

Legal Notices-CAL

Legal Notices-CAL

NOTICE OF SALE

The following is/are to be lien sold by Western Towing on September 16, 2026 @ 915 BAILEY CT SAN MARCOS CA 92069 at 10:00am
YEAR/MAKE/MODEL: 2018 FORD EXPLORER
VIN: 1FM5K7D84JGA36058
PLATE: 8CMR546, CA
YEAR/MAKE/MODEL: 2019 NISSAN PATHFINDER
VIN: 5N1DR2MNXKC612549
PLATE: 8JOP256, CA
East County Californian 9/11/2026 -166451

CITY OF LEMON GROVE
NOTICE OF ADOPTION OF
ORDINANCE NO. 475

NOTICE IS HEREBY GIVEN that at its regular meeting held on Tuesday, September 1, 2026, the City Council of the City of Lemon Grove adopted the following Ordinance, the second reading of which was conducted by title only:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LEMON GROVE, CALIFORNIA, ADDING CHAPTER 18.52 ("JUST CAUSE EVICTION") TO TITLE 18 ("CITY-WIDE REGULATIONS") OF THE LEMON GROVE MUNICIPAL CODE, PROHIBITING THE TERMINATION OF CERTAIN RESIDENTIAL TENANCIES WITHOUT "JUST CAUSE" IN THE CITY OF LEMON GROVE."

The Ordinance shall take effect thirty (30) days after its adoption, on October 1, 2026, except for those portions of the Ordinance that will not become effective until January 1, 2027, including, but not limited to, the requirement to file copies of no-fault termination notices with the City and the requirement that landlords provide notice to tenants of the existence of this Ordinance and the Tenant Protection Act of 2019 upon inception of a lease and upon termination of a lease.

The Ordinance was adopted by the following vote, to wit:

AYES: Heredia, Altamirano, Smith
NOES: Snow, Mendoza
ABSENT: None
ABSTAIN: None

A certified copy of the full text of the adopted Ordinance is available for public inspection at the City Clerk's Office at 3232 Main Street, Lemon Grove, CA 91945 during regular business hours. The full text is also available on the City's website at <https://www.lemongrove.ca.gov/our-government/city-clerk-s-office/city-council-meeting-info/meeting-agenda-archive/> and in the agenda packet for the September 1, 2026 City Council meeting. Copies may be obtained from the City Clerk at the address above, by telephone at (619) 825-3841 or by e-mail at jpablo@lemongrove.ca.gov.

Joel G. Pablo, City Clerk
City of Lemon Grove
East County Californian 9/11/2026-166786

NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on September 24, 2026.

Call # Year Make Model Color VIN License # State Engine No.#
3417404 2021 Kia Forte Red 3KPF24ADXME395539 9NSF461 CA
Vehicles Location: 123 35th St, San Diego, CA 92102
3417077 2018 Nissan Kicks White 3N1CP5CU4JL543976 YHY242 GA
Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120
3415947 2019 Mazda CX-5 Black JM3KFABM8K0643638 9PJU633 CA
Vehicles Location: 1357 Pioneer Way, El Cajon, CA 92020
3415928 2014 Ford Mustang Red 1ZVBP8EM8E5205488 6ZHF887 CA
3416181 2017 Honda Civic Grey 19XFC2F53HE014106 9MRY675 CA
Vehicles Location: 5180 Mercury Pt, San Diego, CA 92111
3417323 2023 Kia Forte Grey 3KPF24AD0PE621754 NONE
Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911
3415509 2017 Dodge Charger Grey 2C3CDXJG3HH644853 UNM42467 NM
3417186 2017 Chevrolet Traverse White 1GNKRHKD8HJ107582 7UFH206 CA
3425059 2024 Nissan Rogue Black 5N1BT3BA1RC700771 NONE
Vehicles Location: 3333 National Ave, San Diego, CA 92113
3416016 2017 Porsche Panamera White WP0AB2A78HL123139 9KEY386 CA
3416033 2018 Acura TLX White 19UUB1F58JA004783 7ZOC594 CA
3416174 2018 Nissan Sentra Silver 3N1AB7AP5JY257426 NONE
3417234 2020 BMW M340i Grey WBA5U7C09LFH32949 9EQU727 CA
Vehicles Location: 3801 Hicock St, San Diego CA 92110
3417538 2016 Honda Civic Grey 19XFC2F57GE201458 7THK211 CA
Vehicles Location: 110 N Hale Ave, Escondido, CA 92029
EC Californian 9/11/2026-166748

For all your legal advertising
please contact Melody at
(619) 441-1440 or
legals@eccalifornian.com

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NOTICE OF LIEN SALE

Notice is hereby given that the undersigned will sell at public online auction pursuant to Division 8, Chapter 10 of the California Business and Professions Code commencing with Section 21700 the following miscellaneous personal property to-wit identified by tenant name and storage unit number. Richard Smith unit 69 Emily Norris unit 181 Charles Helton

This sale will be competitive bidding on the 16th day of September 2026 at 9AM on the website [Storageauctions.com](https://www.storageauctions.com). The property is stored at location, which is located at 13623 Hwy 8 Business, El Cajon, Ca 92021

County of San Diego State of California. The landlord reserves the right to bid at the sale. Purchases must be made with cash and paid for at the time of purchase. All purchased goods are sold "as-is" and must be removed at time of sale. This sale is subject to prior cancellation in the event of settlement between landlord and obligated party. Auctioneer: [Storageauctions.com](https://www.storageauctions.com)
9/4/26
CNS-4075887#

For all your legal
advertising needs
please contact
Melody at
(619)
441-1440
or
legals@
eccalifornian.com

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NOTICE OF SALE

The following is/are to be lien sold by Western Towing on September 15, 2026 @ 6990 MISION GORGE RD SAN DIEGO CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2017 ALFA ROMEO GIULIA
VIN: ZARFAEBNXXH7540039
PLATE: 9EBH944, CA
East County Californian 9/11/2026 -166450

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PUBLIC NOTICE

City of Santee
NOTICE OF AVAILABILITY: PROGRAM YEAR 2025 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Notice is hereby given that the City of Santee (City), has prepared the Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year 2025 (July 2025 to June 2026). As a recipient of federal Community Development Block Grant (CDBG) funds, a CAPER is prepared on a yearly basis that describes the City's progress completing projects funded with CDBG monies during the Program Year 2025.

The CAPER will be available for public review and comment starting on Monday, September 14, 2026, and ending on Monday, September 28, 2026. The document can be found on the City's website at <https://www.cityofsanteeca.gov/departments/planning-building/cdbg> as well as at Department of Planning & Building, City of Santee, 10601 Magnolia Ave, Building 4, Santee, CA 92071, between the hours of 8:00 a.m. to 5:00 p.m. Monday through Thursday, and 8:00 a.m. to 1:00 p.m. on Fridays.

Public comments must be submitted for consideration before September 28th, 2026 at 5pm Pacific time. Please submit written comments by mail or email to: Kevin Mackey, Senior Management Analyst, at City of Santee, 10601 Magnolia Avenue, Santee, CA 92071 or kmackey@cityofsanteeca.gov. If you have any questions regarding the CAPER, please call Kevin Mackey at (619) 258-4100, ext. 221.

East County Californian 9/11/2026-166773

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OTAY WATER DISTRICT
IF YOU'VE DONE BUSINESS WITH THE OTAY
WATER DISTRICT IN THE PAST...
You may be entitled to get money back!
NOTICE OF UNCLAIMED MONEY

Notice is hereby given by the Otay Water District (District) that money, not property of the District, now on deposit, which has remained unclaimed for more than three years, will become the property of the District unless a claim is filed by October 23, 2026. A party of interest may file a claim with grounds of which the claim is founded. The claim form is available at otaywater.gov/unclaimed-monies. For more information, call finance at 619-670-2246 or visit the District at 2554 Sweetwater Springs Blvd., Spring Valley, CA 91978 no later than October 27, 2026.

Water Services
Fund Number 215108

Payee/Business Name Amount

AARON LEAVITT	24.76
ANGELINA AMADOR	27.90
BRITNEY KENNEY	28.22
DELMER HOFILENA	78.54
DENNIS SHANNON	59.46
DONALD FOX	69.66
ELIZABETH SARA CASTRO MARTINEZ	49.61
FELIX ROJAS	16.43
GERTUDE MENTZER	50.00
GERTUDE MENTZER	50.00
GINA MARIA ZIVELONGHI	30.72
JANA ANDRADE	78.18
JESUS GUZMAN	76.40
JORGE MAYO	29.66
JOSE ALBERTO ROMO	45.72
LONNIE BUSSELL	21.32
LUIS FUENTES	872.22
MAHARLIKA DE ARCE	37.18
NIKI MONTGOMERY	19.98
OSCAR M DELGADO	89.28
PAULETTE BACLING	67.25
ROBERT HERNANDEZ	46.54
ROBERT PIMENTAL	81.65
SAMANTHA CHAVEZ	44.49
SAN DIEGO CARBURATOR	400.00
STEPHAN HOFFMANN	100.00
XOCHITL GRACES	100.00
ZACHERY HUCKABY	55.02

East County Californian 9/4,11/2026-166189

Legal Notices-CAL

ECC/EI Cajon Eagle
9/11/2026-166664

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 9/23/2026 at 12:30 PM. Krystle Bartsch; Andre Calhoun; Sherrie Musselman; Tracy Birdine; Diego Gonzales; Adela Gutierrez; Shereena Flood; James Herrera; Priscilla Latonya Parker; Randolph Tyler-Morgan; Darryl Johnson; Dyllyn Kinder; Juan Zavaleta Alvarado. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

East County Californian 9/4,11/2026-166336

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the Business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockvill RV & Self Storage 10775 Rockvill St, Santee, CA 92071 will sell by competitive bidding on or after 9-26-2026, 11:00 a.m. Auction to be held online at www.bid13.com. Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:

Unit #G1217 Ellis, Donovan Wesley
Unit #G1018 Wilson, Steven
Unit #F627 Melendez, William Junior
Unit #F539 Stanley, Lavonne Maria
Unit #E398 Amparan, Matthew
Unit #E206 Lerma, Nicholas
9/11/26
CNS-4076293#
SANTEE STAR

Legal Notices-CAL

ECC/EI Cajon Eagle
9/11/2026-166669

FICTITIOUS
BUSINESS NAME
STATEMENT NO.
2026-9018745

Discflo Pumps Located at 10850 Hartley Road, Santee, CA 92071. This business is registered by the following: Discflo Pumps, 10850 Hartley Road, Santee, CA 92071. This business is conducted by: Corporation The first day of business was: 12/02/1981 Signature: Xochitl Ruiz, President & CEO

Statement filed with the Recorder/County Clerk of San Diego County on: 08/27/2026

EC Californian 9/11,18,25,10/1/2026 -166635

NOTICE OF PUBLIC
LIEN SALE

Pursuant to the California Self-Storage Facility Act, (B&P Code 21700et. seq.), the undersigned will sell at public auction, on **September 23, 2026** personal property located at:

A-AMERICAN SELF STORAGE @ 12:00 P. M. 1151 Greenfield Drive El Cajon, CA, 92021 by [Storageauctions.com](https://www.storageauctions.com)

STORED BY THE FOLLOWING PERSONS:

Shanae Sowell
Siapo Satofaigo
Michele Eberhart
Victor Arguello
Cassandra Eastgate
William Gonzalez
Kelton Lindsey
Aaron Seay
Andrew Sanchez
Gerald Lauder milk (2)
Julie Franco
Sakura Brown

ALL sales are subject to prior cancellation. Terms, rules and regulation available at sale. By A-American Storage Management Co. Inc. (310) 914-4022

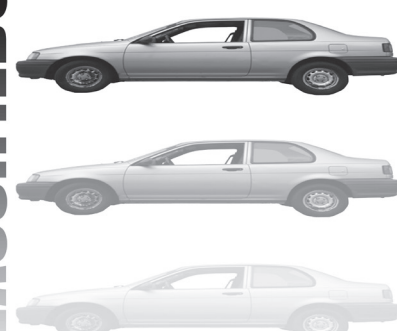
EC Californian 9/11/2026-166691

Legal Notices-CAL

AMENDED NOTICE
OF PUBLIC SALE
NOTICE IS HEREBY
GIVEN pursuant to
California Civil Code
Section 798.56a and
California

Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by BAYVIEW MOBILE HOME PARK (Warehousman) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check, in lawful money of the United States, made payable to BAYVIEW MOBILE HOME PARK (payable at time of sale). Said sale to be without covenant or warranty as to possession, financing, title, encumbrances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as follows (the "Property"): Year/Mobilehome: 1970 ARLINGTON Decal Number: AAC6632 Serial Number: S0395U S0395X The current location of the subject Property is: Bayview Mobile Home Park, 2003 Bayview Heights Dr., Space 215, San Diego, CA 92105. The sale will be held as follows: Date: September 28, 2026 Time: 10:30 a.m. Place: East County Regional Center Entrance by the Statue 250 E. Main Street El Cajon, CA 92020 The public auction will be made to satisfy the lien for storage of the Property that was deposited by FREDDIE L GAINES and SUSAN J GAINES with BAYVIEW MOBILE HOME PARK. Upon purchase of the mobilehome, the purchaser must remove the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of \$50.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this Property including storage charges, estimated costs, expenses, and advances as of the date of the public sale is \$37,356.88. The auction will be made for the purpose of satisfying the lien on the

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THE EAST COUNTY CALIFORNIAN
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Property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. DATED: September 2, 2026 GREGORY BEAM & ASSOCIATES, INC. By Gregory Beam Authorized Agent for Bayview Mobile Home Park (TS# 2672-021 SDI-38235) East County Californian 9/4,11/2026-166039 T.S. No.: 26-18922 Loan No.: **7522 APN: 484-321-02-07 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/8/2024. 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, 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: HAYLEE BRIANNE THIEL, A SINGLE WOMAN AND SUSAN CAROL THIEL, A SINGLE WOMAN, AS JOINT TENANTS Duly Appointed Trustee: Prestige Default Services, LLC Recorded 5/9/2024 as Instrument No. 2024-0117322 of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 9/21/2026 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: \$513,797.45 Street Address or other common designation of real property: 792 N MOLLISON AVE #7 EJ CAJON, California 92021 A.P.N.: 484-321-02-07 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (949) 776-4697 or visit this Internet Website https://prestigepostand	pub.com, using the file number assigned to this case 26-18922. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (949) 776-4697, or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 26-18922 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: 8/18/2026 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (949) 776-4697 Perla Vega, Foreclosure Coordinator PPP #26-008983 East County Californian 8/28,9/4,11/2026-166214 NOTICE OF TRUSTEE'S SALE T.S. No.: 26-0058 Loan No.: *****958 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/12/2013 AND MORE FULLY DESCRIBED BELOW. 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 payable at the time of sale in lawful money of the United States (payable to Attorney Lender Services, Inc.) 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: SOSTENES C. GAMBOA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Trustee: ATTORNEY LENDER SERVICES, INC. Recorded 12/18/2013 as Instrument No. 2013-0725255 in book --, at Page -- of Official Records in the office of the Recorder of SAN DIEGO County, California, Date of Sale: 09/21/2026 at 10:00AM Place of Sale: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 Estimated amount of unpaid balance and other charges: \$197,159.26 estimated - as of date of first publication of this Notice of Sale The purported property address is: 8918 GOLF DRIVE SPRING VALLEY, CA 91977 A.P.N.: 499-373-23-00 The undersigned Trustee disclaims any liability for any incorrectness of the property 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You	will be bidding on a lien, not 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. If the sale occurs after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 26-0058. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to	Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 26-0058 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: 08/17/2026 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY 5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. NPP0493304 To: SANTEE STAR 0 8 / 2 8 / 2 0 2 6 , 0 9 / 1 4 / 2 0 2 6 ECC/Santee Star 8/28,9/4,11/2026-166324 NOTICE OF TRUSTEE'S SALE TS No. CA-26-1034614-NJ Order No.: DEF-653782 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/25/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, 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 to the Financial Code and authorized to do business in this state, will	be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Charulata Bhatt, an unmarried woman Recorded: 8/30/2022 as Instrument No. 2022-0347392 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 10/2/2026 at 09:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$818,271.66 The purported property address is: 4140 HURLEY DR, LA MESA, CA 91941 Assessor's Parcel No. : 475-522-06-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the	property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-26-1034614-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-26-1034614-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the

Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	
California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-26-1034614-NJ and call (866) 645-7711 or login to: http://www.qualityloan.com. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary'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 holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-26-1034614-NJ IDSPub #0316844 9/4/2026 9/11/2026 9/18/2026 ECC/La Mesa Forum 9/4,11,18/2026-166331	NOTICE OF TRUSTEE'S SALE TS No. CA-26-1052079-NJ Order No.: FIN-26010743 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/14/2024. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): 50 Town Center, LLC, a California limited liability company Recorded: 2/7/2025 as Instrument No. 2025-0032113 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 9/28/2026 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: \$3,120,043.46 The purported property address is: 50 Town Center Parkway, Santee, CA 92071 Assessor's Parcel No.: 381-041-03-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bid-	ding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-26-1052079-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-645-7711, or	visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-26-1052079-NJ 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#D_5 Date: 8-24-2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or https://prestigepostandpub.com/ for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist PPP #26-009300 East County Californian 9/4,11,18/2026-166355	against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary'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 holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-26-1052079-NJ IDSPub #0316854 9/4/2026 9/11/2026 9/18/2026 ECC/Santee Star 9/4,11,18/2026-166354	T.S. No.: 26-40392 A.P.N.: 606-141-09-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/1/2024. 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, 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: James Joseph Collins, a married man as his sole and separate property Duly Appointed Trustee: Vylla Solutions, LLC Recorded 8/13/2024 as Instrument No. 2024-0214423 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: 9/28/2026 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: \$545,605.61 (Estimated) Street Address or other common designation of real property: 2378 BUCKMAN SPRINGS ROAD CAMPO, CA 91906 A.P.N.: 606-141-09-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. 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 Mortgagor, 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 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://prestigepostandpub.com, using the file number assigned to this case 26-40392. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the	trustee sale, you can call (949) 776-4697, or visit this internet website https://prestigepostandpub.com, using the file number assigned to this case 26-40392 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#D_5 Date: 8-24-2026 Vylla Solutions, LLC 500 N. State College Blvd., Suite 1030 Orange, CA 92868 Automated Sale Information: (949) 776-4697 or https://prestigepostandpub.com/ for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist PPP #26-009300 East County Californian 9/4,11,18/2026-166355
							APN: 198-262-12-00 , 198-262-13-00 TS No: CA14000005-26-1 TO No: 260091423-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU	

Legal Notices-CAL

ARE IN DEFAULT UNDER A DEED OF TRUST DATED June 23, 2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 2, 2026 at 09:00 AM, Entrance of the East County Regional Center, East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on June 27, 2017 as Instrument No. 2017-0290270, of official records in the Office of the Recorder of San Diego County, California, executed by ROBERTO SANSON AND JESSICA SANSON, HUSBAND AND WIFE, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LENDUSA, LLC DBA RPM MORTGAGE as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3278 FRYING PAN, BORREGO SPRINGS, CA 92004 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$127,427.79 (Estimated). However, prepayment premiums, accrued interest and

Legal Notices-CAL

advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, 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

Legal Notices-CAL

whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website a d d r e s s www.Auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA14000005-26-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA14000005-26-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless e x e m p t https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers Date: August 21, 2026 MTC Financial Inc. dba Trustee Corps TS No.

Legal Notices-CAL

CA14000005-26-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 8 0 0 . 2 8 0 . 2 8 3 2 NPP0493565 To: EL CAJON EAGLE 0 8 / 2 8 / 2 0 2 6 , 0 9 / 0 4 / 2 0 2 6 , 0 9 / 1 1 / 2 0 2 6 **ECC/El Cajon Eagle 8/28,9/4,11/2026-166382**

T.S. No.: 2026-24443-CA APN: 500-261-48-46Property Address: 9860 DALE AVE D10, SPRING VALLEY, CA 91977NOTICE OF TRUSTEE'S SALE- YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/26/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE 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, 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: Alejandro Zapata Perez, a single man, and Crystal Alexandra Collazo, a single woman, as joint tenants Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 7/29/2022 as Instrument No. 2022-0310579 in Book -- Page -- of Official Records in the office of the Recorder of San

Legal Notices-CAL

Diego County, California Date of Sale: 9/28/2026 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 92020Amount of unpaid balance and other charges: \$362,823.57 Street Address or other common designation of real property: 9860 DALE AVE D10SPRING VALLEY, CA 91977 A.P.N.: 500-261-48-46The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale .NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee in-

Legal Notices-CAL

formation 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-faq#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 2026-24443-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale.NO-TICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call or (888) 902-3989 or visit these internet websites or www.nestortrustee.com, using the file number assigned to this case 2026-24443-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 regard-

Legal Notices-CAL

ing this potential right to purchase. Date: 8/24/2026 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale 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 49093 Pub Dates 09/04, 09/11, 09/18/2026 **ECC/Spring Valley Bulletin 9/4,11,18/2026-166409**

APN: 488-262-54-22 TS No.: 26-12939CA TSG Order No.: 260242305-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 8, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded November 9, 2022 as Document No.: 2022-0431399 of Official Records in the office of the Recorder of San Diego County, California, executed by: Cedric Jeffery, single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale 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). 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, and as more fully described in the above referenced deed of trust. Sale Date:

Legal Notices-CAL

September 28, 2026 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by statue, 250 E. Main Street, El Cajon, CA 92020 2 File No.:26-12939CA The street address and other common designation, if any, of the real property described above is purported to be: 478 S Anza St, 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 made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$591,529.44 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made

Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL	Legal Notices-CAL
available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (866) 826-1670 for information regarding the trustee's sale or visit this internet website, www.servicelinkauction.com , for information regarding the sale of this property, using the file number assigned to this case, T.S.# 26-12939CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 826-1670, or visit this internet website www.servicelinkauction.com , using the file number assigned to this case 26-12939CA 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. 3 File No.:26-12939CA 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. For Pre Sale Information Log On To: www.servicelinkauction.com or Call: (866) 826-1670. For Post Sale Results please visit www.affiniadefault.com or Call (866) 932-0360	Dated: August 20, 2026 By: Carlos Quezada Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0493388 To: EL CAJON EAGLE 0 9 / 0 4 / 2 0 2 6 , 0 9 / 1 1 / 2 0 2 6 , 0 9 / 1 8 / 2 0 2 6 ECC/EI Cajon Eagle 9/4,11,18/2026-166457 T.S. No.: 2026-24461-CA APN: 469-342-04-00Property Address: 4625 73RD ST, LA MESA, CA 91942NOTICE OF TRUSTEE'S SALEYOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/21/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges 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: FABIAN ANTHONY OROZCO AND JUAN AMADO SANCHEZ FELIX, HUSBAND AND HUSBAND AS COMMUNITY PROPERTY-Duly Appointed Trustee: Nestor Solutions, LLCDeed of Trust Recorded 10/29/2024 as Instrument No. 2024-0295974 in Book -- Page -- of Official Records in the office of the Recorder of San Diego County, CaliforniaDate of Sale: 10/5/2026 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 92020Amount of	unpaid balance and other charges: \$1,014,582.42 Street Address or other common designation of real property: 4625 73RD ST LA MESA, CA 91942A.P.N.: 469-342-04-00The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consent either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Please be advised that the highest bidder ("purchaser") at this trustee's sale may be required to provide information, documentation and/or certification as mandated by applicable federal law, and entity and trust purchaser should be prepared to provide beneficial ownership information as required by federal reporting requirements effective for transfers of residential real property to covered transferees on or after March 1, 2026. If applicable, the required information must be provided to the trustee before a trustee's deed will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and 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 www.nestortrustee.com or www.nestortrustee.com , using the file number assigned to this case 2026-24461-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 TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call or (888) 902-3989 or visit these internet websites www.nestortrustee.com or www.nestortrustee.com , using the file number assigned to this case 2026-24461-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: 8/24/2026 Nestor Solutions, LLC214 5th Street, Suite 205Huntington Beach, California 92648Sale Line: (888) 902-3989 Amanda Guillen, Trustee Sale OfficerThis 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 49111 Pub Dates 09/04, 09/11, 09/18/2026 ECC/La Mesa Forum 9/4,11,18/2026-166470 NOTICE OF TRUSTEE'S SALE TS NO. CA-25-1011597-AB Order No.: FIN-25003600 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/30/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by 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 duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Paul Cesena, single man Recorded: 1/5/2022 as Instrument No. 2022-0005901 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 10/2/2026 at 09:00 AM Place of Sale: At the Entrance of the East	County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$511,310.01 The purported property address is: 1507 GREENFIELD DR, EL CAJON, CA 92021 Assessor's Parcel No. : 507-540-04-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com , using the file number assigned to this foreclosure by the Trustee: CA-25-1011597-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or	on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-645-7711, or visit this internet website http://www.qualityloan.com , using the file number assigned to this foreclosure by the Trustee: CA-25-1011597-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1011597-AB and call (866) 645-7711 or login to: http://www.qualityloan.com . The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The under-	signed Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary'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 holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1011597-AB IDSPub #0316942 9/11/2026 9/18/2026 9/25/2026 ECC/EI Cajon Eagle 9/11,18,25/2026-166511 SUMMONS (CITACION JUDICIAL) NOTICE TO DEFENDANT: PROVISION INVESTMENTS, LLC, TRUSTEE OF THE (AVISO AL DEM AND ADO): REAL ESTATE MANAGEMENT LIVING TRUST, dated January 5, 2018; THE TESTATE AND INTESTATE SUCCESSORS OF BARBARA C. HANSEN, 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): SA-LAH S. POLUS, an individual Legal description: LOT 41 OF CAJON ESTATES, IN THE COUNTY OF

Legal Notices-CAL

SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 3467, FILED IN THE OFFICE OF TIRE COUNTY RECORDER OF SAN DIEGO COUNTY, JULY 19, 1956. Address: 8203 Starland Drive in El Cajon, San Diego County, California 92021 APN/Parcel ID(s): APN 400-094-05 NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a non-profit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (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 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una Hamada telefónica no lo protegen. Su respuesta por escrito

Legal Notices-CAL

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 más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le que le más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamara un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is: (El nombre y dirección de la corte es): SAN DIEGO SUPERIOR COURT HALL OF JUSTICE 330 W. Broadway San Diego, CA 92101 CASE NUMBER: (Numero del caso): 25CU058500C The name, address, and telephone number of plaintiffs attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Courtney F. Writer (SBN 303185) I Erica Barseghian (SBN 351195) FIDELITY NATIONAL LAW GROUP 601 S. Figueroa Street, Suite 4025 Los Angeles, CA 90017 / Tel: (213) 438-4420 Date: (Fecha) 25CU058500C Clerk, by (Secretario) M. Sepulveda, Deputy (Adjunto) A-4883358 0 9 / 1 1 / 2 0 2 6 , 0 9 / 1 8 / 2 0 2 6 ,

Legal Notices-CAL

0 9 / 2 5 / 2 0 2 6 , 1 0 / 0 2 / 2 0 2 6 **ECC/El Cajon Eagle 9/11,18,25,10/2026-166517**

TS No: CA06000083-26-1 APN: 489-162-22-05 TO No: 260247641-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED March 14, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 14, 2026 at 10:00 AM, at the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 16, 2022 as Instrument No. 2022-0118058, of official records in the Office of the Recorder of San Diego County, California, executed by ROSLYN RUIZ, SINGLE WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST the property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 389 SHADY LN #B, EL CAJON, CA 92021 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, es-

Legal Notices-CAL

timated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$521,670.56 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee 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

Legal Notices-CAL

property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address www.nationwideposting.com or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000083-26-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURE AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case CA06000083-26-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

Legal Notices-CAL

chase. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless e x e m p t . <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: August 24, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA06000083-26-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 T D D : 7 1 1 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.nationwideposting.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 9 1 6 . 9 3 9 . 0 7 7 2 NPP0493662 TO: EL CAJON EAGLE 0 9 / 0 4 / 2 0 2 6 , 0 9 / 1 1 / 2 0 2 6 , 0 9 / 1 8 / 2 0 2 6 **ECC/El Cajon Eagle 9/4,11,18/2026-166525**

File No. 48259571 Notice of Trsutee's Sale You Are In Default Under A Deed Of Trust Dated April 18, 2008. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the 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

Legal Notices-CAL

sale. Trustor: Joseph S. Bzdawka and Leslie B. Bzdawka, Husband and Wife Duly Appointed Trustee: IDEA LAW GROUP, PC Recorded April 28, 2008 as Instrument No. 2008-0225966 of Official Records in the office of the Recorder of San Diego County, California. Street Address or other common designation of real property: 10921 2nd St Santee, CA 92071 A.P.N.: 381-343-51-00 Date of Sale: October 7, 2026 at 10:30 AM Place of Sale: Entrance To The East County Regional Center (By Statue) 250 East Main Street, El Cajon Amount of unpaid balance and other charges: \$313,416.82, Estimated. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. 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

Legal Notices-CAL

rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website <https://www.mkconsultantsinc.com>, using the file number assigned to this case 48259571. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call (877) 440-4460 or visit this Internet Website <https://www.mkconsultantsinc.com>, using the file number assigned to this case 48259571 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. The Notice to Tenant pertains to sales occurring after January 1, 2021. Date: September 2, 2026 IDEA Law Group, PC 1651 East 4th Street, Suite 124 Santa Ana, CA 92701 Foreclosure Department: (877) 353-2146 Sale Information Only: (877) 440-4460 Sale Web site: <https://www.mkconsultantsinc.com> Davit Azizyan, Foreclosure Officer Please Be Advised That This Law Firm May Be Acting As A Debt Collector, Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Idea Law Group, P.C. California Debt Collection License No. 11455-99 **ECC/La Mesa Forum 9/11,18,25/2026-166740**