

Legal Notices-CAL

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER
(Numero del Caso)
26CL009301C
NOTICE TO

Legal Notices-CAL

DEFENDANT:
(Aviso al Demandado):
ALICIA CAMACHO,
an individual, and
DOES 1 through 5, in-
clusive
YOU ARE BEING
SUED BY PLAINTIFF:
(Lo esta demandando

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el demandante)
FAMILY HEALTH
CENTERS OF SAN
DIEGO, INC., a Cali-
fornia nonprofit cor-
poration
NOTICE! You have
been sued. The court
may decide against

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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), 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

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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), 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

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REQUEST FOR PROPOSALS

The City of Santee is seeking proposals from qualified firms, contractors, or consultants hereinafter referred to interchangeably to complete the City Hall Improvements – Building 4 Front Counter Remodel (RFP #25/26 – 20096) Design-Build project. Sealed proposals will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 5:00 p.m. on July 2, 2026. Work includes the furnishing of all design services, permitting, labor, materials, equipment, tools and incidentals necessary to complete the design and construction of the project and all items of work defined in the Scope of Services of the RFP documents.

The work is to be completed within one hundred (100) working days from the Notice to Proceed including material lead time. The City's estimated budget for the project is \$240,000.00. The successful firm shall possess a valid Contractor's Class "B" license at the time of the proposal due date. Based on the evaluation and selection process defined in the RFP, the City intends to select one firm for agreement negotiations. If the City is unable to reach an agreement with the selected firm, then the City has the option to negotiate with another. Award of the contract, if any, will be to the firm whose professional qualifications, experience and proposed work plan demonstrates that it will competently satisfy the requirements described in the RFP within the City's budget.

Each proposal 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 grand total proposed cost. The successful firm will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the total contract amount, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the total contract amount, on the forms provided and in the manner described in the RFP documents. The firm, may, at its option, choose to substitute securities in accordance with Public Contract Code Section 22300. Pursuant to Section 1770 et. seq. of the California Labor Code, the successful firm 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 Firm, 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 Contractor to whom the Contract is awarded, and upon any subcontractor under such 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 submitting a proposal 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 successful 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.

RFP documents, including exhibits, attachments, reference drawings, sample contract agreement, specifications and proposal forms, may be examined and/or downloaded on the City's website at www.cityofsantee.ca.gov. RFP documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each proposer shall notify the City to be listed on the bidders list for the project by providing written notice to the City's contact person listed in the RFP document.

East County Californian 6/5,12/2026-163997

Notice of Request for Proposals
Lakeside Union School District
Asphalt Repair and Paving Services

Notice is hereby given that the Lakeside Union School District is requesting proposals from qualified and licensed contractors for **asphalt repair, paving, seal coating, striping, and related site improvements** at the following school sites:

- Lemon Crest Elementary School - 12463 Lemon Crest Drive, Lakeside, CA 92040
- Lakeside Farms Elementary School – 11915 Lakeside Ave., Lakeside, CA 92040
- Lakeview Elementary School – 9205 Lakeview Road, Lakeside, CA 92040

Maps of areas at each site to be repaired, sealed or replaced may be obtained from the district website at www.LSUSD.net under departments, purchasing and Asphalt 2026 black bar. Specs and work will be discussed at the job walk.

A mandatory job walk will be held on: June 18, 2026 starting at Lemon Crest Elementary @ 9:00 am then on to Lakeview Elementary and Lakeside Farms Elementary.

Proposals must be received no later than June 22, 2026 at the District Office located at 12335 Woodside Ave., Lakeside, CA 92040 by 2:00 pm. Please contact Kristine Rosado at 619-507-9890 if there are any questions.

All contractors must possess a valid California Contractor's License appropriate for the work and comply with all applicable prevailing wage and DIR requirements.

The District reserves the right to reject any or all bids and to waive any irregularities in the bidding process.

By Order Of: Lakeside Union School District
Advertisement dates: May 15, 2026, May 22, 2026 & June 12, 2026

East County Californian 6/12/2026-164248

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 6/24/26 at 12:30 PM. Shanell Perkins; Jahirra Harrison; Carlos Salazar; Michael Esquivel; Denise Covert; Brian Johnson; Charles Morales; Deborah Poole; Deja

Santee-Lakeside Emergency Medical Services Authority Ordinance No. 26-001- Amending the Ambulance Transport Fees in the Authority's Schedule of Fees for the Recovery of Actual Costs for the Emergency Medical Services, Ambulance Services, and Other Services Relating to the Protection of Lives.

A copy of the ordinance is available for review with the Authority's Secretary located at 12216 Lakeside Avenue, Lakeside, California. This ordinance was introduced at a Meeting of the Commission on June 8, 2026. It was passed, approved and adopted at a continued Regular Meeting on June 8, 2026, by the following vote: Ayes: Bingham, Minto, Trotter, Robles.

Noes: None.
Abstain: None.
Absent: None.

Pursuant to Section 25123 of the Government Code of the State of California, the Ordinance shall take effect and be in full force 30 days from the final passage.

East County Californian 6/12/2026-164308

SUMMONS
(FAMILY LAW)
(CITACION

Derecho familiar)
CASE NUMBER
(Numero del Caso)
26FL003492E
NOTICE TO
RESPONDENT:
(Aviso al Demandado):
CHRISTOPHER
JAMES MARTIN
YOU HAVE BEEN
SUED
PETITIONER'S NAME
IS:

(Nobre del demandante):

MELODY RENE FREY
NOTICE! You have been sued. Read the information below.

You have 30 calendar days after this summons and petition are served on you to file a response (Form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.

NOTICE-RESTRAINING ORDERS ARE ON PAGE 2: These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. **FEE WAIVER:** If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to



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pay back all or part of the fees and costs that the court waived for you or the other party. AVISO! Lo han demandado. Lea la informacion a continuacion. Tiene 30 dias de calendario despues de haber recibido la entrega legal de esta Citacion y Peticion

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para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefonica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar ordenes que

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afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague manutencion, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para en-

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contrar un abogado en el Centro de Ayuda de las Cortes de California a (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o Poniendose en contacto con el colegio de abogados de su condado.

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A V I S O - L A S ORDENES DE RESTRICCION SE ENCUENTRAN EN LA PAGINA 2: Las ordenes de restriccion estan en vigencia en cuanto a ambos conyuges o miembros de la pareja de hecho hasta que se depida la peti-

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cion, se emita un fallo o la corte de otras ordenes. Cualquier agencia del orden publico que haya recibido o visto una copia de estas ordenes puede hacerlas acatar en cualquier lugar de California. EXENCION DE CUO-

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TOS: Si no puede pagar la cuota de presentacion, pida al secretario un formulario de exencion de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente ex-

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entos a peticion de usted o de la otra parte. The name and address of the court is (El nombre y direccion de la corte es): SAN DIEGO SUPERIOR COURT, 250 E. MAIN ST, EL CAJON, CA 92020.

The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): MELODY RENE FREY, 11065 EL NOPAL, LAKESIDE, CA 92040. (619) 905-4548 Date: 03/27/2026 Clerk, by (Secretario, por): M. Hampton Deputy (Asistente) **EC Californian 6/12, 19, 26, 7/3/2026-164255**

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FY 2026-27 TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT

WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT ("District"); and

WHEREAS, at this time, landscaping facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets and public rights-of-ways and easements including medians and right-of-way landscaping within the Town Center area of the City; and

WHEREAS, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for Fiscal Year 2026-27 to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2026-27 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

SECTION 3. The public interest and convenience requires, and it is the intention of this City Council to order, the Fiscal Year 2026-27 annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect Fiscal Year 2026-27 annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 5. There will be no change in the assessment amounts for Zones A, B, C and D, as they are at the maximum assessment.

SECTION 6. Fiscal Year 2026-27 improvements include annual brush abatement and landscape/irrigation upgrades in Zone C.

SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

SECTION 8. All monies collected shall be deposited in a special fund known as: "**SPECIAL FUND – TOWN CENTER LANDSCAPE MAINTENANCE DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct special benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District specially benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., on Wednesday, June 24, 2026, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.

SECTION 12. The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.

SECTION 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of May, 2026 by the following roll call vote to wit:

AYES:
NOES:
ABSENT:
APPROVED:
JOHN W. MINTO, MAYOR
ATTEST:
JAMES JEFFRIES, CITY CLERK
East County Californian 6/12/2026-164080

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE DECLARING ITS INTENTION TO LEVY, AS A SUCCESSOR AGENCY TO COUNTY SERVICE AREA (CSA) 69, A SPECIAL TAX WITHIN THE SANTEE-LAKESIDE EMERGENCY MEDICAL SERVICES AUTHORITY BOUNDARY FOR FY 2026-2027 AND SETTING A PUBLIC HEARING

WHEREAS, upon the dissolution of County Service Area No. 69 (hereinafter "CSA 69") on January 1, 2023, the Santee-Lakeside Emergency Medical Services Authority ("SLEMESA") assumed the responsibility for the administrative oversight and funding of emergency medical services provided within the boundaries of former CSA 69, and certain additional areas identified by the Local Agency Formation Commission as within the CSA 69 Reorganization jurisdictional boundary (hereinafter "CSA 69 Reorganization Boundary"); and

WHEREAS, the City and Lakeside Fire Protection District are the successor agencies to the CSA 69 within their respective territories, and are subject to any previously authorized taxes, benefit assessments, fees or charges of CSA 69, which they are authorized to assess, levy and/or collect within their respective boundaries, as successors to CSA 69; and

WHEREAS, the City of Santee is now responsible for levying a special tax within its territory located within the CSA 69 Reorganization Boundary; and

WHEREAS, the special tax levied within the CSA 69 Reorganization Boundary provides funding for enhanced advanced life support ambulance transport services within the CSA 69 Reorganization Boundary; and

WHEREAS, the City of Santee has determined that it is necessary to continue to levy this special tax within the CSA 69 Reorganization Boundary in order to continue to provide such extended services; and

WHEREAS, there is an annual special tax levied against the parcels contained within the CSA 69 Reorganization Boundary. The special tax was previously set each year based on the formula established by the County of San Diego. The City of Santee will set this tax for its territory moving forward. There will also be an annual adjustment based on the increase in the consumer price index for the San Diego area as determined by the United States Department of Labor. For Fiscal Year 2026-27, the increase in the consumer price index in the San Diego area is 3.78%. The annual special tax is assessed and included on the Property Tax bill for each affected parcel and previously was collected and transferred to CSA 69, but now will be collected and transferred, in part, to the City of Santee on the same schedule as the normal property tax payments; and

WHEREAS, in light of the CSA 69 Reorganization, it is required that both of SLEMESA's Members, the City of Santee and the Lakeside Fire Protection District annually cause to be prepared and filed internally the specific parcels and special tax to be levied within their territory within the CSA 69 Reorganization Boundary for the upcoming Fiscal Year; and

WHEREAS, the City of Santee shall cause to be noticed and thereafter conduct a public hearing to hear and consider testimony regarding the levy of special tax for such extended service within the former CSA 69 Reorganization Boundary; and

WHEREAS, on file with the City Clerk of the City of Santee is a copy of specific parcels and special tax to be levied within the City's territory within the CSA 69 Reorganization Boundary elucidating the number of parcels being levied and the amount of the proposed charges; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1. City Council adopts the Recitals set forth above as true and correct and accepts the parcels and special tax for the CSA 69 Reorganization Boundary service areas on file with the City Clerk of the City of Santee.

SECTION 2. The City Council directs the City Clerk of the City of Santee to publish notice of a public hearing to be conducted on June 24, 2026 by the City Council of the City of Santee. The Public Hearing shall take place at 10601 Magnolia Ave., Santee, CA for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2026-27 special tax on parcels within the City's territory within the CSA 69 Reorganization Boundary.

SECTION 3. The City Council directs the City Clerk of the City of Santee to publish a Notice of Public Hearing once a week for two weeks pursuant to Government Code Section 6066. Any person affected by the proposed special tax may submit written comments or protest to the City Clerk of the City of Santee at any time before the conclusion of the Public Hearing or may appear in support of, or opposition to, the proposals at the time of the Public Hearing. For additional information, any interested person may contact the City Clerk at (619) 258-4100 Ext. 114 during the hours of 8:00am – 5:00pm, Mon-Thurs.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of May, 2026 by the following roll call vote to wit:

AYES:
NOES:
ABSENT:
APPROVED:
JOHN W. MINTO, MAYOR
ATTEST:
JAMES JEFFRIES, CITY CLERK
East County Californian 6/5, 12/2026-164078

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26CU030919C

TO ALL INTERESTED PERSONS: Petitioner: JAMIE IAN RHINE filed a petition with this court for a decree changing names as follows: JAMIE IAN RHINE to JAMIE IAN SALINAS. 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 07/22/2026

8:30 a.m., Dept. C-61 Superior Court 330 West Broadway San Diego, CA 92101

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

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: 06/08/2026 Michael S. Groch Judge of the Superior Court **East County Californian- 164256 6/12, 19, 26, 7/3/2026**

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

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Escrow No. 330-100187-CP
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

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(2) The name and business addresses of the seller are: Benjamin E. Bagnas, Denny's 6227, 2691 Navajo Road, El Cajon, CA 92020
(3) The location in California of the chief executive office of the Seller is: same as above
(4) The names and business address of the Buyer(s) are: DMSD Restaurants, 41760 Ivy Street, Suite 210, Murrieta, CA 92562

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(5) The location and general description of the assets to be sold are use of the trade name of the business, leasehold interest, leasehold improvements, goodwill, inventory of stock, furniture,

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(5) The location and general description of the assets to be sold are use of the trade name of the business, leasehold interest, leasehold improvements, goodwill, inventory of stock, furniture,

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on June 17, 2026 @ 1187 WALNUT AVE CHULA VISTA CA 91911 at 10:00am
YEAR/MAKE/MODEL: 2019 HONDA CIVIC
VIN: SHHF7H41KU406733
PLATE: 9KFY210, CA
YEAR/MAKE/MODEL: 1968 CHEVROLET CAMARO
VIN: 124378L305409
PLATE: VIS003, CA
East County Californian 6/12/2026 -163932

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fixtures, and equipment of that certain business located at: Denny's 6227, 2691 Navajo Road, El Cajon, CA 92020
(6) The business name used by the seller(s) at that location is: Denny's 6227
(7) The anticipated

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date of the bulk sale is 07/01/2026 at the office of Glen Oaks Escrow, 2550 Fifth Avenue, Suite 800, San Diego, CA 92103, Escrow No. 330-100187-CP, Escrow Officer: Christopher Portillo.
(8) Claims may be filed with Same as "7"

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FY 2026-27 SANTEE LANDSCAPE MAINTENANCE DISTRICT

WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE LANDSCAPE MAINTENANCE DISTRICT** ("District"); and,

WHEREAS, at this time, the facilities or improvements, as set forth in the Engineer's Report ("Report"), include landscaping within public streets, rights-of-ways and easements within various residential areas in the City; and

WHEREAS, at this time, this City Council desires to take proceedings to provide for the annual levy of assessments for the next ensuing fiscal year, to provide for the expenses necessary for continued maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved by this City Council, a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1. That the above recitals are all true and correct.

SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance for Fiscal Year 2026-27 that has been previously approved is directed to be filed in the Office of the City Clerk for public review. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

SECTION 3. That the public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in said Report, and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of said maintenance of improvements as estimated in said Report.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 5. The assessment for Zone 1 - El Nopal Estates will increase from \$265.15 to \$274.43. Nine zones will have the same assessments in FY 2026-27 as in the prior year.

SECTION 6. There are no new improvements or any substantial changes to existing improvements.

SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

SECTION 8. That all monies collected shall be deposited in a special fund known as: "**SPECIAL FUND - SANTEE LANDSCAPE MAINTENANCE DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the making of this maintenance or improvement, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., on Wednesday, June 24, 2026, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this resolution. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.

SECTION 12. That the Finance Department is directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication shall be not less than ten (10) days before the date set for said Public Hearing.

SECTION 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of May, 2026, by the following roll call vote to wit:

AYES:
NOES:
ABSENT:
APPROVED:
JOHN W. MINTO, MAYOR
ATTEST:

JAMES JEFFRIES, CITY CLERK
East County Californian 6/12/2026-164082

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS FOR CERTAIN MAINTENANCE IN AN EXISTING DISTRICT, AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING THEREON FOR THE FY 2026-27 SANTEE ROADWAY LIGHTING DISTRICT

WHEREAS, the City Council of the City of Santee, California has previously formed a street lighting and landscaping district pursuant to the terms and provisions of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California, Article XIII D of the California Constitution, and the Proposition 218 Omnibus Implementation Act (commencing with California Government Code Section 53750) (collectively the "Law"), in what is known and designated as **SANTEE ROADWAY LIGHTING DISTRICT** ("District"); and

WHEREAS, at this time, the District contains two zones, as set forth in the Engineer's Report ("Report"), Zone A containing all the street lights of primarily general benefit located within the City limits of Santee, and Zone B containing street lights defined as primarily having special benefit to the assessed properties located in various areas throughout the City; and

WHEREAS, at this time, this City Council desires to take proceedings to set the annual levy of assessments for the ensuing fiscal year, to provide for the costs and expenses necessary for the continued maintenance of improvements within said District; and

WHEREAS, at this time there has been presented and approved by this City Council a Report as required by law, and this City Council desires to move forth with the proceedings for said annual levy.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee, California, as follows:

SECTION 1. The above recitals are all true and correct.

SECTION 2. The Report regarding the annual levy for said District, which Report is for maintenance of certain improvements for Fiscal Year 2026-27 that has been previously approved is directed to be filed in the Office of the City Clerk. Reference is hereby made to the Report for a full and detailed description of the improvements, the boundaries of the District and any zones therein, and the proposed assessment.

SECTION 3. The public interest and convenience requires, and it is the intention of this City Council to order, the annual assessment levy for the District as set forth and described in the Report, and it is further determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expenses of the maintenance of the improvements as estimated in said Report.

SECTION 4. The assessments levied and collected shall be for the maintenance of certain improvements, as set forth in the Report, referenced and so incorporated herein.

SECTION 5. The proposed assessment in Zone B will be \$16.00, the maximum assessment amount per household/benefit unit in FY 2026-27. There will continue to be no assessment in Zone A.

SECTION 6. It is estimated that 20 new lights will be added within the District in Fiscal Year 2026-27.

SECTION 7. The County Auditor shall enter on the Assessment Roll the amount of the assessments, and shall collect said assessments at the same time and in the same manner as County taxes are collected. After collection, the net amount of the assessments, after the deduction of any compensation due to the County for collection, shall be paid to the Treasurer of the City of Santee for purposes of paying for the costs and expenses of said District.

SECTION 8. All monies collected shall be deposited in a special fund known as: "**SPECIAL FUND - SANTEE ROADWAY LIGHTING DISTRICT.**" Payment shall be made out of said fund only for the purpose provided for in this Resolution, and in order to expedite the execution of the maintenance, the City Council may transfer into said special fund, from any available source, such funds as it may deem necessary to expedite the proceedings. Any funds shall be repaid out of the proceeds of the assessments provided for in this Resolution.

SECTION 9. Said maintenance work is, in the opinion of this City Council, of direct benefit to the properties within the boundaries of the District, and this City Council makes the costs and expenses of said maintenance chargeable upon a District, of which District this City Council hereby declares to be the District benefited by said improvements and their maintenance thereof, and to be further assessed to pay the costs and expenses thereof. Said District shall include each and every parcel of land within the boundaries of said District, as said District is shown within said Report, as approved by this City Council and on file in the Office of the City Clerk, and so designated by the name of the District.

SECTION 10. Any public properties, as defined in the Law, which are included within the boundaries of the District, shall be subject to any assessment to be made under these proceedings to cover any of the costs and expenses of said maintenance work.

SECTION 11. Notice is hereby given that a public hearing on this item will be held before the **SANTEE CITY COUNCIL** at 6:30 p.m., Wednesday on June 24, 2026, regarding the annual levy of assessments, the extent of the maintenance, and any other matters contained within this Resolution. Instructions for participating in the hearing will be posted by the City Clerk on the City's website at <https://www.cityofsanteeca.gov>. Any persons who wish to object to the proceedings for the annual levy should file a written protest with the City Clerk prior to the time set and scheduled for said public hearing.

SECTION 12. The Finance Department is hereby authorized and directed to publish a copy of this Resolution in a newspaper of general circulation within said City, said publication and be not less than ten (10) days before the date set for said Public Hearing.

SECTION 13. This Resolution shall take effect immediately upon its adoption.

ADOPTED by the City Council of the City of Santee, California, at a Regular meeting thereof held this 13th day of May, 2026 by the following roll call vote to wit:

AYES:
NOES:
ABSENT:
APPROVED:
JOHN W. MINTO, MAYOR
ATTEST:
JAMES JEFFRIES, CITY CLERK
East County Californian 6/12/2026-164081

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above.
 (9) The last date for filing claims is 06/30/2026.
 (10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
 (11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE
 BUYER(S):
 DMSD Restaurants,
 By: /s/ Dawood Beshay, CEO
 6/12/26
CNS-4050731#
ECC/EI Cajon Eagle
6/12/2026-164258

Notice is hereby given that pursuant to Section 21701-2171 of the Business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee, CA 92071 will sell by competitive bidding on or after 06-27-2026, 11:00 am. Auction to be held online at www.bid13.com. Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:
 Unit #B79 Lerma, Nichol
 Unit #E174 Akenson, Timothy
 Unit #E206 Lerma, Nichol
 Unit #E477 Franklin, Orlando
 Unit #F571 Aguilar, Jasen
 Unit #F603 Castillo, David
 Unit #F916 Saucedo, David
 6/12, 6/19/26
CNS-4049477#
SANTEE STAR
ECC/Santee Star
6/12,19/2026-164160

LIEN SALE
 Make: Suba
 Year: 17
 Vin Number: JF2SJAEC4HH405565
 Sale date: 06/29/2026
 Time: 10:00 am
 Lien holder name: Colision Fix
 Location: 2909 Damon Ave
 San Diego CA 92109
EC Californian
6/12/2026-164262

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S U M M O N I S (CITACION JUDICIAL): NOTICE TO DEFENDANT: (AVISO AL DEMANDADO): PROVISION INVESTMENTS, LLC, TRUSTEE OF THE COSA NOSTRA LIVING TRUST dated July 15, 2019; THE TESTATE AND INTESTATE SUCCESSORS OF BONNIE J. TAIT, decedent; COUNTY OF SAN DIEGO, a municipal entity; and ALL PERSONS UNKNOWN, CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT ADVERSE TO THE PLAINTIFF'S TITLE, OR ANY CLOUD ON

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PLAINTIFF'S TITLE THERETO (DOES 1-100, inclusive), YOU ARE BEING SUED BY PLAINTIFF: (LO ESTA DEMANDANDO EL DEMANDANTE): ETHAN CHARLES GEBHART and DANIELA CHAMONIX VESPRINI-HEIDRICH, Individuals; Legal description: LOT 153 OF CASA DE ORO AVO-CADO ESTATES UNIT NO. 2, ACCORDING TO MAP THEREOF NO. 2172, FILED IN THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, AUGUST 31, 1929. 3975 North Granada Avenue in Spring Valley, San Diego County, California 91977 APN 501-182-42 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 non-profit legal services program. You can locate these nonprofit groups at the California Legal Services Website (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. iAVISO! 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 DIAS DE CALEN-

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DARIO despues de que le entreguen esta citacion 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 telefonica 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 para su respuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagarla cuota de presentacion, pida al secretario de la corte que le de un formulario de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y bienes sin mas advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision 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) poniendose 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 recuperacion de \$10,000 o mas de valor o recibida mediante un acuerdo o una concecion 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. Case Number (Numero del Caso): 25CU058601C name and address of the court is: (El nombre y direccion de la corte es): SAN DIEGO SUPERIOR COURT HALL OF JUSTICE 330 W. Broadway San Diego, CA 92101 The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la direccion y el numero de telefono del abogado del demandante, o del demandante que no tiene abogado, es): Courtney F. Writer (SBN 303185) | Erica Barseghian (SBN 351195) FIDELITY NA-

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TIONAL LAW GROUP 601 S. Figueroa Street, Suite 4025 Los Angeles, CA 90017 / Tel: (213) 438-4420 DATE (Fecha): October 30, 2025 Clerk, by (Secretario) C. Drakes, Deputy (Adjunto) A-4874240 05/22/2026, 0 5 / 2 9 / 2 0 2 6 , 0 6 / 0 5 / 2 0 2 6 , 0 6 / 1 2 / 2 0 2 6 **ECC/EI Cajon Eagle**
5/22,29,6/5,12/2026-163381
 T.S. No.: 2026-21636-CA APN: 502-150-36-37 Property Address: 3697 AVOCADO VILLAGE COURT, #199, LA MESA, CA 91941 NOTICE OF TRUSTEE'S SALE- YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/18/2018. 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 drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee 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 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: MELISA DIAZ, A SINGLE WOMAN Duly Appointed Trustee: Nestor Solutions, LLC FKA Nestor Services, LLC Deed of Trust Recorded 5/22/2018 as Instrument No. 2018-0206982 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, California Date of Sale: 6/22/2026 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 Amount of

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unpaid balance and other charges: \$282,495.04 Street Address or other common designation of real property: 3697 AVOCADO VILLAGE COURT, #199 LA MESA, CA 91941 A.P.N.: 502-150-36-37 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certification can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and ht-

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[tps://www.fincen.gov/rre-faqs#D_5](https://www.fincen.gov/rre-faqs#D_5). 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2026-21636-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 TENANTS: 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 or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2026-21636-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/15/2026 Nestor Solutions, LLC FKA Nestor Services, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Aman-

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da Guillen, Trustee Sale Officer This communication is from a debt collector. It is an attempt to collect a debt, and any information obtained will be used for that purpose. If you are a California resident, you may have additional rights under the Rosenthal Fair Debt Collection Practices Act. You may request, in writing, detailed information about your debt, including the balance, interest, fees, assignment history, and date of delinquency, at no cost to you. If you are currently in bankruptcy or have received a discharge in bankruptcy, this communication is not an attempt to collect a debt. It is for informational purposes only. EPP 47974 Pub Dates 05/29, 06/05, 06/12/2026 **ECC/La Mesa Forum**
5/29, 6/5, 12/2026-163654
 Title Order No.: 2772662CAD Trustee Sale No.: 88730 Loan No.: 399549264 APN: 504-302-59-11 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/15/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/22/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE, AS TRUSTEE under and pursuant to Deed of Trust Recorded on 10/18/2024 as Instrument No. 2024-0280970 in book *////*, page *////* of official records in the Office of the Recorder of San Diego County, California, executed by: TERRIE WALKER, A WIDOW, as Trustor SEE ATTACHED EXHIBIT "B", as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A"

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Attached Hereto And Made A Part Hereof. 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: 9220 KENWOOD DR, #F 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$335,059.11 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/19/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, be-

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fore you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide Information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FINCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rr-e-faqs#d5> NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88730. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last

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and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88730 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or information provided by the lender regarding the lien priority and title condition and does not independently verify such information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled

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sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. EXHIBIT "A" LEGAL DESCRIPTION THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS: PARCEL 1: AN UNDIVIDED FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE COMMON AREA WITHIN THE RESIDENTIAL UNIT DESCRIBED BELOW IS LOCATED EQUAL TO THE RECIPROCAL OF THE NUMBER OF RESIDENTIAL UNITS LOCATED WITHIN SUCH RESIDENTIAL MODULE, AS SHOWN ON THE CONDOMINIUM PLAN FOR SANDSTONE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON AUGUST 22, 2006, AS DOCUMENT NO. 2006-0597974 ("CONDOMINIUM PLAN"), LOCATED WITHIN THE SOUTH 250 FEET OF LOT 43, LA MESA COUNTRY CLUB TRACT NO. 1, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1739, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 13, 1922 ("MAP"). ALL DEFINED TERMS USED HEREIN SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION REFERENCED BELOW AND THE CONDOMINIUM PLAN. EXCEPTING THEREFROM, NON-EXCLUSIVE AND CERTAIN EXCLUSIVE EASEMENTS FOR THE PURPOSES DESCRIBED IN THE CONDOMINIUM PLAN AND THE DECLARATION REFERENCED BELOW, INCLUDING EASEMENTS FOR ACCESS, ENCROACHMENTS, MAINTENANCE, SUPPORT, REPAIR AND OTHER PURPOSES DESCRIBED IN THE DECLARATION. PARCEL 2: RESIDENTIAL UNIT NO. RU-11, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN, RESERVING THEREFROM ALL EASEMENTS AS DESCRIBED IN THE DECLARATION REFERRED TO BELOW. PARCEL 3: A NON-EXCLUSIVE APPURTENANT EASEMENT IN AND TO THE ASSOCIATION PROPERTY AND THE COMMON AREA OF THE REAL PROPERTY DESCRIBED IN THE DECLARATION, FOR USE OF THE ASSOCI-

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ATION PROPERTY AND COMMON AREA PURSUANT TO THE TERMS OF THE DECLARATION, SUBJECT TO ANY EXCLUSIVE USE EASEMENT AREAS AND ANY OTHER RESERVATIONS SET FORTH IN THE DECLARATION. THIS EASEMENT SHALL BECOME EFFECTIVE UPON CONVEYANCE OF THE FIRST CONDOMINIUM OR AS MORE FULLY SET FORTH IN THE DECLARATION. SUBJECT TO THE EASEMENTS AND OTHER RIGHTS RESERVED IN FAVOR OF DECLARANT IN THE DECLARATION FOR MARKETING AND DEVELOPMENT INCLUDING WITHOUT LIMITATION, SUBJECT TO THE EXCLUSIVE USE EASEMENT AREAS, THE RIGHT OF GRANTOR TO MAINTAIN MARKETING UNITS IN THE CONDOMINIUMS OWNED BY GRANTOR, AS WELL AS THE RIGHT OF ACCESS, INGRESS AND EGRESS FOR VISITORS TO THE SALES OFFICE AND MARKETING UNITS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS WITHIN THE COMMON AREAS OF THE PROJECT. SUBJECT TO, FOR THE BENEFIT OF GRANTOR AND ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS, EGRESS AND ACCESS IN, ON, OVER, THROUGH AND ACROSS THE ASSOCIATION PROPERTY AND COMMON AREA TO PERMIT GRANTOR TO INSTALL IMPROVEMENTS THEREON. PARCEL 4: AN EXCLUSIVE USE EASEMENT OVER THE PORTION OF THE COMMON AREA AND/OR ASSOCIATION PROPERTY DESIGNATED AS BEING APPURTENANT TO THE RESIDENTIAL UNIT IN THE CONDOMINIUM PLAN, WHICH AREAS MAY INCLUDE AN EXCLUSIVE USE YARD AREA. PARCEL 5: AN EXCLUSIVE EASEMENT FOR PARKING OVER THE PORTION OF THE ASSOCIATION PROPERTY DESCRIBED BELOW WHICH SHALL BE AND IS HEREBY DECLARED APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 ABOVE: EXCLUSIVE USE PARKING SPACE NO(S). PS-39 PARCEL 6: AN EXCLUSIVE EASEMENT FOR PARKING OVER THE PORTION OF THE ASSOCIATION PROPERTY DESCRIBED BELOW WHICH SHALL BE AND IS HEREBY DECLARED APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 ABOVE: EXCLUSIVE USE CARPORT

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NO(S). N/A EXHIBIT "B" LENDERLISTING As tenants in common Lender Name Fractional Ownership As Tenants in Common MICHAEL T. HARPER AND RENE J. HARPER SETTLERS/TRUSTEES OF THE HARP-ER FAMILY TRUST DATED JULY 11, 2013 \$142,500.00/\$285,000. 00ths JAMES M. BIAZEVICH, AS TRUSTEE OF THE JAMES M. BIAZEVICH SEPARATE PROPERTY TRUST DATED JANUARY 26, 2022 \$142,500.00/\$285,000. 00ths

ECC/Spring Valley Bulletin 5/29, 6/5, 12/2026-163761

Title Order No.: 95532145 Trustee Sale No.: NR-53609-CA Ref No.: Spring Canyon HOA APN No.: 586-190-52-38 NOTICE OF TRUSTEE'S SALE (NOTICE OF LIEN SALE OF REAL PROPERTY UPON LIEN FOR HOMEOWNER'S ASSOCIATION DUES) (CALIFORNIA CIVIL CODE §§ 5700 and 5710) YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 11/16/2023. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. THIS PROPERTY IS BEING SOLD SUBJECT TO THE RIGHT OF REDEMPTION CREATED IN CALIFORNIA CIVIL CODE SECTION 5715(b). On 6/24/2026 at 10:30 AM, Nationwide Reconveyance LLC As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 11/17/2023 as Document No. 2023-0320149 Book XX Page XX of Official Records in the Office of the Recorder of San Diego County, California, property owned by: Eduardo Legaspi and Marian R. Legaspi and described as follows: As more fully described on the referenced Assessment Lien WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a State or national bank, a check drawn by a state or federal savings and loan association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE

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STATUE, 250 E. MAIN STREET, EL CAJON, CA All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: 586-190-52-38 The street address and other common designation, if any of the real property described above is purported to be: 8701 Spring Canyon Dr. 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$15,010.18 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale the claimant, Spring Canyon Homeowners Association under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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

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deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FINCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rr-e-faqs>." 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 (714) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case NR-53609-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. PLEASE NOTE THAT WE ARE A DEBT COLLECTOR Date: 5/19/2026 Nationwide Reconveyance LLC. 9665 Chesapeake Dr. Ste 365 San Diego, CA 92123 For Sales Information Please Call (714) 986-9342 By: Rhonda Rorie, Trustee (TS# NR-53609-ca SDI-37332)

East County Californian 5/29, 6/5, 12/2026-163770

T.S. No.: 26-39287 A.P.N.: 394-480-47-05 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/11/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THIS NO-

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P R O C E E D I N G AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Esteban Gonzalez, A Single Man Duly Appointed Trustee: Vylla Solutions, LLC Recorded 9/17/2024 as Instrument No. 2024-0250770 in book, page of Official Records in the office of the Recorder of San Diego County, California, Described as follows: As more fully described in the Deed of Trust Date of Sale: 6/29/2026 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: \$494,254.95 (Estimated) Street Address or other common designation of real property: 12710 Laurel Street 105 Lakeside, California 92040 A.P.N.: 394-480-47-05 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 No-

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time of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil

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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 (949) 776-4697 or visit this Internet Web site <https://prestigepostandpub.com>, using the file number assigned to this case 26-39287. 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 assigned to this case 26-39287 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.

Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trust-

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ee's deed upon sale will be issued for covered transfers. The Buyer may be required to pay charges associated with the gathering and reporting of information to FinCEN. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and <https://www.fincen.gov/rr-e-faqs#D.5> Date: 5/28/2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or <https://prestigepostandpub.com/> for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist PPP #26-005854

East County Californian 6/5,12,19/2026-163993

TS No: CA06000029-26-1 APN: 491-280-17-00 FKA 491-280-17-0 TO NO: 260071406-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 16, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 13, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 22, 2021 as Instrument No. 2021-0860927, of official records in the Office of the Recorder of San Diego County, California, executed by RICHARD A JOHNSON, TRUSTEE OF THE RICHARD A JOHNSON REVOCABLE LIVING TRUST DATED MARCH 3, 2004, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for PENNYMAC LOAN SERVICES, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE

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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: 9498 GROSSMONT BLVD, LA MESA, CA 91941 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 \$404,027.91 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bid-

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ding 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.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000029-26-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able

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to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA06000029-26-1 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) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: May 27, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA06000029-26-1 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.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0489761 To: SANTEE STAR 0 6 / 1 2 / 2 0 2 6 , 0 6 / 1 9 / 2 0 2 6 , 0 6 / 2 6 / 2 0 2 6 **ECC/Santee Star 6/12,19,26/2026-164266**

APN: 382-270-18-01 Order: LTTSG2600347 TS-260216 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/31/2015 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE is hereby given that C.N.A. FORECLOS-

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URE SERVICES, INC. A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by Scott A. Winsor and Kari A. Winsor Recorded on 9/01/2015 as Instrument No. 2015-0463924, of Official records in the office of the County Recorder of San Diego County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 3/04/2026 as Instrument No. 2026-0059032 of said Official Records, WILL SELL on 7/06/2026 At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 at 10:00 a.m. AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described. The property address and other common designation, if any, of the real property described above is: 12038 Woodside Avenue #A, Lakeside, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. The total amount of unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$135,492.15 (estimated). In addition to cash, the Trustee will accept a cashier's check made payable to C.N.A. Foreclosure Services, Inc., drawn by a state or federal credit union or a check drawn by 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. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. NOTICE TO POTEN-

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TIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 260216 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. FOR SALES INFORMATION CALL : 916-939-0772 C/O C.N.A. Foreclosure Services, Inc., a California Corporation as said Trustee. 2020 Camino Del Rio N. #230 San Diego, CA 92108 (619) 297-6740 DATE: 6/08/2026 C.N.A. Foreclosure Services, Inc., a California Corporation Kimberly Curran, Trustee Sale Officer NPP0490186 To: SANTEE STAR 0 6 / 1 2 / 2 0 2 6 , 0 6 / 1 9 / 2 0 2 6 , 0 6 / 2 6 / 2 0 2 6 **ECC/Santee Star 6/12,19,26/2026-164288**