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Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

26CU025309C

TO ALL INTERESTED PERSONS: Petitioner: ALONA CHRISTINE LEWIS filed a petition with this court for a decree changing names as follows: ALONA CHRISTINE LEWIS to ALONA LEWIS FARMER. 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
06/30/2026
8:30 a.m., Dept. 61
Superior Court

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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: 05/08/2026
Michael S. Groch
Judge of the Superior Court
East County Californian- 163489
5/15,22,29,6/5/2026

SUMMONS (FAMILY LAW)
(CITACION)
Derecho familiar)
ON FIRST AMENDED PETITION
CASE NUMBER (Numero del Caso)
23FL007969E
NOTICE TO RESPONDENT:
(Aviso al Demandado):
ELIZABETH HERNANDEZ
YOU HAVE BEEN

NOTICE AND SUMMARY OF AN AMENDMENT TO AN URGENCY ORDINANCE OF THE CITY OF SANTEE, CALIFORNIA ENACTING AN ESSENTIAL HOUSING PROGRAM TO BOOST HOUSING PRODUCTION AND IMPROVE HOUSING AFFORDABILITY IN ORDER TO ACHIEVE THE GOALS SET FORTH IN THE CITY'S HOUSING ELEMENT (SIXTH CYCLE: 2021-2029)

Notice is hereby given that on May 27, 2026, at the City Hall Council Chambers located at 10601 Magnolia Avenue, Santee, CA 92071, the City Council of the City of Santee ("City") gave Second Reading to and adopted Ordinance No. 632, which amends Urgency Ordinance 592 to extend the expiration date of the City's Essential Housing Program from August 25, 2026 to June 30, 2029.

Ordinance No. 632 was Introduced at a Regular Meeting of the Santee City Council held on May 13, 2026, and adopted at a Regular Meeting of the Santee City Council on May 27, 2026, by the following vote:

Ayes: Hall, Koval, McNelis, Minto, Trotter
Noes: None
Abstain: None
Absent: None

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

James Jeffries, City Clerk, 619-258-4100 ext. 114
East County Californian 6/5/2026-163999

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SUED PETITIONER'S NAME IS:

(Nobre del demandante):
CARLOS H HERNANDEZ

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 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 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

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presenta su Respuesta a tiempo, la corte puede dar ordenes que afecten su matrimonio o pareja de hecho, sus bienes y la custodia de sus hijos. La corte tambien le puede ordenar que pague mantenimiento, y honorarios y costos legales. Para asesoramiento legal, pongase en contacto de inmediato con un abogado. Puede obtener informacion para encontrar un abogado en el Centro de Ayuda de las Cortes de California (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.

AVISO - LAS 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 petition, 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 CUOTAS: 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 exentos 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): SUPERIOR COURT OF CALIFORNIA, EAST COUNTY DIVISION, 250 EAST 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): CARLOS H HERNANDEZ, 2301 ANDRADE AVE #218, CALEXICO, CA 92232. 619-438-3262 Date: 02/25/2025

Legal Notices-CAL

Clerk, by (Secretario, Deputy (Asistente)
East County Californian- 163517
5/15,22,29,6/5/2026

SUMMONS (CITACION JUDICIAL)
CASE NUMBER (Numero del Caso)
26CL009301C
NOTICE TO DEFENDANT:
(Aviso al Demandado):
ALICIA CAMACHO, an individual, and DOES 1 through 5, inclusive

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

FAMILY HEALTH CENTERS OF SAN DIEGO, INC., a California nonprofit corporation

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

You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Ser-

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

AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion. Tiene 30 dias de calendario 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 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 pagar la 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) o 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 \$10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y direccion de la corte es): SAN DIEGO SUPERIOR COURT - CENTRAL HALL OF JUSTICE, 330 WEST BROADWAY, SAN DIEGO, CA 92101. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, direccion y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): COURTNEY FERNANDEZ, ESQ., HICKMAN ROBINSON LLP, 701 B STREET, SUITE 1840, SAN DIEGO, CA 92101. TEL: 619-819-8383

Date: 02/20/2026
Clerk, by (Secretario): K Villalva Lopez
Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served.
East County Californian- 163806
5/29,6/5,12,19/2026

NOTICE TO CREDITORS OF BULK SALE
(Secs. 6104, 6105 U.C.C.)
Escrow No. 164663P-CG
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: BLACK TIGER LIMO, INC., A CALIFORNIA CORPORATION 9090 BIRCH STREET SPRING VALLEY, CA 91977
Doing business as: BLACK TIGER

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TRANSPORTATION All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE
The location in California of the chief executive office of the seller(s) is: SAME AS ABOVE

The name(s) and business address of the buyer(s) is/are: AMERICA WEST MEDICAL TRANSPORTATION, INC., A CALIFORNIA CORPORATION 9090 BIRCH STREET SPRING VALLEY, CA 91977
The assets being sold are generally described as: BUSINESS, GOODWILL, TRADE NAME, FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, VEHICLES, SOFTWARE, ALL CUSTOMER LISTS, SIGNAGE, ADVERTISING AND MARKETING MATERIALS, INTELLECTUAL PROPERTY, PROPRIETARY RIGHTS, SIGNS, BUILDING IMPROVEMENTS, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSES AND PERMITS, LOGOS, TELEPHONE AND FAX NUMBERS, VENDOR LISTS AND CATALOGS AND INVENTORY and are located at: "BLACK TIGER TRANSPORTATION", 9090 BIRCH STREET SPRING VALLEY, CA 91977

The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Blvd, San Diego, CA 92115-4695 and the anticipated sale date is 06/24/2026.

This bulk sale is subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Blvd, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 6/23/2026, which is the business day before the anticipated sale date specified above.
Dated: 05/21/26
Buyer's Signature
America West Medical Transportation, Inc., a

escrow No. 164663P-CG

Escrow No. 164663P-CG

Doing business as: BLACK TIGER

Legal Notices-CAL
 California Corporation By: /s/ Aristotle Ang its President/Secretary 6/5/26
CNS-4047981# SPRING VALLEY BULLETIN ECC/Spring Valley Bulletin 6/5/2026-164076

NOTICE TO CREDITORS OF BULK SALE (UCC 6104 ET SEQ)
 Escrow No. 932603966
 NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below.
 The names and business addresses of the seller are: HOTCAKES NO. 9, INC., A CALIFORNIA CORPORATION, 1286 OAKDALE AVE., EL CAJON, CA

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.cityofsanteeca.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

Legal Notices-CAL
 92021
 The location in California of the chief executive office of the seller(s) is: 4510 E. PACIFIC COAST HWY #290, LONG BEACH, CA 90804
 As listed by the seller, all other business names and addresses used by the seller within three (3) years before the date such list was sent or delivered to the buyer are: NONE
 The names and addresses of the buyer are: EL CAJON 822 INC., A CALIFORNIA CORPORATION, 8306 WILSHIRE BL. #5009, BEVERLY HILLS, CA 90211
 The assets to be sold are described in general as: ALL FRANCHISE AGREEMENT, POS SYSTEMS, ALL OTHER ASSUMED

CONTRACTS, ALL INVENTORIES ON HAND, ALL ASSUMED CONTRACT REFUNDS, ALL REBATES, ALL PERMITS, TO THE EXTENT ASSIGNABLE, ALL GOODWILL, ALL INTANGIBLES, ALL PETTY CASH and are located at: 1286 OAKDALE AVE., EL CAJON, CA 92021
 The business name used by the seller at that location is IHOP #822
 The anticipated date of the bulk sale is JUNE 23, 2026 at the office of: COMMON WEALTH LAND TITLE COMPANY, 4400 MACARTHUR BLVD, SUITE 800, NEWPORT BEACH, CA 92260. This bulk sale is subject to California Uniform Commercial

Legal Notices-CAL
 Code Section 6106.2. If so subject, the name and address of the person with who claims

CITY OF LEMON GROVE CITY COUNCIL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lemon Grove will hold a Public Hearing to consider a resolution to adopt the Five-Year TransNet Local Street and Road Program of Projects (Regional Transportation Improvement Program) for Fiscal Years 2026-2027 through 2030-2031.

DATE OF MEETING: Tuesday, June 16, 2026
 TIME OF MEETING: 6:00 p.m.
 LOCATION OF MEETING: Lemon Grove Community Center, 3146 School Lane, Lemon Grove, CA 91945
 PROJECT NAME: 2027 Regional Transportation Improvement Program
 STAFF: Izzy Murguia, Public Works Director
 EMAIL: imurguia@lemongrove.ca.gov
 PHONE NUMBER: (619) 825-3810

ANY INTERESTED PERSON may review the staff report and obtain additional information by visiting the City's website at www.lemongrove.ca.gov or contacting the staff member listed above. If you wish to express concerns in favor or against the above, you may submit your public comments in writing to the City Clerk at jpablo@lemongrove.ca.gov.

In compliance with the Americans with Disabilities Act (ADA), The City will provide special accommodations for persons who require assistance to access, attend and/or participate in meetings. If you require such assistance, please contact the City Clerk at (619) 825-3841 at least five days prior to the scheduled hearing.

Joel Pablo, City Clerk, City of Lemon Grove
 Published in the East Californian on June 5, 2026
East County Californian 6/5/2026-164150

NOTICE OF PUBLIC HEARING BOARD OF DIRECTORS LAKESIDE FIRE PROTECTION DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors of the Lakeside Fire Protection District will conduct a public hearing to consider the following matter:

Levying and collection of assessment charges for both the CSA 69 and the CSA 69 Reorganization Boundary. These assessments provide enhanced advanced life support ambulance transport services within the boundary of CSA 69 and the CSA 69 Reorganization Boundary. The parcels contained within each service area boundary have annual assessment charges levied against them. 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 charges are assessed and included on the Property Tax bill for each affected parcel and are collected and transferred to CSA 69 and the CSA 69 Reorganization Boundary, which now will be collected and transferred, in part, to the Lakeside Fire Protection District on the same schedule as the normal property tax payments. The Public Hearing shall be conducted for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2026-27 CSA 69 and the CSA 69 Reorganization Boundary charges on the part of the Lakeside Fire Protection District. On file with the Lakeside Fire Protection District is a copy of specific parcels and charges of CSA 69 and CSA 96 Reorganization Boundary Service Areas elucidating the number of parcels being levied and the amount of the proposed charges.

HEARING INFORMATION
Date and Time: June 23, 2026 at 5:30 p.m.
Location: 12216 Lakeside Avenue, Lakeside, CA 92040

Public Testimony:
In-Person: Interested persons wishing to express their views on the matter described above will be given an opportunity to do so at the public hearing.
Written Comments: Written comments or protests may be mailed or submitted to the Board Clerk of the Lakeside Fire Protection District at any time before the conclusion of the Public Hearing at 12216 Lakeside Avenue, Lakeside, CA 92040. Comments must be received by the Board Clerk before the close of the public hearing.
East County Californian 6/5/2026-162970

Legal Notices-CAL
 4400 MACARTHUR BLVD, SUITE 800, NEWPORT BEACH, CA 92260, and the last date for filing claims by shall be JUNE 22,

NOTICE AND SUMMARY OF ORDINANCE 26-04

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 23 (APN 504-021-28-00) INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1

Notice is hereby given that on June 10, 2026, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of proposed Ordinance 26-04 (the "Ordinance") authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation 23 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1").

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

Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.
 /s/ Shayna Rians, Board Clerk 6/5/2026
East County Californian 6/5/2026-163844

NOTICE AND SUMMARY OF ORDINANCE 26-03

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 22 (APN 484-051-15-00) INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1

Notice is hereby given that on June 10, 2026, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of proposed Ordinance 26-03 (the "Ordinance") authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation 22 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1").

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

Please note that the above is simply a summary of the Ordinance. To obtain a full understanding of the Ordinance it should be read in its entirety. A copy of the full text of the Ordinance is posted in the Board Clerk's office at 2850 Via Orange Way, Spring Valley, CA 91978.
 /s/ Shayna Rians, Board Clerk 6/5/2026
East County Californian 6/5/2026-163843

Legal Notices-CAL
 2026, which is the business day before the sale date specified above.
 Dated: 5/15/2026
 EL CAJON 822 INC., A

LIEN SALE

On 06/17/2026 at 3885 MAIN ST. CHULA VISTA, CA a Lien Sale will be held on a 1991 IN TL VIN : 1HTSCNDM9MH33451 6 STATE: CA LIC: 7H40073 at 10:00 AM
East County Californian 6/5/2026-164079

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. Shanel Perkins; Jahirra Harrison; Carlos Salazar; Michael Esquivel; Denise Covert; Brian Johnson; Charles Morales; Deborah Poole; Deja Tyler; Marquis D Williams; Diana Laura de la Cruz Olvera; Diego Gonzales; Adela Gutierrez. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.
East County Californian 6/5,12/2026-163891

NOTICE TO CREDITORS OF BULK SALE (UCC 6104 ET SEQ)

Escrow No. 932603966
 NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below.
 The names and business addresses of the seller are: HOTCAKES NO. 11, INC., A CALIFORNIA CORPORATION, 8747 BROADWAY, LA MESA, CA 91941
 The location in California of the chief executive office of the seller(s) is: 4510 E. PACIFIC COAST HWY #290, LONG BEACH, CA 90804
 As listed by the seller, all other business names and addresses used by the seller within three (3) years before the date such list was sent or delivered to the buyer are: NONE
 The names and addresses of the buyer are: LA MESA 825 INC., A CALIFORNIA CORPORATION, 8306 WILSHIRE BL. #5009, BEVERLY HILLS, CA 90211
 The assets to be sold are described in general as: ALL FRANCHISE AGREEMENT, ASSIGNMENTS OF THIRD PARTY LEASES, ALL TANGIBLE PERSONAL PROPERTY, ALL OTHER ASSUMED CONTRACTS, ALL INVENTORIES ON HAND, ALL ASSUMED CONTRACT REFUNDS, ALL REBATES, ALL PERMITS-TO THE EX-

Legal Notices-CAL
 CALIFORNIA CORPORATION, BUYER 5243186-PP ECC 6/5/26
East County Californian 6/5/2026-164138

LIEN SALE

On 06/17/2026 at 3885 MAIN ST. CHULA VISTA, CA a Lien Sale will be held on a 1991 IN TL VIN : 1HTSCNDM9MH33451 6 STATE: CA LIC: 7H40073 at 10:00 AM
East County Californian 6/5/2026-164079

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. Shanel Perkins; Jahirra Harrison; Carlos Salazar; Michael Esquivel; Denise Covert; Brian Johnson; Charles Morales; Deborah Poole; Deja Tyler; Marquis D Williams; Diana Laura de la Cruz Olvera; Diego Gonzales; Adela Gutierrez. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.
East County Californian 6/5,12/2026-163891

NOTICE TO CREDITORS OF BULK SALE (UCC 6104 ET SEQ)

Escrow No. 932603966
 NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below.
 The names and business addresses of the seller are: HOTCAKES NO. 11, INC., A CALIFORNIA CORPORATION, 8747 BROADWAY, LA MESA, CA 91941
 The location in California of the chief executive office of the seller(s) is: 4510 E. PACIFIC COAST HWY #290, LONG BEACH, CA 90804
 As listed by the seller, all other business names and addresses used by the seller within three (3) years before the date such list was sent or delivered to the buyer are: NONE
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Legal Notices-CAL
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East County Californian 6/5/2026-164138

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Legal Notices-CAL
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East County Californian 6/5/2026-164138

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East County Californian 6/5,12/2026-163891

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Joel Pablo, City Clerk, City of Lemon Grove
 Published in the East Californian on June 5, 2026
East County Californian 6/5/2026-164150

NOTICE OF PUBLIC HEARING BOARD OF DIRECTORS LAKESIDE FIRE PROTECTION DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Directors of the Lakeside Fire Protection District will conduct a public hearing to consider the following matter:

Levying and collection of assessment charges for both the CSA 69 and the CSA 69 Reorganization Boundary. These assessments provide enhanced advanced life support ambulance transport services within the boundary of CSA 69 and the CSA 69 Reorganization Boundary. The parcels contained within each service area boundary have annual assessment charges levied against them. 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 charges are assessed and included on the Property Tax bill for each affected parcel and are collected and transferred to CSA 69 and the CSA 69 Reorganization Boundary, which now will be collected and transferred, in part, to the Lakeside Fire Protection District on the same schedule as the normal property tax payments. The Public Hearing shall be conducted for the purpose of allowing public testimony regarding the enactment of the continuation and receipt of proposed Fiscal Year 2026-27 CSA 69 and the CSA 69 Reorganization Boundary charges on the part of the Lakeside Fire Protection District. On file with the Lakeside Fire Protection District is a copy of specific parcels and charges of CSA 69 and CSA 96 Reorganization Boundary Service Areas elucidating the number of parcels being levied and the amount of the proposed charges.

HEARING INFORMATION
Date and Time: June 23, 2026 at 5:30 p.m.
Location: 12216 Lakeside Avenue, Lakeside, CA 92040

Public Testimony:
In-Person: Interested persons wishing to express their views on the matter described above will be given an opportunity to do so at the public hearing.
Written Comments: Written comments or protests may be mailed or submitted to the Board Clerk of the Lakeside Fire Protection District at any time before the conclusion of the Public Hearing at 12216 Lakeside Avenue, Lakeside, CA 92040. Comments must be received by the Board Clerk before the close of the public hearing.
East County Californian 6/5/2026-162970

Joel Pablo, City Clerk, City of Lemon Grove
 Published in the East Californian on June 5, 2026
East County Californian 6/5/2026-164150

NOTICE AND SUMMARY OF ORDINANCE 26-04

AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT AUTHORIZING THE LEVY OF SPECIAL TAXES IN A COMMUNITY FACILITIES DISTRICT, INCLUDING CERTAIN ANNEXATION TERRITORY IDENTIFIED AS ANNEXATION 23 (APN 504-021-28-00) INTO SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT COMMUNITY FACILITIES DISTRICT 2022-1

Notice is hereby given that on June 10, 2026, the Board of Directors of the San Miguel Consolidated Fire Protection District (the "District") will consider adoption of proposed Ordinance 26-04 (the "Ordinance") authorizing the levy of special taxes in a community facilities district, including certain annexation territory identified as Annexation 23 into the San Miguel Consolidated Fire Protection District, Community Facilities District 2022-1, County of San Diego, State of California ("CFD 2022-1").

Legal Notices-CAL

TENT ASSIGNABLE, ALL GOODWILL, ALL INTANGIBLES, ALL PETTY CASH and are located at: 8747 BROADWAY, LA MESA, CA 91941. The business name used by the seller at that location is IHOP

Legal Notices-CAL

#825
The anticipated date of the bulk sale is JUNE 23, 2026 at the office of: COMMON-WEALTH LAND TITLE COMPANY, 4400 MACARTHUR BLVD, SUITE 800, NEW-

Legal Notices-CAL

PORT BEACH, CA 92260. This bulk sale is subject to California Uniform Commercial Code Section 6106.2. If so subject, the name and address of the person with who claims may be filed is: GRACE KIM, COM-

Legal Notices-CAL**NOTICE OF SALE**

The following is/are to be lien sold by Western Towing on June 10, 2026 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am YEAR/MAKE/MODEL: 2017 BMW 530 I VIN: WBAJA5C33HG893883 PLATE: 9KWK423, CA
East County Californian 6/05/2026 -163852

Legal Notices-CAL

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 ("SLEMSA") 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 SLEMSA'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

Legal Notices-CAL

MONWEALTH LAND TITLE COMPANY, 4400 MACARTHUR BLVD, SUITE 800, NEWPORT BEACH, CA 92260, and the last date for filing claims by shall be JUNE 22, 2026, which is the business day before the

Legal Notices-CAL

sale date specified above.
Dated: 5/15/2026
LA MESA 825 INC., A CALIFORNIA CORPORATION, BUYER 5245520-PP LA MESA FORUM 6/5/26
ECC/La Mesa Forum 6/5/2026-164140

Legal Notices-CAL

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

NOTICE OF PUBLIC SALE:

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 10756 Jamacha Blvd. Spring Valley, California 91978 to satisfy a lien on June 12th 2026 at approx. 2:00 PM at www.storage-treasures.com: Sheila White
East County Californian 5/29,6/5/2026 163763

Legal Notices-CAL

S U M M O N 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 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 AVOCADO 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

CITY OF LEMON GROVE

NOTICE OF CITY COUNCIL PUBLIC HEARING AND FULL TEXT OF RESOLUTION NUMBER 2026-4176, which was passed, adopted and approved at the regular City Council meeting of May 19, 2026.

RESOLUTION NO. 2026-4176 entitled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, COUNTY OF SAN DIEGO, CALIFORNIA DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026/2027 IN WILDFLOWER LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 97-1; DECLARING THE WORK TO BE OF MORE SPECIAL THAN GENERAL PUBLIC BENEFIT; SPECIFYING THE EXTERIOR BOUNDARIES OF THE AREAS WITHIN WILDFLOWER LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 97-1 ("DISTRICT") TO BE ASSESSED THE COST AND EXPENSE THEREOF; DESIGNATING SAID DISTRICT AS WILDFLOWER LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT NO. 97-1, DETERMINING THAT THESE PROCEEDINGS SHALL BE TAKEN PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972; AND OFFERING A TIME AND PLACE FOR THE PUBLIC HEARING."

WHEREAS, it is the intention of the City Council of the City of Lemon Grove, California, to order the following work be done:

1. Maintenance and servicing of facilities and landscaping as authorized by Section 22525 of the Streets and Highways Code.

2. Any and all work and materials appurtenant thereto or which are necessary or convenient for the maintenance and servicing thereof; and

WHEREAS, the foregoing described work is to be located along the east side of Gold Lake Road, between Mt. Vernon Avenue and Green Lake Court; on the west side of Gold Lake Road between lots 12 and 28; and along the trail from the intersection of Gold Lake Road and Green Lake Court north to San Miguel Avenue, a distance of approximately 340 feet; and

WHEREAS, all assessable parcels identified as being within the District, share in both the cost and the benefits of the improvements. The costs associated with the improvements are equitably spread among all benefiting parcels within the District. Only parcels that receive direct special benefit from the improvements are assessed, and each parcel is assessed in proportion to the estimated special benefit received; and

WHEREAS, the landscape improvements provided in the District may include but are not limited to: ground cover, shrubs, trees and plants; irrigation and drainage systems; and associated appurtenant facilities. The improvements include: all necessary service; operation; administration; and maintenance required to keep the above-mentioned improvements in a healthy, vigorous, and satisfactory condition.

WHEREAS, the City Council of said City has, by previous Resolution, preliminarily approved the Engineer's Report ("Report") of the Engineer of Work, which Report indicates the amount of the proposed assessment, the District boundary, including the annexation territories, detailed description of improvements, and the method of assessment. The Report titled "City of Lemon Grove, Wildflower Landscape Maintenance Assessment District No. 97-1, Engineer's Report Fiscal Year 2026/2027" is on file in the Office of the City Clerk of said City and was prepared for fiscal year 2026/2027 in accordance with the Act. Reference to said report is hereby made for all particulars for the amount and extent of the assessments and for the extent of the work; and

WHEREAS, in order to maintain the facilities at a standard acceptable to the City, the assessments within the District will need to be levied for fiscal year 2026/2027; and

WHEREAS, Proposition 218, the Right to Vote On Taxes Act does hereby require that if the assessment rate is to be increased above the maximum cap of \$335.00, a notice of the proposed assessment along with a ballot shall be mailed to all owners of identified parcels within the District, and that the agency shall conduct a public hearing not less than 45 days after the mailing of said notice; and

WHEREAS, the maximum assessments for fiscal year 2026/2027 are not proposed to be increased above the maximum cap of \$335.00; and

WHEREAS, notices and assessment ballots are not required if assessments are not increased above the approved maximum assessment amount of \$335.00; and

WHEREAS, the assessment shall be collected at the time and in the same manner as County taxes are collected. The Engineer of Work shall file a Report annually with the City Council of said City and said Council will annually conduct a hearing upon said Report, at which time assessments for the next fiscal year will be determined; and

WHEREAS, all the work herein proposed shall be done and carried through pursuant to the Act, being Division 15 of the Streets and Highways Code of the State of California; and

WHEREAS, published notice shall be made pursuant to Section 6061 of the Government Code. The publication of notice of hearing shall be completed at least 10 days prior to the date of hearing; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Lemon Grove that:

1. The foregoing recitals are true and correct and incorporated herein by this reference.

2. Notice of Public Hearing is hereby given that on the **16th day of June 2026** at the hour of 6:00 p.m., or as soon thereafter as possible, in the Lemon Grove Community Center 3146 School Lane, in the said City, any and all persons having any objections to the work, annexations, or the extent of the District, may appear and show cause why said work should not be done or carried out in accordance with this Resolution of Intention. The City Council will consider all oral and written protests; and

3. The City Clerk shall certify the adoption of this Resolution.

APPROVED, PASSED AND ADOPTED this 19th of May 2026 by the following vote:

Ayes: **Altamirano, Heredia, Mendoza, Smith, Snow**

Noes: None

Abstain: None

Absent None

/s/: Joel Pablo, City Clerk

If you have special needs requiring assistance at the meeting, please call the City Clerk's Office at (619) 825-2841 at least 24 hours prior to the meeting so that accommodations can be arranged. Published in the East Californian, Friday, June 5, 2026. Order No.

East County Californian 6/5/2026-164149

Legal Notices-CAL

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.su-corte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentados por imponer un gravamen sobre cualquier recuperacion de \$10,000 o mas de valor recibida mediante un acuerdo o una concesion 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 NATIONAL 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. Drake, 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/El Cajon Eagle 5/22,29,6/5,12/2026-163381

T.S. No. 144501-CA APN: 383-141-08-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 2/13/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/15/2026 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/25/2025 as Instrument No. 2025-0048445 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA

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executed by: HAZEL SHEFFER, A WIDOW WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 9156 WILLOWGROVE AVENUE, SANTEE, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$70,657.99 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding

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at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 144501-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file

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number assigned to this case 144501-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Santee Star 5/22,29,6/5/2026-163399**

T.S. No. 135522-CA APN: 488-152-22-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/18/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/22/2026 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/20/2020 as Instrument No. 2020-0389369 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: SEAN ROBERT RYAN, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCUR-

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ATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 138 W DOUGLAS AVE, EL CAJON, CA 92020 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$487,493.30 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the

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property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 135522-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 135522-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. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **East County Californian 5/22,29,6/5/2026-163445**

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NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000010712529 Title Order No.: 260032061 FHA/VA/PMI No.: NO CASE NUMBER YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/16/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/20/2024 as Instrument No. 2024-0351799 of official records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA. EXECUTED BY: MICHAEL CARL BROWN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 06/26/2026 TIME OF SALE: 9:00 AM PLACE OF SALE: Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 545 OSAGE ST, SPRING VALLEY, CALIFORNIA 91977 APN#: 583-602-05-00 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the 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 \$359,711.83. The beneficiary under said Deed of Trust heretofore

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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. NOTICE TO 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000010712529. 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

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auCTION pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BD FGROU P.COM using the file number assigned to this case 00000010712529 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243 WWW.SALES.BD FGROU P.COM BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER AND WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 CA Debt Collection License No. 11709-99 Dated: 05/14/2026 A-4874689 05/22/2026, 0 5 / 2 9 / 2 0 2 6 , 0 6 / 0 5 / 2 0 2 6

ECC/EI Cajon Eagle 5/22, 29, 6/5/2026-163653

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, cash-

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ier'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. 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 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 owner-

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ship of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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 a trustee before a trustee's deed 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#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 Web

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site. 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. 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 Amanda 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.: 2772662 CAD Trustee Sale No.: 88730 Loan No.: 399549264 APN: 504-302-59-11 NOTICE OF TRUSTEE'S SALE YOU ARE IN

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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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/22/2026 at 10:30 AM, CALIFORNIA TRUST SPECIALISTS, AS TRUSTEE as the duly appointed 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" 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 in-

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crease 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 of 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 TRUST 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 TRUST 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, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "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 re-

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garding 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>. 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 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 "eli-

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gible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure in compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided to the trustee by the lender 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 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 MODULE IN WHICH 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 CONDMINIUM PLAN FOR SANDSTONE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY,

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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 ASSOCIATION 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

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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 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

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

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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 of 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 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

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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 deed of trust on the property. "Please be advised that the 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/rre-faqs#D5> NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the

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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 THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances,

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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 incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR

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PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this Internet Web site <https://prestigeopstandpub.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 ten-

ant 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://prestigeopstandpub.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 trustee'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/rre-faqs#D5> 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://prestigeopstandpub.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**