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Legal Notices-CAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD WILLIAM KOENIG
Case No. 26PE000093C

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of RICHARD WILLIAM KOENIG A PETITION FOR PROBATE has been filed by Ashley D. Ticatch in the Superior Court of California, County of SAN DIEGO. THE PETITION FOR PROBATE requests that Ashley D. Ticatch be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on Feb. 25, 2026 at 1:30 PM in Dept. No. 1603 located at 1100 Union St., San Diego CA 92101.

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

Legal Notices-CAL

ference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings

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

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

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Attorney for petitioner:
DEBBIE L BABB ESQ
SBN 174091
DEBBIE BABB LAW
 11693 SAN VICENTE BLVD
 STE 562
 LOS ANGELES CA 90049
 CN123515 KOENIG
 Jan 23,30, Feb 6, 2026

East County Californian 1/23,30,2/6/2026-159999

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Numero del Caso) 25CU012555C
NOTICE TO DEFENDANT:

(Aviso al Demandado): **AUSTIN GEORGE, an individual**
YOU ARE BEING SUED BY PLAINTIFF:
 (Lo esta demandando el demandante) **VICTORIA ADAMS, individually, and on behalf of other similarly situated employees**

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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

Legal Notices-CAL

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

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

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

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gales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.

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

The name and address of the court is (El nombre y dirección de la corte es): HALL OF JUSTICE, 330 WEST BROADWAY, SAN DIEGO, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): JONATHAN M. GENISH, BLACKSTONE LAW APC, 8383 WILSHIRE BOULEVARD, SUITE 745, BEVERLY HILLS, CA 92011. TEL: (310) 622-4278
 Date: March 12, 2025
 Clerk, by (Secretario): I. Quirarte
 Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.

Legal Notices-CAL
East County Californian- 160067
1/30,2/6,13,20/2026

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Numero del Caso) 25CU061400C
NOTICE TO DEFENDANT:

(Aviso al Demandado): **MARK KHOULI, an individual; and DOES 1-25 inclusive**

YOU ARE BEING SUED BY PLAINTIFF:
 (Lo esta demandando el demandante)

MORGAN CHEMIJ, an individual, JENNIFER CHEMIJ, an individual
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

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

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

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

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

Legal Notices-CAL

able que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales.

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

The name and address of the court is (El nombre y dirección de la corte es): SAN DIEGO SUPERIOR COURT, 330 WEST BROADWAY, SAN DIEGO, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): NICHOLAS KRITIKOS, 4379 30TH STREET, SUITE 4, SAN DIEGO, CA 92104; (909) 488-4144.
 Date: November 17, 2025
 Clerk, by (Secretario): M. Schwenke
 Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.
East County Californian- 160309
1/30,2/6,13,20/2026



DiscoverTheForest.org



Legal Notices-CAL

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 2/25/2026 at 12:30 PM. Brandon Rivas; Gwendolyn Hamilton; Adam Wade; Elizabeth R Strangfeld; Tatiana Ontiveros; Patience Leonard. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.
East County Californian 2/6,13/2026-160194

LIEN SALE ONE FACILITY – MULTIPLE UNITS

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 620 S Marshall Ave, El Cajon, CA 92020 on 02/17/2026 @ 12:00pm Loubert Dangervil. The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
CNS-4008056# ECC/EI Cajon Eagle 2/06/26-160307

NOTICE OF WAREHOUSE LIEN SALE

I am an attorney at law retained to collect these debts. Any information obtained will be used for that purpose. NOTICE IS HEREBY GIVEN that the mobilehome described below will be sold as is at public sale on February 24, 2026 at the hour of 11:00 a.m., at Space 35, The Knolls Mobile Estates (Park) located at 12530 Royal Road, El Cajon, California in order to satisfy the lien claimed by the owner of the above mentioned mobilehome park for storage and other related charges incurred by Donald D. Young and Carla Moyer. The Park's claims are itemized below. The Park may participate in the public sale.
 Rent & Storage \$2,625.00
 Electricity - \$241.22
 Gas - \$33.29
 Water - \$15.35
 Sewer - \$98.80
 Trash - \$198.86
 HCD/Wts & Measure \$10.00
 Current Claim \$3,222.52
 Per Diem storage fees will be charged at the rate of \$50.00 from February 01, 2026 un-

Legal Notices-CAL

til the unit is redeemed or sold at public sale whichever occurs first. The sale will be free and clear of all claims, liens and encumbrances of record except for possible liens of unpaid mobilehome registration fees and unpaid taxes, if any. The Park has deemed this unit and the tenancy to be voluntarily vacant. Presently there is no right to keep this unit on Space 35. The Park requires the removal of the mobilehome within 48 hours after the sale. Prospective purchasers must tender a cashier's check for the full amount of the purchase immediately at the conclusion of the sale. Except for the warranty that this sale is authorized by law, absolutely no warranties of sale are made. The Park reserves the right to postpone and reschedule the sale without further notice. The general public will have access to the Mobile Home Park premises for purposes related to this sale. Mobile home dealers and/or commercial rehab & resale buyers must show proof of current licensure and sign a storage agreement. This sale does not include any contents of the unit and the successful bidder is responsible for the lawful disposition of all remaining contents of the unit. The Mobilehome is described as: One (1) 1968 Townhouse Single Family Mobile Home; California HCD Decal No.: ABB2618; Serial No.: S4989U/X; HUD Label/Insignia Nos.: 22928 & A258928; Length: 40'; Width: 20'. The Park's claim is itemized above and must be paid by the registered owner or other party in interest within 10 days of this notice in order to redeem the mobilehome, remove it from Space 35 and stop the sale. The Registered Owner's payment of the sums demanded by this Notice will not reinstate the tenancy (and subtenancy, if any) under a rental agreement in default.
NOTICE TO CONSUMER: The law gives you the thirty (30) days after you receive this Notice to dispute the validity of the debt or any part of it. If you do not dispute it within that period, I will assume the debt is valid. If you do dispute it - by notifying me in writing to that effect - I will, as required by law, obtain and mail to you proof of the debt. The law does not require me to wait until the end of the 30 day period before proceeding to collect this debt. If, however, you request proof of the debt within the thirty (30) day period that begins with your receipt of this Notice, the law requires me to suspend my efforts (through litigation or otherwise) to

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

TO ALL INTERESTED PERSONS: Petitioner: DACIAN JAYMES MARTINEZ filed a petition with this court for a decree changing names as follows: DACIAN JAYMES MARTINEZ to DACIAN JAYMES ROSE. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING 02/20/2026 8:30 a.m., Dept. N-25 Superior Court 325 S. Melrose Dr Vista, CA 92081
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
 DATE: 01/06/2026
 Brad A. Weinreb
 Judge of the Superior Court
East County Californian- 159737 1/16,23,30,2/6/2026

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

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

Legal Notices-CAL

collect the debt until I mail the requested information to you.
 DATED: 01/28/26 /s/ Michael W. Mihelich, Attorney for The Knolls Mobile Estates (951) 313-0388
 2/6, 2/13/26
CNS-4008685# ECC/EI Cajon Eagle 2/6,13/26-160362

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

TO ALL INTERESTED PERSONS: Petitioner: DACIAN JAYMES MARTINEZ filed a petition with this court for a decree changing names as follows: DACIAN JAYMES MARTINEZ to DACIAN JAYMES ROSE. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING 02/20/2026 8:30 a.m., Dept. N-25 Superior Court 325 S. Melrose Dr Vista, CA 92081
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
 DATE: 01/06/2026
 Brad A. Weinreb
 Judge of the Superior Court
East County Californian- 159737 1/16,23,30,2/6/2026

NOTICE OF HEARING 02/20/2026 8:30 a.m., Dept. N-25 Superior Court 325 S. Melrose Dr Vista, CA 92081

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

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

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

Legal Notices-CAL

bate requests that BRIDGET MICHELLE SMITH be appointed as personal representative to administer the estate of the decedent. The petition requests that the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:
FEBRUARY 24, 2026 10:00 a.m. Dept. 504 1100 Union Street San Diego, CA 92101
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person inter-

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

TO ALL INTERESTED PERSONS: Petitioner: DACIAN JAYMES MARTINEZ filed a petition with this court for a decree changing names as follows: DACIAN JAYMES MARTINEZ to DACIAN JAYMES ROSE. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING 02/20/2026 8:30 a.m., Dept. N-25 Superior Court 325 S. Melrose Dr Vista, CA 92081
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 DATE: 01/06/2026
 Brad A. Weinreb
 Judge of the Superior Court
East County Californian- 159737 1/16,23,30,2/6/2026

NOTICE OF HEARING 02/20/2026 8:30 a.m., Dept. 504 1100 Union Street San Diego, CA 92101

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

NOTICE OF HEARING 02/20/2026 8:30 a.m., Dept. 504 1100 Union Street San Diego, CA 92101

ested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: BRIDGET MICHELLE SMITH, 350 WEST 24TH STREET #2F, NEW YORK, NY 10011. (323) 333-4800
East County Californian 1/30,2/6,13/2026-160102

Legal Notices-CAL

ested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Petitioner: BRIDGET MICHELLE SMITH, 350 WEST 24TH STREET #2F, NEW YORK, NY 10011. (323) 333-4800
East County Californian 1/30,2/6,13/2026-160102

NOTICE TO CREDITORS OF BULK SALE (SEC. 6104, 6105 U.C.C.)

Escrow No. 2858-DH
 Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below:
 The name(s) and business address(es) of the seller(s) are: SUMMIT TRANSMISSION CORP., A CALIFORNIA CORPORATION, 7633 EL CAJON BLVD STE 100, LA MESA, CA 91942
 The location in California of the chief executive office of the Seller is: SAME AS ABOVE
 As listed by the Seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE
 The name(s) and business address(es) of the buyer(s) are: RESULTS ONLY LLC, 7633 EL CAJON BLVD STE 100, LA MESA, CA 91942
 The assets to be sold are described in general as: FIXTURES, FURNISHINGS & EQUIPMENT which are located at: 7633 EL CAJON BLVD STE 100, LA MESA, CA 91942
 The business name used by the Seller at that location is: SUMMIT AUTOMOTIVE
 The anticipated date of the bulk sale is FEBRUARY 24, 2026 at the office of: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081
 PHONE: (760) 434-1800
 The bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with whom claims may be filed is: WARRANTY ESCROW SERVICE CORP, 410 S. MELROSE DR., STE. 101, VISTA, CA 92081
 PHONE: (760) 434-1800 and the last date for filing claims shall be FEBRUARY 23, 2026, which is the business day before the sale date specified above.
 Dated: JANUARY 23, 2026
RESULTS ONLY LLC 4651023-PP LA MESA FORUM 2/6/26 ECC/La Mesa Forum 2/6/2026-160575

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

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY DONALD VOWLES, JEFFREY D. VOWLES, JEFFREY VOWLES, JEFFREY VOWLES.
 A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego
 The Petition for Probate requests that EUGENE V. RICARD be appointed as personal representative to administer the estate of the decedent. The petition requests that the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept

Legal Notices-CAL

LIEN SALE
 Year: 1981
 H i n u m b e r : F L Z 1 6 6 8 2 0 0 7
 Builder: HMADE
 Sale Date: 02/24/2026
 Time: 10:00am
 Lien Holder name: Harbor Island West Marina
 Location: 2040 Harbor Island Dr
 San Diego CA 92101
EC Californian 2/06/2026-160588

Notice of Annual Meeting

The Annual Meeting of the El Cajon Cemetery Association will be held virtually via ZOOM on Friday, February 27, 2026 at 4:00 p.m. For information on how to virtually attend the Annual Meeting, please call the Cemetery office at (619) 442-0052.
EC Californian 2/6,13,20/2026-159772

STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.
 1539 E Main St, El Cajon, CA 92021 on 03/03/2026 @ 11:00am
 Aaron Rountree
 Jorge Cibrian Jr
 Sheyla Olvera
 Jolene Square
 Christiana Rodriguez
 The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 2/13/26
CNS-4009684# ECC/EI Cajon Eagle 2/13/26-160486

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

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY DONALD VOWLES, JEFFREY D. VOWLES, JEFFREY VOWLES, JEFFREY VOWLES.
 A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego
 The Petition for Probate requests that EUGENE V. RICARD be appointed as personal representative to administer the estate of the decedent. The petition requests that the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept

Legal Notices-CAL

by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court as follows:
FEBRUARY 25, 2026 1:30 p.m. Dept. 1603 1100 Union Street San Diego, CA 92101
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court

STORAGE TREASURES AUCTION ONE FACILITY – MULTIPLE UNITS

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.
 1539 E Main St, El Cajon, CA 92021 on 03/03/2026 @ 11:00am
 Aaron Rountree
 Jorge Cibrian Jr
 Sheyla Olvera
 Jolene Square
 Christiana Rodriguez
 The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 2/13/26
CNS-4009684# ECC/EI Cajon Eagle 2/13/26-160486

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

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: JEFFREY DONALD VOWLES, JEFFREY D. VOWLES, JEFFREY VOWLES, JEFFREY VOWLES.
 A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego
 The Petition for Probate requests that EUGENE V. RICARD be appointed as personal representative to administer the estate of the decedent. The petition requests that the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept

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clerk. Attorney for Petitioner: JAMES A. MCFALL, ESQ., PO BOX 1175, JULIAN, CA 92036. (619) 540-6416.
East County Californian 1/30,2/6,13/2026-160132

NOTICE OF LIEN

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number.
 Alexander Frederickson unit 168A
 Tiffany Thurlow unit 122B
 Cathy Savage unit 180
 Richard Smith unit 72
 Mercedes Galindo unit 48
 Greg Capshaw unit 49
 This sale will be competitive bidding on the 18th day of February 2026 at 9AM on the website Storageauctions.com. The property is stored at location, which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021 County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party.
 Auctioneer: Storageauctions.com
 2/6/26
CNS-4007854# ECC/EI Cajon Eagle 2/6/26-160269

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26CU001041C

TO ALL INTERESTED PERSONS: Petitioner: BEAU DAVID SIMI aka SIDNEY EDWARD COOK filed a petition with this court for a decree changing names as follows: BEAU DAVID SIMI aka SIDNEY EDWARD COOK to BEAU DAVID SIMI. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING 03/04/2026 8:30 a.m., Dept. C-61

Legal Notices-CAL

Superior Court
330 West Broadway
San Diego, CA 92101
 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in the following newspaper of general circula-

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tion, printed in this county: East County Californian
 DATE: 01/16/2026
 Michael S. Groch
 Judge of the Superior Court
East County Californian-160144
1/30,2/6,13,20/2026

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT BLAIR MAINE
CASE No. 37-2017-00014884-PR-PW-CTL
 To all heirs, beneficiaries, creditors, contin-

Legal Notices-CAL

gent creditors and persons who may otherwise be interested in the will or estate, or both, of: ROBERT BLAIR MAINE, ROBERT B. MAINE, ROBERT MAINE, ROB MAINE, BOB MAINE. A Petition for Probate has been filed by: EUGENE V. RICARD in the Superior Court of California, County of San Diego. The Petition for Probate requests that EUGENE V. RICARD be appointed as personal representative to administer the estate of

Legal Notices-CAL

the decedent. The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good case why the court should not grant the authority. A hearing on the petition will be held in this court as follows:

MARCH 03, 2026
10:00 a.m. Dept. 504
1100 Union Street
San Diego, CA 92101
 Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference

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phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal

Legal Notices-CAL

of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special

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Notice form is available from the court clerk.
 Attorney for Petitioner:
JAMES A. MCFALL,

Legal Notices-CAL

ESQ., PO BOX 1175, JULIAN, CA 92036. (619) 540-6416.
East County Californian 1/30,2/6,13/2026-160146

NOTICE AND SUMMARY OF ORDINANCE 26-01

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 20 (APN 584-520-27-00) INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1

Notice is hereby given that on February 11, 2026, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of proposed Ordinance 26-01 (the "Ordinance") authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation 20 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1").

The following is a summary of the proposed Ordinance:

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

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

/s/ Shayna Rians, Board Clerk 2/6/2026
East County Californian 2/6/2026-160126

NOTICE AND SUMMARY OF ORDINANCE 26-02

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 21 (APNs 512-110-03-00, 512-110-16-00, 512-110-17-00) INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1

Notice is hereby given that on February 11, 2026, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of proposed Ordinance 26-02 (the "Ordinance") authorizing the levy of special taxes in a community facility district, including certain annexation territory identified as Annexation 21 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1").

The following is a summary of the proposed Ordinance:

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

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

/s/ Shayna Rians, Board Clerk 2/6/2026
East County Californian 2/6/2026-160127

Notice of Request for Quote
Fresh Pizza - Delivered
LUSD RFQ 2026-01

Notice is hereby given that the Governing Board of the Lakeside Union School District (hereinafter referred to as **SFA**) is requesting proposals for a Fresh Pizza Quote (hereinafter referred to as **Respondent(s)**) to assist with the SFA's food service program.

Respondents should not construe from this legal notice that the SFA intends to enter into a fixed-price contract with the Respondent unless, in the opinion of the SFA, it is in the best interest of the SFA to do so. The SFA reserves the right to negotiate final contractual terms with the successful Respondent.

The Request for Quote (RFQ) documents are available at
 Lakeside Union School District Web site at
 LSUSD.Net
 under Departments — Business — Purchasing — Other Bids
 To request the RFQ documents by email or postal mail, please contact
 Kristie Summers
 email ksummers@lsusd.net
 Postal Mail 12335 Woodside Ave., Lakeside, CA, 92040

The SFA will record and provide answers to any questions or requests for clarifying information about the RFQ during the question and answer period.

Respondents must submit written quotes in a sealed package labeled
 "Quote — Fresh Pizza LUSD RFQ# 2026-01"
 Addressed to the SFA at 12335 Woodside Ave., Lakeside, CA, 92040
 ATTN: Kristie Summers

The SFA will accept all quotes received on or before Friday, March 27, 2026, 2:00 pm. The SFA will not accept proposals that are received after the deadline. The SFA will open proposals at 9:00 am, Monday, March 30, 2026.

The SFA reserves the right to reject any or all quotes, and to waive any errors or corrections in a quote or in the quote process. The SFA will award the contract based on a review and analysis of the proposals that determines which proposal best meets the needs of the SFA. Following the review and analysis of all responsive proposals, the SFA will make a recommendation to their governing board, as applicable, at its regularly scheduled meeting.
East County Californian 2/6,13/2026-160103

INVITATION TO BID

The City of Santee invites bids for the Citywide Pavement Repair and Rehabilitation Program Phase 2 2025 Project, CIP 2025-05. Sealed bids will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 10:00 a.m. on February 24, 2026 at which time they will be publicly opened and read. Work to be done includes the furnishing of all labor, materials and equipment necessary for asphalt patching, crack sealing, concrete, asphalt overlay, slurry seal, traffic control and all related and necessary work as defined in the contract documents.

The City shall award the Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Award of the Base Bid will be based upon funds available. The work is to be constructed within Sixty-Five (65) working days from the Notice to Proceed including material lead time. Engineers estimate for the Base Bid is \$2,652,000.00. The contractor shall possess a valid Class "A" license at the time of bid submission.

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

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

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

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

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

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

Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at www.cityofsanteeca.gov. Contract documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each bidder shall notify the City to be listed as a plan holder for the project by providing written notice to the City's contact person listed in the Information for Bidders. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for the bid opening, please contact the Office of the City Clerk, (619) 258-4100, at least 48 hours in advance.
East County Californian 2/6,13/2026-160365

LIEN SALE

Lienholder: Campland on the Bay
 Date of Sale: 02/23/2026
 Time of Sale: 10:00AM
 Vessel to be Sold: 1985 Lance, CF #7890HZ, Hin# LYP27137H485
 Place of Sale: 2211 Pacific Beach Dr. San Diego, CA 92109
EC Californian 2/06/2026-160595

Legal Notices-CAL

NOTICE OF TRUSTEE'S SALE T.S. No. 25-02526-LD-CA Title No. 250521106-CA-VOI APN. 499-491-12-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/11/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Kimberly M. Duey, as Trustee and the Subsequent Trustees of The Kimberly M. Duey Trust dated July 19, 2004 Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/18/2018 as Instrument No. 2018-

Legal Notices-CAL

0246104 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale: 02/20/2026 at 9:00 AM Place of Sale: Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$256,328.29 Street Address or other common designation of real property: 4298 Panorama Dr, La Mesa, CA 91941 A.P.N.: 499-491-12-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not 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 re-

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quires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sale s, using the file number assigned to this case 25-02526-LD-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-02526-LD-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832;

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Sales Website: www.ndscorp.com Deandre Garland, Trustee Sales Representative A-FN4862367 0 1 / 2 3 / 2 0 2 6 , 0 1 / 3 0 / 2 0 2 6 , 0 2 / 0 6 / 2 0 2 6 **ECC/La Mesa Forum 1/23,30,2/6/2026-159768**

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-17017813 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/20/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2891 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CA-RCS-17017813. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On February 20, 2026, at 09:00:00 AM, AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER STATUE, 250 E. MAIN STREET, in the City of EL CAJON, County of SAN DIEGO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by ERICA HENDERSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as TruStors, recorded on 3/22/2006, as Instrument No. 2006-0198330, of Official Records in the office of the Recorder of SAN DIEGO County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal sav-

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ings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Property is being sold "as is - where is". TAX PARCEL NO. 505-270-54-00 The Land referred to in this Guarantee is situated in the State of California, unincorporated area of the County of San Diego, and is described as follows: Lots 47 and 48, Sweetwater Village Unit No. 1, in the County of San Diego, State of California, according to Map Thereof No. 7110, filed in the Office of the County Recorder of San Diego County, November 10, 1971. Excepting Therefrom all oil, oil rights, minerals and mineral rights, natural gas, natural gas rights and other hydrocarbons and minerals of whatsoever name herein described, together with the perpetual right of drilling, mining, exploring and operation thereof, removing the same from said land other than those herein described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the real property herein described and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without however, the right to drill, mine, explore or operate through the surface of the upper 500 feet of the subsurface of said real property. From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 10129 CRESTSIDE

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PLACE, SPRING VALLEY, CA 91977. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$311,764.23. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-17017813 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trust-

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ee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PERSPECTIVE OWNER-OCCUPANT: Any perspective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 800-280-2891 or www.auction.com Dated: 1/14/2026 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By: Lillian Solano, Trustee Sale Officer A-4863503 0 1 / 2 3 / 2 0 2 6 , 0 1 / 3 0 / 2 0 2 6 , 0 2 / 0 6 / 2 0 2 6 **ECC/EI Cajon Eagle 1/23,30,2/6/2026-159954**

T.S. No.: 25-16171 Loan No.: *****2545 APN: 385-437-07-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/28/2021. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check

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drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Sanjar Kakhramonov And Shirin Kakhramonova, Husband And Wife As Joint Tenants With Right Of Survivorship Duly Appointed Trustee: Prestige Default Services, LLC Recorded 12/30/2021 as Instrument No. 2021-0875953 of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 2/23/2026 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the Statue, 250 E. Main Street, El Cajon, 92020 Amount of unpaid balance and other charges: \$ 1 , 0 3 9 , 6 7 8 . 8 9 Street Address or other common designation of real property: 5 1 2 0 SEVILLA STREET Santee, California 92071 A.P.N.: 385-437-07-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on

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the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this Internet Website https://prestigepostandpub.com, using the file number assigned to this case 25-16171. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website https://prestigepostandpub.com, using the file number as-

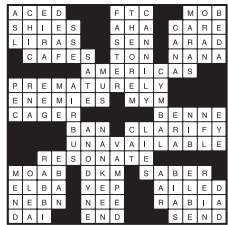
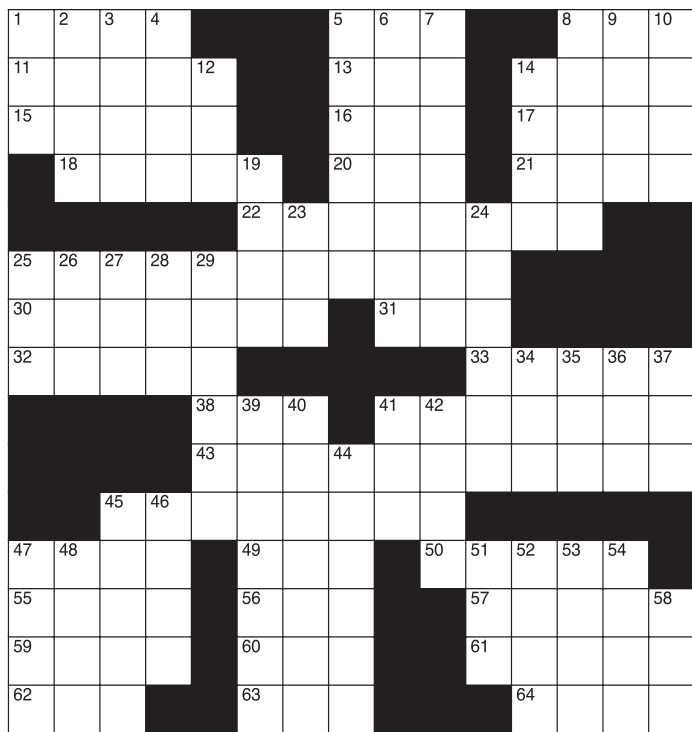
CLUES ACROSS

- 1. Breezed through
- 5. Consumer protection agency
- 8. Criminal syndicate
- 11. Moves back from
- 13. Satisfaction
- 14. Feel concern or interest
- 15. Monetary units
- 16. Congressman (abbr.)
- 17. Israeli city
- 18. Restaurants
- 20. 2,000 lbs.
- 21. Grandmother
- 22. North, South and Central
- 25. In an early way
- 30. Foes
- 31. Social networking platform
- 32. Early term for basketball player
- 33. Another name for sesame plant
- 38. Disallow
- 41. Provide greater detail
- 43. Inaccessible
- 45. Evoke emotions

- 47. Ancient kingdom near Dead Sea
- 49. Celtic punk rockers
- 50. A fencing sword
- 55. Actor Idris
- 56. Affirmative (slang)
- 57. Afflicted in mind or body
- 59. One point north of northeast
- 60. Born of
- 61. Social media hand gesture
- 62. Hong Kong food stall __ pai dong
- 63. Opposite of beginning
- 64. Email function

CLUES DOWN

- 1. Sign language
- 2. Fashionable
- 3. Borough in Helsinki
- 4. Inability to hear
- 5. More quickly
- 6. An idea accepted as a demonstrable truth
- 7. Shrewdly
- 8. Rooney and Kate are two
- 9. Mediterranean port
- 10. Benedictine monk
- 12. Midway between south and southeast



- 14. Town in Galilee
- 19. Satisfy
- 23. Mice genus
- 24. Brass instrument
- 25. Chest muscle (slang)
- 26. Transmits genetic information from DNA
- 27. Records electric currents generated by the brain
- 28. Woman (French)
- 29. Short route aircraft
- 34. Pitching statistic
- 35. Pointed end of a pen
- 36. Popular sports league
- 37. Body part
- 39. Inoffensive
- 40. Yellowish cotton cloth
- 41. Feline
- 42. Does not tell the truth
- 44. Seduced
- 45. Spiritual leader
- 46. Abba __, Israeli politician
- 47. Repair
- 48. Olive genus
- 51. Swiss river
- 52. Prejudice
- 53. C. European river
- 54. Keep under control
- 58. Father

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signed to this case 25-16171 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

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

NOTICE OF TRUSTEE'S SALE T.S. No.: 2025-2195 Loan No.: CERVANTES/BALBOA LLC YOU ARE IN

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DEFAULT UNDER A DEED OF TRUST DATED 05/21/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges

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thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: ANITA L CERVANTES Duly Appointed Trustee: ZTS Foreclosure Services, LLC Recorded 05/31/2024 as Instrument No. 2024-0137758 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 02/20/2026 at 10:00 AM Place of Sale: At the entrance to Zenith Trustee Services, 217 Civic Center Drive #2, Vista, CA 92084. Amount of unpaid balance and other charges: \$113,447.74 Street Address or other common designation of real property: 9126 VALENCIA STREET SPRING VALLEY, CA 91977 A.P.N.: 504-191-12-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation

ESOTERIC ASTROLOGY AS NEWS FOR WEEK FEBRUARY 4 - 10, 2026

HOW TO UNDERSTAND THE WORLD & OUR COUNTRY TODAY

Crisis, polarization then a sweep into unity. This is how change occurs on earth - the equation of change. First there is crisis (shocking). Then dark and light appear, humanity taking sides (polarization), creating great tension - as if the rubber band of reality is ready to snap. Then with tension at its height, there is a "sweep" forward an upward, into a new state of unity. This is what is occurring in our country and world.

The United States (as do all countries) has a spiritual task. It was created for this task - to "stand in and hold the light (of freedom), and to lead humanity towards that light."

The Forces of Darkness have created a war with the Forces of Light. They have captured the many minds, filling the minds with untruths. Thus the polarizations occurring of untruth and truth. Everything is being rapidly brought to the surface - the good and the bad, the desirable and the past and the future (for the two are one).

What we are seeing (the symbols) is a Restoration of the Mysteries and the rehabilitation of the peoples of the Earth. The two go together. The disruption, disintegration and the completely chaotic conditions existing have at last worked their way out into the physical world. This is needed, good and desirable; it marks the choice each human must make, it is a prelude to building a better world, the construction of more adequate forms of life, the needed correcting of human attitudes, plus a sounder orientation to reality. The best is yet to be.

One of the tasks of the Aquarian age is for the two principles (the masculine and the feminine) to stand side by side as equal partners. Each principle has a different cosmic task. They are individuals, yet blending their forces and energies. The masculine principle (the pineal) is the Will of God.

The feminine principle (pituitary) is matter, the globe of the Earth. One is gold, the Sun, the other silver, the moon. One radiates the light, the other receives that light and conceives the holy child (the Soul of love/wisdom).

This is playing itself out in our world today in plain sight, yet shielded to those whose minds are captured in darkness. All the world's a stage, everyone playing their part. Who would the two be in our world? Think silver. It's showtime, everyone! And everything's in code.

ARIES: What social networks are you presently on? What's social in your life? There's a push for you to be part of or create a group, to lead, instruct and interact with various communities around town. Should you need a calming homeopathic think Chamomilla, to anchor and soothe your energy. Groups and community endeavors could be electrifying, overwhelming, exciting, technological and so deeply into the future that grounding can feel almost impossible. However, keep at them.

TAURUS: Venus, the planet that helps you build your personality (body, emotions, lower mind) is in the sign of Aquarius so you need to be out and about with groups, working in the world, directing and teaching others and tending to outer realities with humanity all around. You are uncovering the symbols leading us to the new era of Aquaria. It's deeply revelatory and electrical. Like Aries, do what you can to stabilize your energies. Irritation will block you. This is a natural rhythm in time and space preparing humanity for the Reappearance.

GEMINI: The times are changing and you, Gemini, are and will be in the midst of that change. It is important to share with others what you're

experiencing, learning and dreaming? Your thinking is gradually changing, encompassing a greater range of ideas, becoming more expansive. These are preparations for becoming a true thinker. As Venus, your Soul ruler, is in Aquarius, an inner spiritual intelligence is summoning you. To eliminate false beliefs, to study the wisdom teachings and your astrology.

CANCER: You have many gifts and resources but they are hidden away as if you were a Scorpio. You must begin sharing and then blending your abilities with others. This creates new resources in common, new ideas and techniques which later help transform yourself, your family and humanity. The fact that others like and respond to you, share with you their secrets is received as a surprise. Then it gradually becomes a comfort. And then nourishment and a sense of nurturance.

LEO: The stellium (gathering) of Aquarius planets are in your relationship house. It's time for new thoughts, ideas, revelations as to how you are in relationship, how you offer and receive love. It's time also to bring new vitality and excitement to relationships, shedding old and tired interactions, habits and expectations, some of which could be wounding. Have the intention to share deeper feelings, to have more devotion and dedicated loving. It's always about intention to love more. That's the golden key.

VIRGO: As you continue to organize and order your external world (a good thing), internally, a new consciousness is unfolding. It is affecting daily life, how you tend, care and serve others. It's creating new communication and ideas, new obligations and responsibilities. Small things may disturb you, along with a temporary

sensitivity to sounds. This means you need the full spectrum of B vitamins. Oats, barley, wheat bran, avocado, salmon, Brazil nuts (and other nuts) are more good sources of B vitamins. B12 too. Each morning.

LIBRA: It's important to do what we love. You are an artist. Tell us what you love. Here's a Mantram of the Heart, a gift for you. "At the center of all love I stand. From that center I the Soul will outward move. From that center I the one who serves will work. May the love of my Divine Self be shed abroad, in my heart, through my group, and throughout the world." Recite this morning and night and throughout the day. Keep the words close by. It will create a new vitality, heal your mind and heart wounds. It's like the balm of forgiveness.

SCORPIO: Wherever you are, whatever you call home, whatever environments you find yourself in, it is important that there be beauty, calmness, love and healing. It must be a reflective contemplative space with the musical sound of bells. Make your home and environments into a temple, see them as such - welcoming travelers such as yourself into a restful peace that soothes and nurtures. Make foods that purify, cleanse and penetrate deep into your body's cells. Call yourself home. Call it a sanctuary. Build a reflective pool.

SAGITTARIUS: Scorpio's words are also for you. However you have a bit more interaction occurring. You might begin sharing your hopes, wishes, wants and needs. You may talk ceaselessly (a possibility and a permission) and wonder why you can't stop. Somehow through all the talk and constant thoughts and ideas, you'll begin to understand more and more about yourself, your choices, your true identity, your wound, your

ability to be brilliant as a teacher. And then you'll fall asleep suddenly, exhausted at all the uncovering. Sleep now. Sleep.

CAPRICORN: You wonder how to be practical with all the resources offered to you. Consider your values. What do you value? You wonder if you should follow a dream or become more practical. Following dreams actually is practical. So the question is what do you dream about and who do you envision yourself being in these extremely unusual times? It's important to place yourself within the context of the world changes occurring. You're an extraordinary server. If you place your dreams within the context of serving humanity, your dreams come true. You offer yourself each day to those in need. The Hierarchy recognizes your service.

AQUARIUS: This is a defining time historically and a defining moment for all Aquarians. We're beginning to enter a new era, a state of being, one influenced by the sign Aquarius which brings forth the new culture and civilization under new laws and principles. It would be good if you understood these laws and principles and began to work with them in all your communications and endeavors. This will ensure your success and it will call forth your gifts, which come from that new future and are needed by humanity now. You are to be a messenger.

PISCES: Something new is beginning for the fishes tied together with a golden cord, linking the personality and the Soul. You want to be free of anything old and from the past, you want to swim in new, warm waters with new schools of other golden fish. You're often very intuitive, sensing things to come. You seek artists like yourself who understand the Blue Books, gardens, communities, White Magic and the Way to Shamballa. They're seeking you, too. Interestingly, shyness prevails at times. It's time for new shoes again. Seems like all that Aquarius is in the house of Pisces. See to the shoes first.

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nation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 760-758-7622 or visit this Internet Website WWW.ZENITHTRUST-EE.COM, using the file number assigned to this case 2025-2195. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.

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auCTION pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call, 760-758-7622 or visit this internet website WWW.ZENITHTRUST-EE.COM, using the file number assigned to this case 2025-2195 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. ALL BIDDERS MUST HAVE CERTIFIED FUNDS PAYABLE TO ZTS FORECLOSURE SERVICES, LLC, IN ORDER TO BID AT THE SALE. Date: 01/07/2026 ZTS Foreclosure Services, LLC A CA Limited Liability Company 217 Civic Center Drive # 2 Vista, California 92084 Sale Line: 760-758-7622 Dana A. Fazio, Trustee Officer NPP0484029 To: SANTEE STAR 0 1 / 3 0 / 2 0 2 6 , 0 2 / 0 6 / 2 0 2 6 , 0 2 / 1 3 / 2 0 2 6 **ECC/Inte Star 1/30,2/6,13/2026-160179**

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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 December 8, 2006 as Instrument No. 2006-0870559, of Official records in the Office of the Recorder of San Diego County, California, executed by PAPA GAKOU AND AISSATOU GACOU, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for UNIWEST MORTGAGE CORPORATION 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: 8139 CACUS STREET, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$322,371.63 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section

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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 www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers Date: January 29, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA08000116-24-1 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.Xome.com 252.8300 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000116-24-1. In-

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formation about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case CA08000116-24-1 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 <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: January 29, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA08000116-24-1 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.Xome.com 252.8300 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000116-24-1. In-

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0 2 / 1 3 / 2 0 2 6 , 02/20/2026, EAST COUNTY CALIFORNIA-AN **East County Californian 2/6,13,20/2026-160375**

Trustee Sale No. 183038 Title No. 95531244-55 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 08/15/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 03/06/2026 at 9:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/16/2023, as Instrument No. 2023-0223054, of Official Records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA, executed by MAHMOOD AL SABTI AND ENNAS AL SAADI, HUSBAND AND WIFE AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 514-160-21-11 The street address and other common designation, if any, of the real property described above is purported to be: 1527 SUNRISE SHADOW COURT, EL CAJON, CA 92019. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the obligation secured by the property to be sold and reason-

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able estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$775,617.47 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 1/21/2026 PRIME RECON LLC By: Israel Brown, Authorized Signer PRIME RECON LLC 27368 VIA INDUSTRIA, STE 201 TEMECULA, CA 92590 (888) 725-4142 PRIME RECON LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: [HTTPS://SALES- INFORMATION.PRIME-RECON.COM](https://sales-information.prime-recon.com) NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil

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Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 901-0998 for information regarding the trustee's sale or visit this internet website - [HTTPS://SALES- INFORMATION.PRIME-RECON.COM](https://sales-information.prime-recon.com) - for information regarding the sale of this property, using the file number assigned to this case: TS#183038. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 901-0998 for information regarding the trustee's sale, or visit this internet website [HTTPS://SALES- INFORMATION.PRIME-RECON.COM](https://sales-information.prime-recon.com) for information regarding the sale of this property, using the file number assigned to this case TS#183038 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. NPP0484374 To: EL CAJON EAGLE 0 2 / 0 6 / 2 0 2 6 , 0 2 / 1 3 / 2 0 2 6 , 0 2 / 2 0 / 2 0 2 6 **ECC/EI Cajon Eagle 2/6,13,20/2026-160514**