

Legal Notices-CAL

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

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ing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 10/26/2026 8:30 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101

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

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

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the following newspaper of general circulation, printed in this county: East County Californian

DATE: 09/03/2026

Michael S Groch

Judge of the Superior Court

East County Californian- 166833 9/18,25,10/2,9/2026

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: REBECCA ANN ZULAUF CASE No. 26PE001483C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: REBECCA ANN ZULAUF. A Petition for Probate has been filed by: JESSICA ZULAUF in the Superior Court of California, County of San Diego

The Petition for Probate requests that JESSICA ZULAUF be appointed as personal representative to administer the estate of the decedent.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important ac-

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tions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

10/14/2026 1:45 p.m. Dept. 502 1100 Union Street San Diego, CA 92101

Court appearances may be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sdcourt.ca.gov/ProbateHearings.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appear-

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ance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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

Petitioner: JESSICA ZULAUF, 2744 B STREET APT 107, SAN DIEGO, CA 92102. (619) 929-7486

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East County Californian 9/25,10/2,9/2026-167095

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NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is given that undersigned intends to sell the personal property described below to enforce a Lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **October 6TH, 2026, on or after 10:00 A.M.**, property in storage units. Auctions are to be held online at www.storage-treasures.com.

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Notice of Public Sale

Pursuant to the California Self Storage Facility Act (B&P Code 21700 et Seq.) , the undersigned will sell at a public auction on October 13, 2026, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at : www.storage-auctions.com. Stored by the following persons , Sir Debenditto, Sharee Clark, Brian Jaime, Lafaua Leilua, Dino Moschetti and Juanita Rincon. All sales are subject to prior cancellation. Terms, rules, and regulations available at the sale. Storage King USA 10786 US Elevator Rd. Spring Valley, CA 91978 619-660-0111.

East County Californian 9/25/2026-167090

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Notice of Self Storage Sale

Please take notice The Attic Self Storage located at 1300 E Lexington Ave El Cajon CA 92019 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur at the facility on 10/05/2026 at 11:30AM. Unless stated otherwise, the description of the contents are household goods and furnishings. Hector Vasquez Unit #A43; Daniel Clark Unit #CB; Merwan Saour Unit #E19; Vanessa Curiel Unit #E25. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

East County Californian 9/18,25/2026-166772

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NOTICE OF VEHICLE LIEN SALE

The following Vehicle will be lien sold at 9:00 a.m. on October 8, 2026.

Call # Year Make Model Color VIN License # State Engine No.#

3418436 2015 Chevrolet Camaro Red 2G1FB1E36F9229853 XCHYNA VA

3418533 2022 GMC Terrain Black 3GKALMEV1NL267086 9TFC197 CA

3421012 2016 Porsche Macan White WP1AB2A59GLB54914 9WAY086 CA

Vehicles Location: 123 35th St, San Diego, CA 92102

3419522 2022 Subaru Outback White 4S4BTANC7N3240012 9BRW432 CA

3420696 2015 Mercedes-Benz Sprinter 2500 White WD3PE7DC6F5990607 NONE

Vehicles Location: 4334 Sheridan Ln, San Diego CA 92120

3420330 1984 Porsche 944 Grey WP0AA0943EN464630 9DRK835 CA

3420490 2016 Maserati Ghibli Red ZAM57XSA7G1187155 NONE

3421436 2019 Jeep Cherokee White 1C4PJLLB0KD344336 8JNKK032 CA

Vehicles Location: 1805 Maxwell Rd, Chula Vista, CA 91911

3402891 1980 Land Rover Santana White VSELB0ML8AZ100319 NONE

3418666 2019 Ford Fiesta White 3FADP4AJ8KM105192 C56NVV8 MX

3419360 2019 Ford EcoSport White MAJ3S2GE3KC286289 8PKX579 CA

3419776 2016 Hino 268 White 5PVDJ8JV4G4S59735 8.12E+07 CA

3419829 2019 Chrysler Pacifica Black 2C4RC1BG2KR596798 8FPP996 CA

3419986 2025 Great Dane Trailer White 1GR1P0623SJ632454 1004565 IL

Vehicles Location: 3333 National Ave, San Diego, CA 92113

3418120 2015 Tesla Model S Blue 5YJSA1E17FF118280 9UVC908 CA

Vehicles Location: 5374 Eastgate Mall, San Diego, CA 92121

3418007 2017 Ford Explorer White 1FM5K7B8XHGD42209 8AKT269 CA

3418255 2022 Volkswagen Taos Red 3VVTX7B28NM030997 829EKT IN

3419415 2020 Honda Civic Grey 19XFC2F80LE214055 8ZOE526 CA

3421495 2014 Chevrolet Silverado 1500 White 3GCPCEC8EG139149 12461W2 CA

Vehicles Location: 3801 Hicock St, San Diego CA 92110

3390371 2023 Cadillac Escalade White 1GYS4KKL1PR331010 NONE

Vehicles Location: 110 N Hale Ave, Escondido, CA 92029

EC Californian 9/25/2026-167020

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NOTICE OF HEARING REGARDING PROPOSED ADOPTION OF A DEVELOPER FEE STUDY AND THE INCREASE OF THE STATUTORY SCHOOL FEE

NOTICE IS HEREBY GIVEN that the Governing Board of the Dehesa School District will hold a hearing and consider input from the public on the proposed adoption of a Developer Fee Justification Study for the District and an increase in the statutory school facility fee ("Level I Fee") on new residential and commercial/industrial developments as approved by the State Allocation Board on January 28, 2026. The adoption of the Study and the increase of the Level I Fee are necessary to fund the construction of needed school facilities to accommodate students due to development.

Members of the public are invited to comment in writing, on or before October 14, 2026, or appear in person at the hearing at 04:00PM on October 14, 2026, at the following location:

Dehesa School District

4612 Dehesa Road

El Cajon, CA 92019

Materials regarding the Study and the Level I Fee are on file and are available for public review at the District Office located at Dehesa School District, 4612 Dehesa Road, El Cajon, CA 92019.

Dated: September 25, 2026

EC Californian 9/25/2026-167051

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NOTICE OF HEARING REGARDING PROPOSED ADOPTION OF A DEVELOPER FEE STUDY AND THE INCREASE OF THE STATUTORY SCHOOL FEE

NOTICE IS HEREBY GIVEN that the Governing Board of the Dehesa School District will hold a hearing and consider input from the public on the proposed adoption of a Developer Fee Justification Study for the District and an increase in the statutory school facility fee ("Level I Fee") on new residential and commercial/industrial developments as approved by the State Allocation Board on January 28, 2026. The adoption of the Study and the increase of the Level I Fee are necessary to fund the construction of needed school facilities to accommodate students due to development.

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Dated: September 25, 2026

EC Californian 9/25/2026-167051

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Gina Martinez 5x10

Albert Cruz 8x8

David McGhee 10x15

Scott Curran Vehicle

Dona Cruz 10x5

Brian Sánchez 10x20

Jeffrey Brauer 10x20

Scott Klumph 10x20

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Purchases must be paid for at the time of sale in **CASH ONLY**. All purchased items sold as is, where is. Items must be removed at the time of the sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid.

Dated the 21 day of September 2026.

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Auction by StorageTreasures.com Phone (480) 397-6503 SuperStorage (619) 443-2552

East County Californian 9/25,10/2/2026-167032



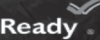
Don't Wait.

Communicate.

Make your emergency plan.

Ready.gov







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): 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

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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"

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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 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, 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

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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

S U M M O N S (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): SALLAH S. POLUS, an individual Legal description: LOT 41 OF CAJON ESTATES, IN THE COUNTY OF 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

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property may be taken without further warning from the court. There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a non-profit legal services program. You can locate these nonprofit groups at the California Legal Services Website (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡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 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, ([**Legal Notices-CAL**](http://www.su-</p>
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[corte.ca.gov](http://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) 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 , 0 9 / 2 5 / 2 0 2 6 , 1 0 / 0 2 / 2 0 2 6
ECC/EI Cajon Eagle 9/11,18,25,10/2/2026-166517

TS NO.: 149470-CA APN: 501-161-19-00 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on 10/23/2009, a certain Mortgage Deed of Trust was executed by EDWARD J. COTTER AND ELAINE R. COTTER, HUSBAND AND WIFE, AS JOINT TENANTS as trustor in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SUN WEST MORTGAGE COMPANY, INC., ITS SUCCESSORS AND ASSIGNS as beneficiary, and was recorded on 11/2/2009, as Instrument No. 2009-0607181, in the Office of the Recorder of San Diego County, California; and WHEREAS, the Mortgage Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family house; and WHEREAS, the beneficial interest in the Mortgage Deed of Trust is now owned by the Secretary, pursuant to an assignment dated 1/13/2016, recor-

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ded on 3/11/2016, as instrument number 2016-0109666, in the office of San Diego County, California; and WHEREAS, a default has been made in the covenants and conditions of the Mortgage Deed of Trust in that the payment due upon the move out of the borrower(s) was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of 8/31/2026 is \$752,353.78; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Mortgage Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded 6/21/2017, as Instrument No. 2017-0280542 notice is hereby given that on 10/19/2026 at 10:30 AM local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Legal Description: THAT PORTION OF LOT 356 OF MOUNT HELIX RANCHO, UNIT NO. 2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2369, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 22, 1945, LYING EASTERLY OF THE LOCATION AND THE PROLONGATIONS OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 356, DISTANT THERE ALONG NORTH 89 DEGREES 09' 30" EAST, 80.00 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 50' 30" EAST 227.39 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT WHICH IS DISTANT THERE ALONG SOUTH 89 DEGREES 29' EAST 80.02 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; THAT PORTION OF LOT 356 OF MOUNT HELIX RANCHO, UNIT NO. 2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2369, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAND DIEGO COUNTY,

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NOVEMBER 22, 1946, LYING EASTERLY OF THE LOCATION AND THE PROLONGATIONS OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OR SAID LOT 356, DISTANT THERE ALONG NORTH 89 DEGREES 09' 30" EAST, 80.00 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 50' 30" EAST 227.39 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT WHICH IS DISTANT THERE ALONG SOUTH 89 DEGREES 29' EAST 80.02 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT. MORE ACCURATELY DESCRIBED AS: THAT PORTION OF LOT 356 OF MOUNT HELIX RANCHO, UNIT NO. 2, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2369, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 22, 1946, LYING EASTERLY OF THE LOCATION AND THE PROLONGATIONS OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID LOT 356, DISTANT THERE ALONG NORTH 89 DEGREES 09' 30" EAST, 80.00 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT; THENCE SOUTH 0 DEGREES 50' 30" EAST 227.39 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID LOT WHICH IS DISTANT THERE ALONG SOUTH 89 DEGREES 29' EAST 80.02 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT; Commonly known as: 3940 AVOCADO BLVD, LA MESA, CA 91941-7202 The sale will be held at: AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 Per the Secretary of Housing and Urban Development, the estimated opening bid will be \$762,521.10. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, the winning bidders with the exception of the Secretary must submit a deposit totaling ten percent (10%) of the Secretary's estimated bid amount in the form of a certified check or cashier's check made payable to the undersigned Foreclosure Commissioner. Ten

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percent of the estimated bid amount for this sale is \$76,252.11. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$76,252.11 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15 day increments for a fee of: \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written ap-

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plication of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the Mortgage Deed of Trust is to be reinstated prior to the scheduled sale is based on the nature of the breach, this loan is not subject to reinstatement. A total payoff is required to cancel the foreclosure sale or the breach must be otherwise cured. A description of the default is as follows: FAILURE TO PAY THE PRINCIPAL BALANCE AND ANY OUTSTANDING FEES, COSTS, AND INTEREST WHICH BECAME ALL DUE AND PAYABLE BASED UPON THE MOVE-OUT BY ALL MORTGAGORS FROM THE PROPERTY, CEASING TO USE THE PROPERTY AS THE PRINCIPAL RESIDENCE. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: August 31, 2026 CLEAR RECON CORP Foreclosure Commissioner By: Alison Arrendale Title: Foreclosure Supervisor 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 Phone: (858) 750-7777 Fax No: (858) 412-2705

ECC/La Mesa Forum 9/18, 25, 10/2/2026-166666

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

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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: 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 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

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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 (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

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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 Only Website: 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**

T.S. No. 148629-CA APN: 492-271-21-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 9/26/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/13/2026 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 9/28/2016 as Instrument No. 2016-0518333 the subject Deed of Trust was modified by Loan Modification recorded on 3/3/2020 as Instrument 2020-0110043 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: KEVIN WALKER AND DESEREA MARTINEZ, HUSBAND AND WIFE AS COMMUNITY PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; ENTRANCE OF THE EAST COUNTY REGIONAL CENTER, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The

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street address and other common designation, if any, of the real property described above is purported to be: 992 S JOHNSON AVE, EL CAJON, CA 92020 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$384,557.86 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER:

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The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 148629-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 148629-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **East County Californi**

9/18, 25, 10/2/2026-166770

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T.S. No.: 2026-01356 APN: 288-542-08-00 Property Address: 24384 Rutherford Rd, Ramona, California 92065 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/1/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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: Ara Melkonians And Irma Telmi, Husband And Wife As Joint Tenants Duly Appointed Trustee: Sokolof Remtulla Recorded 2/2/2021 as Instrument No. 2021-0081136 in book --, page -- of Official Records in the office of the Recorder of San Diego County, California. Date of Sale: 10/16/2026 at 9:00 AM Place of Sale: East County Regional Center, 250 E. Main Street, El Cajon, CA 92020, Entrance of the East County Regional Center Amount of unpaid balance and other charges: \$673,490.41 Street Address or other common designation of real property: 24384 Rutherford Rd Ramona, California 92065 A.P.N.: 288-542-08-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street ad-

dress 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. No Trustee's Deed Upon Sale shall be issued or authorized for recording unless and until the foreclosure trustee has received all required federal reporting certifications or verified that the transferee qualifies for an applicable exemption. 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) 793.6107 or visit this internet website www.auction.com OR www.sokrem.com using the file number assigned to this case 2026-01356. 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-

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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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 793.6107 or visit this internet website www.auction.com OR www.sokrem.com using the file number assigned to this case 2026-01356 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 make cashier's checks payable to Sokolof Remtulla LLP Date: 9/4/2026 Sokolof Remtulla 2301 Dupont Drive, Suite 500 Irvine, CA 92612 Sale Line: (800) 793.6107 Trustee Line: 888-522-6214 Kassidy O'Neal, Foreclosure Specialist NPP0494227 To: S A N T E E S T A R 0 9 / 1 8 / 2 0 2 6 , 0 9 / 2 5 / 2 0 2 6 , 1 0 / 0 2 / 2 0 2 6

ECC/Santee Star 9/18,25,10/2/2026-166921

T.S. No.: 26-41226 A.P.N.: 154-220-31-00, 154-220-32-00, 154-220-30-00 and 154-220-27-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT AND FIXTURE FILING (WITH ASSIGNMENTS OF RENTS AND LEASES), DATED 2/27/2025. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 cred-

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it 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: ACP AZ, LLC, A California Limited Liability Company Duly Appointed Trustee: Vylla Solutions, LLC Recorded 3/6/2025 as Instrument No. 2025-0056899 in book , page of Official Records in the office of the Recorder of San Diego County, California , Described as follows: The land referred to herein below is situated in the City of Oceanside, County of San Diego, State of California and is described as follows: Parcel A: Parcels 1, 2 and 3 of Parcel Map No. 21303, in the City of Oceanside, County of San Diego, State of California, filed in the office of the County recorder of San Diego County, December 7,2015 as file no. 2015-7000482, of official records. Parcel B: Parcel 1 of Parcel Map No. 21123, in the City of Oceanside, County of San Diego, State of California, filed in the office of the County recorder of San Diego County, April 25,2014 as Instrument No. 2014-0166581, of official records. And Cross-Collateralization and Cross-Default Agreement date 2/27/2025 and Guaranty dated 2/27/2025, and Loan Modification and Extension Agreement dated 2/27/2025, Date of Sale: 10/19/2026 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

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c h a r g e s : \$1,104,209.22 (Estimated) Street Address or other common designation of real property: 1852 Ivy Road and Vacant Land Oceanside, CA 92054 A.P.N.: 154-220-31-00, 154-220-32-00, 154-220-30-00 and 154-220-27-00 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 records. Parcel B: Parcel 1 of Parcel Map No. 21123, in the City of Oceanside, County of San Diego, State of California, filed in the office of the County recorder of San Diego County, April 25,2014 as Instrument No. 2014-0166581, of official records. And Cross-Collateralization and Cross-Default Agreement date 2/27/2025 and Guaranty dated 2/27/2025, and Loan Modification and Extension Agreement dated 2/27/2025, Date of Sale: 10/19/2026 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

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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 26-41226. 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 26-41226 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trust-

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ee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 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/rr-e-faqs#D_5 Date: 9-17-2026 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 #26-010181

East County Californian 9/25,10/2,9/2026-166968

APN: 579-201-06-00 TS No: CA05000087-26-1 TO No: 2772950CAD NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 15, 2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On October 16, 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 Ap-

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pointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on April 18, 2023 as Instrument No. 2023-0101193, of official records in the Office of the Recorder of San Diego County, California, executed by GREGORY TURNER SR, A MARRIED MAN, GREGORY TURNER SR, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MORIA DEVELOPMENT INC., DBA PEOPLES 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 described 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: 9726 IVANHO ST, SPRING VALLEY, CA 91977 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount 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 \$546,943.87 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the

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event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or deed of trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website www.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, CA05000087-26-1. 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

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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 CA05000087-26-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: September 11, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA05000087-26-1 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 NPP0494478 To: S A N T E E S T A R 0 9 / 2 5 / 2 0 2 6 , 1 0 / 0 2 / 2 0 2 6 , 1 0 / 0 9 / 2 0 2 6

ECC/Santee Star 9/25,10/2,9/2026-167033