, cats, and rabbits under California Health and Safety Code §122354.5, no pet store shall display, sell, deliver, offer for sale, barter, auction, give away, or otherwise transfer any bird within the City unless the bird was obtained from an animal shelter, animal control agency, humane society, or nonprofit rescue organization, and the pet store receives no direct or indirect compensation or financial benefit for such adoption.
- 2. Exemptions.** This Initiative does not regulate poultry or birds sold for agricultural or backyard flock purposes. This Initiative does not apply to a pet store that provides space and care for birds owned by an animal shelter, humane society, or nonprofit rescue organization for purposes of adoption. This Initiative does not apply to: (A) a publicly operated animal control facility or animal shelter; (B) a private, charitable, nonprofit humane society or nonprofit animal rescue organization; (C) a publicly operated animal control agency, nonprofit humane society, or nonprofit animal rescue organization that operates out of or in connection with a pet store, provided the organization has obtained City approval and the activity is consistent with the intent and purpose of this Initiative.
- 3. Enforcement and Penalties.** Each bird sold, displayed, or offered in violation of this Initiative constitutes a separate offense punishable as an infraction and enforceable by the City.
- 4. Effective Date.** This Initiative will become effective immediately upon adoption and enforceable six (6) months after adoption.

**Notice of Intent to Circulate Petition**

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Lemon Grove for the purpose of placing a proposed ordinance on the ballot. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

The proposed ordinance would extend California's existing rescue-only pet store model—currently applicable to dogs, cats, and rabbits—to birds, by prohibiting pet stores in Lemon Grove from selling birds. Pet stores could instead facilitate adoptions of birds from animal shelters or nonprofit rescue organizations. The measure is intended to prevent cruelty associated with large-scale commercial bird breeding operations, reduce demand that fuels the capture and trafficking of birds in the wild, protect consumers, reduce abandonment, and align local policy with California's rescue-only framework. The ordinance would not regulate poultry or birds sold for agricultural or backyard flock purposes.

Vicky Lynn Snow  
Full Name  
Address: 7464 Mt Vernon Street, Lemon Grove, CA 91945  
Date: 12/22/2025  
**East County Californian 1/9/2026-159714**

  
Signature

**Legal Notices-CAL**

T.S. No. 132243-CA  
APN: 395-060-55-00  
**NOTICE OF TRUST-  
EE'S SALE IMPORT-  
ANT NOTICE TO  
PROPERTY OWNER:**  
**YOU ARE IN DE-  
FAULT UNDER A  
DEED OF TRUST,  
DATED 5/3/2019. UN-  
LESS YOU TAKE AC-  
TION TO PROTECT  
YOUR PROPERTY, IT  
MAY BE SOLD AT A  
PUBLIC SALE. IF YOU  
NEED AN EXPLANA-  
TION OF THE  
NATURE OF THE  
P R O C E E D I N G  
AGAINST YOU, YOU  
SHOULD CONTACT A  
L A W Y E R .** On  
1/23/2026 at 9:00 AM,  
CLEAR RECON  
CORP, as duly appoint-  
ed trustee under and  
pursuant to Deed of  
Trust recorded  
5/13/2019 as Instru-  
ment No. 2019-  
0177758 of Official Re-  
cords in the office of  
the County Recorder of  
San Diego County,  
State of CALIFORNIA

**Legal Notices-CAL**

executed by: GREGG H. FASTERING AND JAMIE J. FASTERING, HUSBAND AND WIFE, AS JOINT TENANTS 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; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 13308 JULIAN AVE, LAKESIDE, CA 92040 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the Note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$335,902.54 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and 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 under-

**Legal Notices-CAL**

stand 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 132243-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed 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 web-

**Legal Notices-CAL**

site [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 132243-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/LakesideLeader 12/26/25, 1/2, 9/2026-159213**

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

**Legal Notices-CAL**

PARCEL A: PARCEL 2 OF PARCEL MAP NO. 15971 IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SAID MAP BEING FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 25, 1990 AS FILE NO. 90-058986, OF OFFICIAL RECORDS. PARCEL B: AN EASEMENT FOR INGRESS AND EGRESS AND UTILITIES ALONG THE WESTERLY 30.00 FEET OF PARCEL 3 AND THE EASTERLY 30.00 FEET OF PARCEL 4 OF SAID PARCEL MAP; SAID EASEMENT IS HEREBY DECLARED TO BE APPURTENANT TO ALL OR ANY PORTION OF PARCEL A HEREIN DESCRIBED. PARCEL C: AN EASEMENT FOR INGRESS, EGRESS, UTILITIES AND INCIDENTALS THERETO OVER, UNDER, ALONG AND ACROSS THE WEST 40.00 FEET OF PARCEL 4 OF PARCEL MAP 13217, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 28, 1984, AS FILE NO. 84-113198, OF OFFICIAL RECORDS. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 995 LAKY LANE, RAMONA, CA 92065 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$750,119.02 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or federal credit union

**Legal Notices-CAL**

or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.insourcelogic.com](http://www.insourcelogic.com) or call In Source Logic at 702-659-7766 for informa-

**Legal Notices-CAL**

tion regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000612-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA07000612-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 12, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000612-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119431, Pub Dates: 12/26/2025, 0 1 / 0 2 / 2 0 2 6 , 01/09/2026, EAST COUNTY CALIFORNIA

**East County California 12/26/25, 1/2, 9/2026-159214**

**Legal Notices-CAL**

APN: 504-380-21-00 TS No: CA07000976-25-1 TO No: S-LH-CA-226148-TSG NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 2, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 23, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 14, 2021 as Instrument No. 2021-0717076, of official records in the Office of the Recorder of San Diego County, California, executed by ANITA HOMAN, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for REVERSE MORTGAGE FUNDING LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9356 1/2 LAMAR ST, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said

**Legal Notices-CAL**

Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$604,803.63 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be

**Legal Notices-CAL**

postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.insourcelegic.com](http://www.insourcelegic.com) or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000976-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelegic.com](http://www.insourcelegic.com), using the file number assigned to this case CA07000976-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 16, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000976-25-1

**Legal Notices-CAL**

17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelegic.com](http://www.insourcelegic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119501, Pub Dates: 12/26/2025, 01/09/2026, EAST COUNTY CALIFORNIA APN: 381-661-56-00 TS No: CA06000227-25-1 TO No: 250506653-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 10, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 4, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on January 12, 2022 as Instrument No. 2022-0017457, of official records in the Office of the Recorder of San Diego County, California, executed by CONRAD AGRAMONT, JR., AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CHERRY CREEK MORTGAGE, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 10576 2ND ST, SANTEE, CA 92071 The undersigned Trustee dis-

**Legal Notices-CAL**

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

**Legal Notices-CAL**

fore you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.insourcelegic.com](http://www.insourcelegic.com) or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000227-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelegic.com](http://www.insourcelegic.com), using the file number assigned to this case CA06000227-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 16, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000227-25-1

**Legal Notices-CAL**

notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 17, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA06000227-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.insourcelegic.com](http://www.insourcelegic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119558, Pub Dates: 12/26/2025, 01/09/2026, EAST COUNTY CALIFORNIA APN: 381-661-56-00 TS No: CA08000537-25-1 TO No: 250419562-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 24, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 28, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 1, 2021 as Instrument No. 2021-0691538, of official records in the Office of the Recorder of San Diego County, California, executed by JOSE FELIX SILVA AND MICHELLE ANN MENDOZA SILVA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for EVEREST FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS

**Legal Notices-CAL**

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 foe Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Kevin C. Steilbrink and Daisy A. Steilbrink husband and wife as community property with right of survivorship Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/28/2019 as Instrument No, 2019-0257378 (or Book, Page) of foe Official Records of San Diego County, California. Date of Sale: 01/28/2026 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 Estimated amount of unpaid balance and other charges; \$688,035.64 Street Address or other common designation of real property: 2088 Hidden Springs Ct, El Cajon, CA 92019 A.P.N.: 517-320-01-00 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 Hen, 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 Hens

**Legal Notices-CAL**

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 866-539-4173 or visit this internet website [www.ndscorp.com/sale](http://www.ndscorp.com/sale), using the file number assigned to this case 25-30610-JP-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.ndscoro.com](http://www.ndscoro.com), using the file number assigned to this case 25-30610-JP-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider con-

**Legal Notices-CAL**

tacting 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. Nation Default Servicing Corporation n/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 866-539-4173; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Deandre Garland, Trustee Sales Representative A-4861314 01/02/2026, 01/09/2026, 01/16/2026, ECC/EI Cajon Eagle 1/2,9,16/2026-159445 APN: 385-010-15-00 FKA 385-010-15 TS No: CA08000537-25-1 TO No: 250419562-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED September 24, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 28, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 1, 2021 as Instrument No. 2021-0691538, of official records in the Office of the Recorder of San Diego County, California, executed by JOSE FELIX SILVA AND MICHELLE ANN MENDOZA SILVA, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for EVEREST FUNDING as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS

**Legal Notices-CAL**

**MORE FULLY DESCRIBED IN SAID DEED OF TRUST** The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 9124 SHADOW HILL RD, SANTEE, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,350,418.56 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auc-

**Legal Notices-CAL**

tion. 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 visit the Internet Website address [www.insourcelogic.com](http://www.insourcelogic.com) or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000537-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exer-

**Legal Notices-CAL**

cising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08000537-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: December 22, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000537-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119701, Pub Dates: 01/02/2026, 01/16/2026, EAST COUNTY CALIFORNIAN

**East County Californian 1/2,9,16/2026-159468**

APN: 393-200-09-00 FKA 393-030-07 AND 390-061-02 AND 390-070-14 TS No.: CA08000168-25-1 TO No.: 250158125-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 12, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 9, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale

**Legal Notices-CAL**

contained in that certain Deed of Trust recorded on May 24, 2005 as Instrument No. 2005-0437696, of official records in the Office of the Recorder of San Diego County, California, executed by MICHAEL L. STOWERS AND SHERI L. STOWERS, HUSBAND AND WIFE, AS JOINT TENANTS, as Trustor(s), in favor of WASHINGTON MUTUAL BANK, FA, A FEDERAL ASSOCIATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 15068 CREEK HILLS ROAD, EL CAJON, CA 92021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$964,449.70 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds be-

**Legal Notices-CAL**

come available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.insourcelogic.com](http://www.insourcelogic.com) or call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000168-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.

**Legal Notices-CAL**

Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website [www.insourcelogic.com](http://www.insourcelogic.com), using the file number assigned to this case CA08000168-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) will impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless e x e m p t . <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: December 26, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000168-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE [www.insourcelogic.com](http://www.insourcelogic.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 119780, Pub Dates: 01/09/2026, 01/16/2026, EAST COUNTY CALIFORNIAN

**East County Californian 1/9,16,23/2026-159552**

NOTICE OF TRUSTEE'S SALE File No.:25-317629 A.P.N.: 507-

**Legal Notices-CAL**

410-76-00 Property Address.: 820 AUDREY WAY, EL CAJON, CA 92019. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 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 credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): WILLIAM R. BALLARD, A SINGLE MAN Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on June 19, 2006 at Instrument No 2006-0432773 of Official Records in the office of the Recorder of SAN DIEGO County, California Sale Date: 2/2/2026 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 un-

paid balance and other charges: \$264,475.87 (Estimated) Street Address or other common designation of real property: 820 AUDREY WAY, EL CAJON, CA 92019. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION - EXHIBIT A PARCEL 1: THAT PORTION OF LOTS 1 AND 4 IN BLOCK 32 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAID SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF LOT "A" OF EM BARDEE ESTATES, ACCORDING TO THE MAP THEREOF NO. 3088 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, MAY 25, 1954 WITH THE CENTER LINE OF A 60.00 FOOT WIDE COUNTY ROAD (ROAD SURVEY NO. 1496) AS SAID ROAD IS DESCRIBED IN EASEMENT DEED TO THE COUNTY OF SAN DIEGO, RECORDED AUGUST 21, 1956, BOOK 6227, PAGE 496 OF OFFICIAL RECORDS; THENCE SOUTH 61° 02' 20" EAST ALONG SAID CENTER LINE 112.22 FEET; THENCE NORTH 28° 57' 40" EAST 158.00 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 00' 00" A DISTANCE OF 34.90 FEET; THENCE TANGENT TO SAID CURVE NORTH 18° 57' 40" EAST 48.00 FEET; TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" A DISTANCE OF 157.08 FEET; THENCE TANGENT TO SAID CURVE NORTH 26° 02' 20" WEST 59.42 FEET TO A POINT IN THE SOUTHERLY LINE OF LAND CONVEYED TO LLOYD E. RITTER AND WIFE BY DEED DATED AUGUST 15, 1958, AND RECORDED IN BOOK 7227, PAGE 372 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE SOUTH 57° 19' 57" WEST (RECORD SOUTH 55° 29' 00" WEST) 152.40 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF LAND CONVEYED TO ED-

**Legal Notices-CAL**

WARD D. ROBINSON, ET UX, BY DEED RECORDED IN BOOK 6191, PAGE 320 OF OFFICIAL RECORDS; THENCE SOUTH 24° 15' 30" WEST ALONG SAID BOUNDARY 88.89 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF LAND CONVEYED TO ERNEST C. CONEEN, RECORDED AUGUST 13, 1957, BOOK 6704, PAGE 296 OF OFFICIAL RECORDS; THENCE SOUTH 01° 13' 00" WEST ALONG SAID PROLONGATION 39.81 FEET TO THE MOST NORTHERLY CORNER OF SAID CONEEN'S LAND; THENCE SOUTH 80° 11' 20" EAST ALONG THE NORTHEASTERLY LINE OF SAID LAND, 168.08 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY BOUNDARY OF SAID LAND, SOUTH 18° 57' 40" WEST 12.00 FEET TO THE BEGINNING OF A TANGENT 175.00 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 00' 00" A DISTANCE OF 30.54 FEET; THENCE TANGENT TO SAID CURVE, SOUTH 28° 57' 40" WEST, 98.00 FEET TO THE BEGINNING OF A TANGENT 30.00 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" A DISTANCE OF 47.12 FEET; THENCE TANGENT TO SAID CURVE NORTH 61° 02' 20" WEST 73.00 FEET TO THE NORTHEAST CORNER OF LOT "A" OF SAID EM BAR DEE ESTATES; THENCE SOUTH 01° 13' 60" WEST ALONG THE EASTERLY LINE OF SAID LOT "A" 33.90 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF SAID "A" OF EM BAR DEE ESTATES, ACCORDING TO THE MAP THEREOF NO. 3088 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, MAY 25, 1954, WITH THE CENTER LINE OF A 60.00 FOOT WIDE COUNTY ROAD (ROAD SURVEY NO. 1496) AS SAID ROAD IS DESCRIBED IN EASEMENT DEED TO THE COUNTY OF SAN DIEGO, RECORDED AUGUST 21, 1956, BOOK 6227, PAGE 496 OF OFFICIAL RECORDS; THENCE SOUTH 61°

**Legal Notices-CAL**

02' 20" EAST ALONG SAID CENTER LINE 112.22 FEET; THENCE NORTH 28° 57' 40" EAST 158.00 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTH-EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 00' 00" A DISTANCE OF 34.90 FEET; THENCE TANGENT TO SAID CURVE NORTH 18° 57' 40" EAST 48.00 FEET TO THE BEGINNING OF A TANGENT 200.00 FOOT RADIUS CURVE CONCAVE WESTERLY, THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" A DISTANCE OF 157.08 FEET; THENCE TANGENT TO SAID CURVE NORTH 26° 02' 20" WEST 59.42 FEET; TO A POINT IN THE SOUTHERLY LINE OF LAND CONVEYED TO LLOYD E. RITTER AND WIFE, BY DEED DATED AUGUST 15, 1958, AND RECORDED IN BOOK 7227, PAGE 372 OF OFFICIAL RECORDS; THENCE ALONG SAID SOUTHERLY LINE SOUTH 57° 19' 57" WEST (RECORD SOUTH 55° 29' 00" WEST) 152.40 FEET TO AN ANGLE POINT IN THE EASTERLY BOUNDARY OF LAND CONVEYED TO EDWARD D. ROBINSON, ET UX, BY DEED RECORDED IN BOOK 6191, PAGE 320 OF OFFICIAL RECORDS; THENCE SOUTH 24° 15' 30" WEST ALONG SAID BOUNDARY 88.89 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF LAND CONVEYED TO ERNEST C. CONEEN BY DEED RECORDED AUGUST 13, 1957, BOOK 6704, PAGE 296 OF OFFICIAL RECORDS; BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01° 13' 00" WEST ALONG SAID PROLONGATION 39.81 FEET TO THE MOST NORTHERLY CORNER OF SAID CONEEN'S LAND; THENCE SOUTH 80° 11' 20" EAST ALONG THE NORTHEASTERLY LINE OF SAID LAND 168.08 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 18° 57' 40" EAST 10.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO THE TRUE POINT OF BEGINNING. PARCEL 2: AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER, UNDER, UPON AND ACROSS A STRIP OF LAND 25.00 FEET OF EVEN WIDTH, LOCATED WITHIN LOTS 1 AND 4 IN SAID BLOCK 32, SAID STRIP LYING NORTH-

**Legal Notices-CAL**

EASTERLY, EAST-ERLY, AND SOUTH-EASTERLY OF AND ADJOINING THE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN PARCEL 3: AN EASEMENT FOR WATER LINE PURPOSES OVER, UNDER, UPON AND ACROSS A STRIP OF LAND 2.00 FEET OF EVEN WIDTH LOCATED WITHIN LOT 1 IN SAID BLOCK 32, SAID STRIP LYING 2.00 FEET SOUTHEASTERLY OF AND ADJOINING THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE MOST NORTHERLY CORNER OF THE PROPERTY DESCRIBED IN PARCEL 1 ABOVE; THENCE NORTH 57° 19' 57" EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE NORTHWESTERLY LINE OF SAID PROPERTY 158.07 FEET TO THE WESTERLY LINE OF LAND CONVEYED TO LLOYD E. RESOR, ET UX, RECORDED IN BOOK 6021, PAGE 295 OF OFFICIAL RECORDS. THE ABOVE DESCRIBED EASEMENTS ARE FOR THE BENEFIT OF AND APPURTENANT TO THE PROPERTY DESCRIBED IN PARCEL 1 HEREIN, AND SHALL INURE TO THE BENEFIT OF AND MAY BE USED BY ALL PERSONS WHO MAY HERE-AFTER BECOME THE OWNERS OF SAID APPURTENANT PROPERTY OR ANY PARTS OR PORTIONS THEREOF. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee

**Legal Notices-CAL**

auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO POTENTIAL BIDDER(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 25-317629. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866-684-2727) or visit the website <http://www.servicelinkasap.com>, using the file number assigned to this case 25-317629 to find the date

**Legal Notices-CAL**

on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15-days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45-days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 12/18/2025 Robertson, Anschutz, Schneid and Crane, LLP By: Marisol Nagata, Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT [WWW.SERVICELINKASAP.COM](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 DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4860736 01/09/2026, 01/16/2026, 01/23/2026 **ECC/EI Cajon Eagle 1/9,16,23/2026-159578** NOTICE OF TRUSTEE'S SALE UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN Order No: 15954150 TS No: A25-03036 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN, DATED 05/14/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that Witkin & Neal, Inc., as duly appointed trustee pursuant to that certain Notice of Delinquent Assessment and Claim of Lien (herein-

**Legal Notices-CAL**

after referred to as "Lien"), recorded on 06/02/2025 as instrument number 2025-0145150 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 8/1/2025 as instrument number 2025-0212132 in said county and further pursuant to California Civil Code Section 5675 et seq. and those certain Covenants, Conditions and Restrictions recorded on 2/17/1995 as instrument number 1995-0072219, WILL SELL on 02/11/2026, 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 owner of said property is: Kenneth Redman, an unmarried man. The property address and other common designation, if any, of the real property is purported to be: 15761 Davis Cup Lane, Ramona, CA 92065, APN 288-650-05-31. 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: \$42,218.06. The opening bid at the foreclosure sale may be more or less than this estimate. In addition to cash, trustee will accept a cashier's check drawn on a state or national bank, a check drawn on a state or federal credit union or a check drawn on a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in this state. If tender other than cash is accepted, the trustee may withhold issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. In its sole discretion, the seller (foreclosing party) reserves the right to withdraw the property from sale after the opening credit bid is announced but before the sale is completed. The opening bid is placed on behalf of the seller. Said sale shall be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the

**Legal Notices-CAL**

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 should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER AND ALL OTHER INTERESTED PARTIES: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether this sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com) using the file number assigned to this case: A25-03036. 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

**Legal Notices-CAL**

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](http://www.nationwideposting.com), using the file number assigned to this case A25-03036 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 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: 12/24/2025 THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. NPP0483054 To: SANTEE STAR 01/09/2026, 01/16/2026, 01/23/2026 **ECC/Santee Star 1/9,16,23/2026-159678**