Legal Notices-CAL

NOTICE OF PETITION TO ADMINISTER ESTATE OF: THOMAS LEROY CHRISTENSON CASE No. 26PE002592C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: THOMAS LEROY CHRISTENSON; TOM CHRISTENSON.

A Petition for Probate has been filed by: LORI CHRISTENSON in the Superior Court of California, County of San Diego

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

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

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

11/10/2026
9:30 a.m. Dept. 503
1100 Union Street
San Diego, CA 92101

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

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

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

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

Attorney for Petitioner: STEVE WEDEKING, 9570 CUYAMACA ST STE 103, SANTEE, CA 92071. (619) 663-8428

East County Californian 10/9,16,23/2026-167482

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KIMBERLEE REILLY CASE No. 26PE001735C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: KIMBERLEE REILLY.

A Petition for Probate has been filed by: ERIN REILLY in the Superior Court of California, County of San Diego

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

The petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

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

10/21/2026
1:30 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 appearance may be in person or by your attorney.

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

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

Attorney for Petitioner: KATHLEEN MULLINS HENDERSON, ESQ.; 50 OLD COURTHOUSE SQUARE, FIFTH FLOOR, SANTA ROSA, CA 95404. (707) 545-4910.

East County Californian 10/9,16,23/2026-167511

NOTICE OF PETITION TO ADMINISTER ESTATE OF: SAMI JIHAD CASE No. 26PE002249C

To all heirs, beneficiaries, creditors, contingent creditors and persons who may otherwise be interested in the will or estate, or both, of: SAMI JIHAD.

A Petition for Probate has been filed by: SERUR JENNIFER JIHAD in the Superior Court of California, County of San Diego

The Petition for Probate requests that SERUR JENNIFER JIHAD be appointed as personal representative to administer the estate of the decedent.

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

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

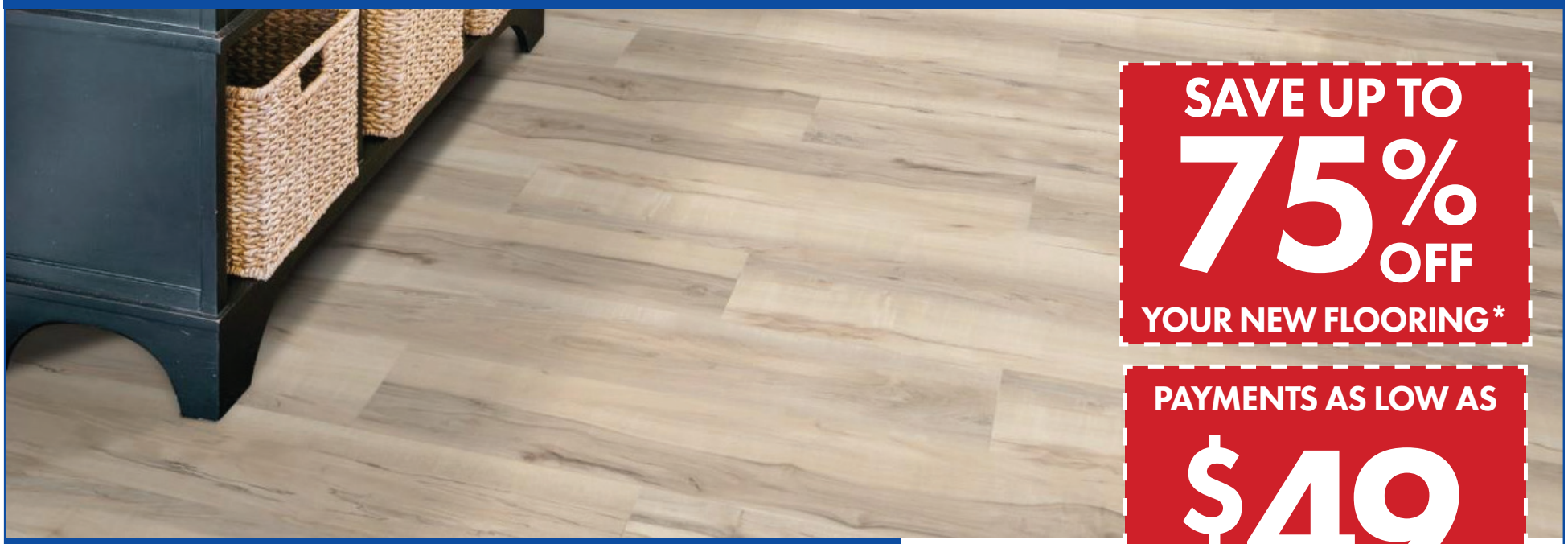
11/18/2026
1:45 p.m. Dept. 502
1100 Union Street
San Diego, CA 92101

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 appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four

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months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: ROBERT J. REYNOLDS, 16950 VIA DE SANTA FE, SUITE 5060-145, RANCHO SANTA FE, CA 92091. (619) 261-3393
East County Californian 10/16,23,30/2026-167524

INVITATION TO BID
City of Santee
Formal Request for Bids #26/27-20097 HVAC Maintenance, Repair, and Replacement Services
The City of Santee is inviting sealed bids from qualified bidders to provide maintenance, repair, and replacement services for the City's Heating, Ventilating, and Air Conditioning ("HVAC") equipment. Sealed bids will be received at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until **9:00 a.m. on November 9, 2026**, at which time they will be publicly opened and read. No pre-bid meeting will be held. The City shall award a multi-year Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Final contract award is subject to City Council approval.
Description of Work: The work includes furnishing all labor, materials, equipment, tools, and incidentals necessary to perform scheduled filter changes and as-needed repairs on HVAC equipment and associated systems and devices, including motors, capacitors, contactors, thermostats, leak repairs, testing, and other related work as described in the Contract Documents.
Contractor License Requirement: Contractor must possess a valid Class **C-20** license at the time of bid submission.
Bid Security and Bonds: Each bid must include a certified or cashier's check, cash deposit, or bidder's bond in an amount **not less than 10% of the total bid,** payable to the City of Santee. The Successful Bidder will be required to furnish a **Performance Bond** and a **Payment Bond**, each in the amount of **100% of the Total Bid Price**, on the forms provided in the Bid Documents.
Public Works Requirements: This project is a public works project subject to California Labor Code requirements, including but not limited to prevailing wage obligations. Contractors and subcontractors must be registered and qualified with the **Department of Industrial Relations (DIR)** pursuant to Labor Code sections 1725.5 and 1771.1 throughout the duration of the project. Certified payroll records must be submitted to the Labor Commissioner in compliance with Labor Code sections 1776 and 1771.4.
Contract Documents: All documents may be examined or downloaded from the City's website www.cityofsanteeca.gov and may also be reviewed at the Office of the City Clerk. Bidders wishing to be listed as plan holders must notify the City in writing as directed in the Information for Bidders.
ADA Compliance: The City of Santee complies with the Americans with Disabilities Act. To request reasonable
accommodation for the bid opening, please contact the Office of the City Clerk at (619) 258-4100 at least **48 hours in advance**.
East County Californian 10/16,23/2026-167672

Legal Notices-CAL

SUMMONS (CITACION JUDICIAL) CASE NUMBER (NUMERO DEL CASO): 26CU018360C
NOTICE TO DEFENDANT (AVISO AL DEMANDADO):
ALL PERSONS UNKNOWN CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THIS COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD UPON PLAINTIFF'S TITLE THERETO
Legal description:
All that portion of Lots 2A, 2B and 2C Block 28 of the Subdivision of the "S" Tract, Rancho El Cajon, in the County of San Diego, State of California, according to Map thereof in Book 170, Page 71 of Deeds, in the Office of the Recorder of said San Diego County; also a portion of the Northeasterly Half of the road lying Southwesterly of and adjoining said Lots 2A and 2C as vacated and closed to public use on November 16, 1928 by order of the Board of Supervisors of said San Diego County, a certified copy of said vacation having been filed on November 19, 1928, in Book 1553, Page 224 of Deeds, together with a portion of the Northeasterly Half of the County Road, known as Road Survey No. 431 (also called Euclid Avenue), according to the Map thereof on file in the Office of the County Surveyor of said San Diego County, the foregoing property being described as a whole as follows:
Commencing at a point on the Southeasterly Line of Lot 2C in said Block, distant thereon South 61° 09' West 282.93 feet from the most Easterly Corner of said Lot, said point of commencement being the most Southerly Corner of land conveyed to H. House by Deed recorded December 21, 1911, as Document No. 7544, in Book 544, Page 329 of Deeds; thence North 52° 29' West along the Southwesterly Line of said land 648.60 feet to the most Northerly Corner of a parcel of land conveyed to Anthony L. Cutter by Deed recorded March 31, 1939 as Document No. 13986 in Book 889, Page 204 of Official Records, being also the most Easterly Corner of a parcel of land conveyed to Byron Smith and wife, by Deed recorded September 12, 1940 as Document No. 45623 in Book 1074, Page 141 of Official Records; thence South 46° 58' West along the common line between said parcels of land 128.00 feet to the most Southerly Corner of said land conveyed to Smith being also the most Easterly Corner of a parcel of land described in Deed to Harold H. Bennetto, et ux, recorded October 14, 1959 in Book 7934, Page 12 of Official Records of San Diego County and the true point of beginning; thence along the Southeasterly Line of said Bennetto land South 46° 58' West 197.00 feet to the most Easterly Corner of land conveyed by Deed to Ray H. Brandt, Jr., recorded December 14, 1962, Instrument No. 213415 Series 3, Book 1962; thence along the boundary of Brandt's land North 52° 29' 00" West to an intersection with a line which is parallel with and distant 15.00 feet Southeasterly at right angles from the Northwesterly Line of said Bennetto land; thence South 46° 58' West along said parallel line to the center line of said County Road Survey 431; thence along said center line North 54° 53' 45" West 15.00 feet to the most Westerly Corner of said Bennetto land; thence North 46° 58' 00" East along the Northwesterly Line of said Bennetto land 695.00 feet more or less to the most Northerly Corner thereof; thence South 52° 29' 00" East along the Northeasterly Line of said Bennetto land 229.40 feet to the true point of beginning.
Address: 1870 Euclid Avenue, El Cajon, San Diego County, California 92019
Assessor's Parcel Number: 512-010-25-00
YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDANTE):
LUIS JORGE RAMIREZ, an individual
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 calendar days after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www. courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.law helpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court of county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000.00 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
AVISO! Lo han demandado. Si no responde dentro de 30 dias, la corte puede decidir en su contra sin escuchar su version. Lea la informacion a continuacion.
Tiene 30 dias de calendario despues de que le entreguen esta citacion y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefonica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia, org), en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.
AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de $10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.
The name and address of the court is (El nombre y direccion de la corte es): Superior Court of California, County of San Diego, Hall of Justice, 330 W. Broadway, San Diego, California 92101.
The name, address, and telephone number of plaintiff's attorney is (El nombre, la direccion y el numero de telefono del abogado del demandante es): Deja Andrea Correia, Esq., The Correia Law Firm, 4150 Voltaire Street, San Diego, California 92107, (619) 251-1432.
DATE (Fecha): April 3, 2026 — Clerk (Secretario), by R. Stille, Deputy (Adjunto)
Published pursuant to the order of the Superior Court of California, County of San Diego, made September 8, 2026.
East County Californian- 167549
10/16,23,30,11/6/2026

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO
2851 MEADOW LARK DR., SAN DIEGO, CA 92123
IN THE MATTER OF: AUGUST RAMSEY
DATE OF BIRTH: 07/24/2017 , A MINOR
RESPONDENT: DANIEL MARTINEZ
CITATION FOR FREEDOM FROM PARENTAL CUSTODY AND CONTROL
Case Number: 26AD000519C
To: DANIEL MARTINEZ
You are ordered to appear in the Superior Court of the State of California, County of San Diego, in Department JC-02 at the court location indicated above on NOVEMBER 13, 2026, at 1:30 pm to show cause, why AUGUST RAMSEY should not be declared free from parental custody and control for the purpose of placement for adoption as requested in the petition.
This hearing will be conducted by video or telephone through the 2851 Meadow Lark Drive, San Diego, CA 92123. See attached instructions and call the court to have the video link emailed to you.
At the hearing, the judge will read the petition and, if requested, will explain the effect of the granting of the petition, any term or allegation contained therein and the nature of the proceeding, its procedures and possible consequences and may continue the matter for not more than 30 days for the appointment of counsel, or to give counsel time to prepare.
The court may appoint counsel to represent the minor whether or not the minor is able to afford counsel. If any parent appears and is unable to afford counsel, the court shall appoint counsel to represent each parent who appears unless such representation is knowingly and intelligently waived.
Someone over the age of 18 – not the petitioner- must serve the other party with all the forms and complete a proof of service form, such ad Proof of Service (JC Form #FL-330 or JC Form #FL-335), telling when and how the other party was served and file that with the court.
If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your pleading, if any, may be filed on time.
Date: 10/08/2026
/s/ Tilisha T. Martin
Judge of the Superior Court
East County Californian- 167619
10/16,23,30,11/6/2026

NOTICE TO BIDDERS
NOTICE IS HEREBY GIVEN that the Board of Education of the Dehesa School Elementary District, El Cajon, California here after referred to as "OWNER", acting by and through its governing board and representatives, in accordance with Public Contract Code 20118.2, is requesting sealed bids, for the furnishing of technology equipment for Request for Proposal (RFP) **0562 27A.4 Data Circuit for Dehesa Elementary School District**.
All bids shall be submitted to the project website at HTTPS://WWW.INFINITYCOMM.COM/PROJECTS/. by **November 13, 2026** up to, but no later than, **1:00 PM PST**.
Each bid must conform to the RFP and bid documents. Copies of the RFP and bid documents are available and must be obtained from the following websites: https://www.infinitycomm.com/projects/ & www.usac.org.
The services requested depend on partial funding from the School and Libraries Division's E-Rate Program. All contracts entered into as a result of this advertisement shall be contingent upon the approval of discounts from the Universal Services Administrative Company (USAC) and the OWNER's acceptance of the discounts. The Contractor shall be responsible to invoice and collect payment of the discounted contract amount from USAC unless otherwise specified or directed by the Owner. The undiscounted contract amount will be the maximum amount that the OWNER is liable. On the day of the bid the Contractor shall supply their Service Provider Identification Number (SPIN) and must certify that their SPIN is "current", to have their proposal considered.
OWNER is requesting a three (3) year contract with two one (1) year voluntary contract extension starting on July 1, 2027.
The Owner reserves the right to reject any and all bids and to waive any irregularities or informalities in any bids or in the bidding. All questions pertaining to this RFP must be submitted through the project website at https://www.infinitycomm.com/projects/. If you have any problems logging in or downloading the RFP, please contact our office immediately at P1bids@infinitycomm.com.
Board of Education of the Dehesa Elementary School District
Project #0562 27A.4
Dates of Advertisement: 10/16/2026 and 10/23/2026
EC Californian 10/16,23/2026-167618

Legal Notices-CAL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26CU050944C
TO ALL INTERESTED PERSONS: Petitioner: JACQUES LEVERN THOMAS filed a petition with this court for a decree changing names as follows: JACQUES LEVERN THOMAS to JACQUES LEVERN GAZARD THOMAS. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
11/05/2026
8:30 a.m., Dept. C-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 the following newspaper of general circulation, printed in this county: East County Californian
DATE: 09/24/2026
Michael S Groch
Judge of the
Superior Court
East County Californian- 167253
10/2,9,16,23/2026

NOTICE TO CREDITORS OF BULK SALE
(Secs. 6104, 6105 U.C.C.)
Escrow No. 165117P-CG
NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Odesh Investments Inc, a California Corporation 6903 University Ave. La Mesa, CA 91942
Doing business as: Senor Taquero #3
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: None
The location in California of the chief executive office of the seller(s) is: Same as above
The name(s) and business address of the buyer(s) is/are: Mila's Golden Kitchen, Inc., a

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California Corporation
6903 University Ave.
La Mesa, CA 91942
The assets to be sold are generally described as: MACHINERY, FURNITURE, FIXTURES, AND OTHER EQUIPMENT, LEASEHOLD IMPROVEMENTS, TRANSFERABLE GOVERNMENT LICENSE AND PERMITS, CUSTOMER LISTS, FICTITIOUS BUSINESS NAMES, TRADE NAMES AND TRADEMARKS, LOGOS, COPYRIGHTS AND PATENTS, GOODDWILL, SIGNS AND ADVERTISING MATERIAL TELEPHONE AND FAX NUMBERS, WEB SITES, URL NAMES, EMAIL ADDRESSES, SOCIAL MEDIA AND INTERNET ACCOUNTS, DISTRIBUTION RIGHTS, EMPLOYEE LISTS AND INFORMATION, COMPUTER SOFTWARE, CUSTOMER DEPOSITS AND INVENTORY and are located at: "Senor Taquero #3"
6903 University Ave.
La Mesa, CA 91942
The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 11/11/2026.
This bulk sale Is not subject to California Uniform Commercial Code Section 6106.2, but rather to Section 24074 of the Business and Professions Code. The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 11/09/2026, which is the business day before the anticipated sale date specified above.
Dated: 10/02/26
Buyer's Signature
Mila's Golden Kitchen, Inc. a California corporation
By: /s/ Wissam Mansoor, its President
10/23/26
CNS-4088234#
LA MESA FORUM
ECC/La Mesa Forum
10/23/2026-167775

NOTICE OF SALE
The following is/are to be lien sold by Western Towing on October 27, 2026 @ 7182 EL CAJON BLVD SAN DIEGO CA 92115 at 10:00am
YEAR/MAKE/MODEL: 2019 NISSAN ALTIMA
VIN: 1N4BL4BV8KN316807
PLATE: 9AZA144, CA
East County Californian 10/23/2026 -167508

NOTICE OF SALE
The following is/are to be lien sold by Western Towing on October 28, 2026 @ 6990 MISSION GORGE RD SAN DIEGO CA 92120 at 10:00am
YEAR/MAKE/MODEL: 2022 TOYOTA CAMRY
VIN: 4T1C11AK5NU626882
PLATE: 9MVT978, CA
YEAR/MAKE/MODEL: 2023 INDIAN CHIEF
VIN: 56KDMBAGXP3013936
PLATE: 26N7533, CA
East County Californian 10/23/2026 -167567

INVITATION TO BID
The City of Santee invites bids for the Operations Center Vactor Decanting Station (CIP 2023-32) Project. Sealed bids will be received by the City of Santee at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until 10:00 a.m. on November 19, 2026 at which time they will be publicly opened and read. A Non-Mandatory Pre-Bid conference will be held on October 30, 2026 at 10:00 AM, on site at the City Operations Center located at 9534 Via Zapador, Santee, CA 92071. Work includes the furnishing of all labor, materials, equipment, tools and incidentals necessary for the Operations Center Vactor Decanting Station (CIP 2023-32) Project including but not limited to; earthwork and grading, sewer pipelines, water pipelines, valves, water hydrant, sand/oil separator, precast drop inlets, reinforced concrete work, asphalt concrete patching, bollards, masonry walls, metal doors, standing metal roofing, resinous flooring systems, masonry waterproofing, electric pressure washers, electric tankless water heater, water deionizer system, copper plumbing, underground conduits, electrical panel, transformer, safety switch disconnect, electrical wiring, receptacles, lighting, metal shade structure and foundation, construction staking, water pollution control, geotechnical testing, special inspection services, and all related and necessary work as defined in the contract documents.
The City shall award the Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Award of the Base Bid will be based upon funds available. The work is to be constructed within Eighty (80) working days from the Notice to Proceed including material lead time. Engineer's estimate for the Base Bid is $850,000.00. The contractor shall possess a valid Class "A" license at the time of bid submission.
Each bid is to be accompanied by a certified or cashier's check, cash deposit, or a bidder's bond made payable to the City of Santee, in an amount not less than 10 percent of the total bid submitted. The Successful Bidder will be required to furnish a Performance Bond in the amount of one hundred percent (100%) of the Total Bid Price, and a Payment (Material and Labor) Bond in the amount of one hundred percent (100%) of the Total Bid Price, on the forms provided and in the manner described in the Bid Documents. The Contractor, may, at its option, choose to substitute securities meeting the requirements of said Public Contract Code Section 22300.
Pursuant to Section 1770 et. seq. of the California Labor Code, the successful bidder shall pay not less than the prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.
The Contractor and all subcontractors shall comply with the requirements set forth in Division 2, Part 7, Chapter 1 of the Labor Code. The City of Santee has obtained from the Director of the Department of Industrial Relations the general prevailing rate of per diem wages and the general prevailing rate for holiday and overtime work in the locality in which this work is to be performed for each craft, classification or type of worker needed to execute the Contract. These per diem rates, including holiday and overtime work, as well as employer payments for health and welfare, pension, vacation, and similar purposes, are on file at the City of Santee, and are also available from the Director of the Department of Industrial Relations. Pursuant to California Labor Code Sections 1770 et seq., it shall be mandatory upon the Trade Contractor to whom the Contract is awarded, and upon any subcontractor under such Trade Contractor, to pay not
less than the said specified rates to all workers employed by them in the execution of the Contract.
A Contractor or Subcontractor shall not be qualified to bid on, be listed in a bid proposal, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work, as defined in this chapter, unless currently registered and qualified to perform public work pursuant to Section 1725.5. It is not a violation of this section for an unregistered contractor to submit a bid that is authorized by Section 7029.1 of the Business and Professions Code or by Section 10164 or 20103.5 of the Public Contract Code, provided the contractor is registered to perform public work pursuant to Section 1725.5 at the time the contract is awarded.
This project is a public works project as defined in Labor Code section 1720. Each Contractor bidding on this Project and all Subcontractors (of any tier) performing any portion of the Work must comply with the Labor Code sections 1725.5 and 1771.1 and must be properly and currently registered with the California Department of Industrial Relations ("DIR") and qualified to perform public works pursuant to Labor Code section 1725.5 throughout the duration of the Project. The Contractor and all subcontractors shall furnish certified payroll records as required pursuant Labor Code section 1776 directly to the Labor Commissioner in accordance with Labor Code section 1771.4 on at least a monthly basis (or more frequently if required by the City of Santee authorized representative or the Labor Commissioner) and in a format prescribed by the Labor Commissioner pursuant to Labor Code 1776.
Payment of prevailing wages shall be in full to each worker and paid for the correct classification of the work being performed. The wage rates for the project shall be included in the Contract with the awarded bidder.
Contract Documents, including plans, specifications and proposal forms, may be examined and/or downloaded on the City's website at www.cityofsanteeca.gov. Contract documents may also be examined at the City Clerk's Office, 10601 Magnolia Avenue, Building 3, Santee, CA 92071-1266. Each bidder shall notify the City to be listed as a plan holder for the project by providing written notice to the City's contact person listed in the Information for Bidders. The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for the bid opening, please contact the Office of the City Clerk, (619) 258-4100, at least 48 hours in advance.
East County Californian 10/16,23/2026-167605

NOTICE INVITING SEALED BIDS
SAN MIGUEL FIRE & RESCUE
STATION 14 FLOORING PROJECT – IFB NO. 2627-02
San Miguel Fire & Rescue invites sealed bids for the removal of existing flooring and installation of polished concrete flooring at Fire Station 14, located at 3255 Helix Street, Spring Valley, CA.
IFB Available: October 16, 2026
Mandatory Site Walk: October 26, 2026, at 9:00 AM
Bid Deadline and Public Opening: November 10, 2026, at 2:00 PM
Contractors must hold the required California contractor's license, be registered with the Department of Industrial Relations (DIR), and comply with applicable prevailing wage requirements. Bid documents, submission instructions, and project requirements are available at www.sanmiguelfire.gov/rfps.
San Miguel Fire & Rescue reserves the right to reject bids as permitted by law.
East County Californian 10/23/2026-167714

INVITATION TO BID
City of Santee
Formal Request for Bids #26/27-20098
Plumbing Maintenance, Repair, and Replacement Services
The City of Santee is inviting sealed bids from qualified bidders to provide maintenance, repair, and replacement services for the City's Plumbing ("Plumbing") systems and equipment. Sealed bids will be received at the Office of the City Clerk, 10601 Magnolia Avenue, Building 3, Santee, CA 92071, until **10:00 a.m. on November 9, 2026**, at which time they will be publicly opened and read. No pre-bid meeting will be held. The City shall award a multi-year Contract to the bidder submitting the lowest bid and is deemed responsive and responsible by the City as defined in the Notice to Contractors Inviting Bids. Final contract award is subject to City Council approval.
Description of Work:
The work includes furnishing all labor, materials, equipment, tools, and incidentals necessary to perform scheduled and as needed plumbing maintenance and repairs, including but not limited to: installation, replacement, and repair of water supply lines, drainage systems, valves, fixtures, pumps, backflow devices, leak detection and repair, and all related plumbing system components, as defined in the Contract Documents.
Contractor License Requirement:
Contractor must possess a valid Class **C-36** license at the time of bid submission.
Bid Security and Bonds:
Each bid must include a certified or cashier's check, cash deposit, or bidder's bond in an amount **not less than 10% of the total bid**, payable to the City of Santee. The Successful Bidder will be required to furnish a **Performance Bond** and a **Payment Bond**, each in the amount of **100% of the Total Bid Price**, on the forms provided in the Bid Documents.
Public Works Requirements:
This project is a public works project subject to California Labor Code requirements, including but not limited to prevailing wage obligations. Contractors and subcontractors must be registered and qualified with the **Department of Industrial Relations (DIR)** pursuant to Labor Code sections 1725.5 and 1771.1 throughout the duration of the project. Certified payroll records must be submitted to the Labor Commissioner in compliance with Labor Code sections 1776 and 1771.4.
Contract Documents:
Documents may be examined or downloaded from the City's website www.cityofsanteeca.gov and may also be reviewed at the Office of the City Clerk. Bidders wishing to be listed as plan holders must notify the City in writing as directed in the Information for Bidders.
ADA Compliance:
The City of Santee complies with the Americans with Disabilities Act. To request reasonable accommodation for the bid opening, please contact the Office of the City Clerk at (619) 258-4100 at least 48 hours in advance.
East County Californian 10/16,23/2026-167675

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 26CU055471C
TO ALL INTERESTED PERSONS: Petitioner: STEPHANIE LYNN PACHECO filed a petition with this court for a decree changing names as follows: STEPHANIE LYNN PACHECO to STEPHANIE SORAYA LYNN. THE COURT ORDERS that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
NOTICE OF HEARING
12/03/2026
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 the following newspaper of general circulation, printed in this county: East County Californian
DATE: 10/19/2026
Michael S Groch
Judge of the
Superior Court
East County Californian- 167813
10/23,30,11/6,13/2026

Notice of Self Storage Sale
Please take notice Magnolia Mini Storage - Santee located at 10805 Kenney St Santee CA 92071 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.lockerfox.com on 11/3/26 at 10:00 AM. Greg Terrones (10 units); Mark Hernandez; Mark White; Wayne Trish Ccp Sawyer (3 units); Sal Sardina. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.
East County Californian 10/16,23/2026-167427

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 11-7-2026, 11:00 am. Auction to be held online at www.bid13.com. Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following: Lien Sale Ad Account# 143834 Unit #A9 Marquez, Jesse Unit #E477 Franklin, Orlando Unit #F571 Aguilar, Jasen Unit #F702 Azhocar, Richard Unit #F868 Hoyle, Shannon
10/23/26
CNS-4087800#
SANTEE STAR
ECC/Santee Star
10/23/2026-167753

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 November 10, 2026, at 12:00pm. Personal property including but not limited to furniture, clothing, tools and/or other household items located at : www.storageauctions.com. Stored by the following persons, Federicojr Villanueva, Douglas Snyder, Monica Sanchez, Richard Rodriguez, Rocky Perez, Noah Alekzander Parks, Matthew Ogram, Dino Moschetti, Andy Jones, Tammie Cushman, Melissa Cardenas and Amanda Bitticks. 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 10/23/2026-167833

Legal Notices-CAL

Title Order No.: LTT-SG2600971 Trustee Sale No.: NR-53919-CA Ref No.: Friendly Village APN No.: 483-380-47-04 NOTICE OF TRUSTEE'S SALE (NOTICE OF LIEN SALE OF REAL PROPERTY UPON LIEN FOR HOMEOWNER'S ASSOCIATION DUES) (CALIFORNIA CIVIL CODE §§ 5700 and 5710) YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 7/30/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY,
IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. THIS PROPERTY IS BEING SOLD SUBJECT TO THE RIGHT OF REDEMPTION CREATED IN CALIFORNIA CIVIL CODE SECTION 5715(b). On 11/18/2026 at 10:30 AM, Nationwide Reconveyance, LLC. As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 8/2/2024 as Document No. 2024-0204775 Book XX Page XX of Official Records in the Office of the Recorder of San Diego County, California, property owned by: Debbie Deloach, Trustee of the Deloach Family 2011 Trust, dated 5/19/2011 and described as follows: As more fully described on the referenced Assessment Lien
WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a State or national bank, a check drawn by a state of federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) At: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: 483-380-47-04 The street address and other common designation, if any of the real property described above is purported to be: 851 Friendly Cir. 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, but without covenant or warranty, expressed or implied,

Legal Notices-CAL

regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: $13,351.67 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale
The claimant, Friendly Village Homeowners Association under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs ." NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case NR-53919-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. Date: 10/1/2026 Nationwide Reconveyance, LLC 9665 Chesapeake Dr., Ste. 365, San Diego, CA 92123 For Sales Information Please Call (714) 986-9342.By: Rhonda Rorie, Trustee (TS# NR-53919-ca SDI-38533)
East County Californian 10/16,23,30/2026-167396

NOTICE OF TRUSTEE'S SALE T.S.No. 26-30147-PM-CA Title No. 260134405-CA-VOI A.P.N. 577-171-09-00 ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3 NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 04/14/2017. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Christopher Laverdiere, an unmarried man Duly Appointed Trustee: National Default Servicing Corporation Recorded 04/14/2017 as Instrument No. 2017-0169463 (or Book, Page) of the Official Records of San Diego County, California. Date of Sale:: 12/02/2026 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 Estimated amount of unpaid balance and other charges: $397,257.90 Street Address or other common designation of real property: 1720 Elroy Drive, Lemon Grove, CA 91945 A.P.N.: 577-171-09-00 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law 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 800-758-8052 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 26-30147-PM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 26-30147-PM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31,2025, unless later extended. Date: 09/29/2026 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-758-8052; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4888932 10/09/2026, 10/16/2026, 10/23/2026
ECC/Lemon Grove Review 10/9,16,23/2026-167404

NOTICE OF TRUSTEE'S SALE TS No. CA-26-1053452-SH Order No.: 2816120CAD YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/22/2024. 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): MARIA GUZMAN, AN UNMARRIED WOMAN Recorded: 7/24/2024 as Instrument No. 2024-0190792 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 11/16/2026 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: $347,123.70 The purported property address is: 276 S PIERCE ST, EL CAJON, CA 92020 Assessor's Parcel No. : 487-250-57-74 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 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-26-1053452-SH. 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-26-1053452-SH 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-26-1053452-SH 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: 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

Legal Notices-CAL

CORPORATION TS No.: CA-26-1053452-SH IDSPub #0317632 10/23/2026 10/30/2026 11/6/2026
ECC/El Cajon Eagle 10/23,30,11/6/2026-167419

T.S. No.: 2026-01530 APN: 288-330-10-00 Property Address: Camino Arriba Lot 2, Ramona, CA 92065 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/29/2022. 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: David G Stewart And Linda Jansen, Husband And Wife, As Community Property With Right Of Survivorship Duly Appointed Trustee: Sokolof Remtulla Recorded 8/2/2022 as Instrument No. 2022-0314081 in book --, page -- The subject Deed of Trust was modified by Loan Modification Recorded on 07/14/2023 as Instrument No. 2023-0184913 and modified on 09/10/2024 as Instrument No. 2024-0243540. of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 11/2/2026 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. Amount of unpaid balance and other charges: $232,258.07 Street Address or other common designation of real property: Camino Arriba Lot 2 Ramona, CA 92065 A.P.N.: 288-330-10-00 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. 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 (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case 2026-01530. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case 2026-01530 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: 10/2/2026 Sokolof Remtulla 2301 Dupont Drive, Suite 500 Irvine, CA 92612 Sale Line: (916) 939-0772 Trustee Line: 888-522-6214 Kassidy O'Neal, Foreclosure Specialist NPP0495545 To: SANTEE STAR 10/09/2026, 10/16/2026, 10/23/2026
ECC/Santee Star 10/9,16,23/2026-167424

Title Order No. LTT-SG2600275 Trustee Sale No.: NR-53809-CA Ref No. Riderwood Village APN No.: 378-373-19-00 NOTICE OF TRUSTEE'S SALE (NOTICE OF LIEN SALE OF REAL PROPERTY UPON LIEN FOR HOMEOWNER'S ASSOCIATION DUES) (CALIFORNIA CIVIL CODE §§ 5700 and 5710) YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 9/27/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. THIS PROPERTY IS BEING SOLD SUBJECT TO THE RIGHT OF REDEMPTION CREATED IN CALIFORNIA CIVIL CODE SECTION 5715(b). On 11/18/2026 at 10:30 AM, Nationwide Reconveyance LLC As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 10/3/2024 as Document No. 2024-0266381 Book XX Page XX of Official Records in the Office of the Recorder of San Diego County, California, property owned by: Priscilla Ann Cragin and described as follows:
As more fully described on the referenced Assessment Lien WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a State or national bank, a check drawn by a state of federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state.) At: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: 378-373-19-00 The street address and other common designation, if any of the real property described above is purported to be: 10267 Kerrigan St.
Santee, CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: $15,795.32 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale The claimant, Riderwood Village Homeowners Association under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs ." NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case NR-53809-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. Date: 10/8/2026 Nationwide Reconveyance, LLC For Sales Information Please Call (714) 986-9342.By: Rhonda Rorie, Trustee (TS# NR-53809-ca SDI-38588)
East County Californ i a n 10/23,30,11/6/2026-167585

Trustee Sale No. 195324 Title No. 260284800 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/22/2022. 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. On 11/09/2026 at 10:00 AM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 03/24/2022, as Instrument No. 2022-0131595, in book xx, page xx, of Official Records in the office of the County Recorder of SAN DIEGO County, State of CALIFORNIA, executed by GERARD JOSEPH MCCANN, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 475-480-13-05 The street address and other common designation, if any of the real property described above is purported to be: 3575 GROVE ST UNIT 145, LEMON GROVE, CA 91945. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the 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: $372,236.88 IF THE TRUSTEE IS UNABLE TO CONVEY TITLE FOR ANY REASON, THE SUCCESSFUL BIDDER'S SOLE AND EXCLUSIVE REMEDY SHALL BE THE RETURN OF MONIES PAID TO THE TRUSTEE, AND THE SUCCESSFUL BIDDER SHALL HAVE NO FURTHER RECOURSE. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 10/5/2026 PRIME RECON LLC By: Israel Brown, Authorized Signer PRIME RECON LLC 28765 SINGLE OAK DRIVE, SUITE 250 TEMECULA, CA 92590 (888) 725-4142 PRIME RECON LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: HTTPS://SALESINFORMATION.PRIME-RECON.COM NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 901-0998 for information regarding the trustee's sale or visit this internet website - HTTPS://SALESINFORMATION.PRIME-RECON.COM - for information regarding the sale of this property, using the file number assigned to this case: TS#195324. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 901-0998 for information regarding the trustee's sale, or visit this internet website HTTPS://SALESINFORMATION.PRIME-RECON.COM for information regarding the sale of this property, using the file number assigned to this case TS#195324 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 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

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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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed title transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity Type Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust agreement Date Date trust agreement executed Revocability Whether trust is revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique dentification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiary List Full legal names of all beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest details NPP0495608 To: LEMON GROVE REVIEW 10/16/2026, 10/23/2026, 10/30/2026 **ECC/Lemon Grove Review 10/16,23,30/2026-167603**

Title Order No.: LTT-SG2601498 Trustee Sale No.: 89127 Loan No.: 399641015 APN: 584-330-09-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/5/2025 . 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 11/16/2026 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/11/2025 as Instrument No. 2025-0350247 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: ALPHA GROUP SD, LLC, A WYOMING LIMITED LIABILITY COMPANY , as Trustor JOSE LUIS LEON AND MARIA G LEON, AS CO-TRUSTEES OF THE INTEGRITY FAMILY TRUST DATED OCTOBER 17, 2013 , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOTS 15 AND 16, BLOCK 13, COLONY OF LA PRESA, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 441, FILED IN OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 23, 1887. EXCEPTING THEREFROM ONE-HALF OF ALL MINERALS, INCLUDING OIL AND GAS, IN, UNDER OR UPON SAID LAND AS RESERVED IN DEED FROM THOMAS J. FANNING AND WILLIAM A. MILLIGAN, RECORDED APRIL 20, 1955 AS DOCUMENT NO. 51995 IN BOOK 5612, PAGE 164 OF OFFICIAL RECORDS. 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: 829 GRAND AVENUE CITY OF SPRING VALLEY, COUNTY OF SAN DIEGO, CA 91977. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: $1,513,135.84 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 10/13/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO : www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. "Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide Information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfer. Additional information regarding these regulations and the required transferee Information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering¬regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#d 5 NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 89127. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 89127 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. **ECC/Spring Valley Bulletin 10/23,30,11/6/2026-167696**

APN: 484-151-03-00 TS No: CA06000094-26-1 TO No: 2821139CAD 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 August 26, 2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On December 2, 2026 at 10:00 AM, At the entrance to the East County Regional Center by statue, 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 August 27, 2024 as Instrument No. 2024-0229479, of official records in the Office of the Recorder of San Diego County, California, executed by LEX K WILSON JR, A SINGLE MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for CROSSCOUNTRY MORTGAGE, LLC 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: 1214 NAVELLO ST, 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, 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 $472,268.16 (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 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 https://www.servicelinkauction.com/ or call ServiceLink Auction I Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA06000094-26-1. 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 (866) 539-4173, or visit this internet website https://www.servicelinkauction.com/, using the file number assigned to this case CA06000094-26-1 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 no-

Legal Notices-CAL

tice 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: October 13, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA06000094-26-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT https://www.servicelinkauction.com/ FOR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction l Hudson and Marshall at (866) 539-4173

NPP0496068 To: EL CAJON EAGLE 10/23/2026, 10/30/2026, 11/06/2026
ECC/El Cajon Eagle 10/23,30,11/6/2026-167759

Order No.: 2472796-05 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2021. 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. NOTICE OF TRUSTEE'S SALE Trustee's Sale No. 2026-101005 On 11/16/2026 at 10:30 a.m., at the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, BEACON DEFAULT MANAGEMENT, INC., a California corporation ("Trustee"), as duly appointed trustee under that certain Deed of Trust ("the "Deed of Trust") dated 3/15/2021 executed by ROCKETB HOLDINGS, LLC, a California limited liability company ("Trustor"), to secure obligations in favor of ENDEAVOR BANK, as beneficiary, recorded on 3/30/2021, as Instrument No. 2021-0248697, of Official Records in the office of the Recorder of San Diego County, State of California, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, or cashier's check made payable to Beacon Default Management, Inc. (payable at the time of sale in lawful money of the United States) without warranty express or implied as to title, use, possession or encumbrances, all right, title and interest conveyed to and now held by it as such Trustee, in and to the following described property situated in the aforesaid County and State, to-wit: LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part of. PERSONAL PROPERTY: See Exhibit "B" attached hereto and made a part of. TAX PARCEL NO: 488-113-16-00 From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above-described property is purported to be 633 East Park Ave., El Cajon, CA 92020. Directions to the property may be obtained pursuant to a written request submitted within ten (10) days from the first publication of this Notice of Trustee's Sale to ENDEAVOR BANK, the present beneficiary under the Deed of Trust, in care of the Trustee at the address listed below. Said property is being sold for the purpose of paying the obligations secured by said Deed of Trust, including, without limitation, fees and expenses of sale. The total amount of the unpaid principal balance, interest and default interest thereon, together with reasonably estimated costs, charges, fees and advances at the time of the initial publication of the Notice of Trustee's Sale is $2,480,412.98. The "Beneficiary" has elected to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. The name, street address and telephone number of the Trustee are: Beacon Default Management, Inc. 30101 Agoura Court, Suite 203 Agoura Hills California 91301 Phone: (310) 929-5457 Trustee's Sale No. 2026-101005 FOR TRUSTEE SALE INFORMATION PLEASE CALL: Stox Posting & Publishing, LLC Sale Line: (844) 477-7869 Website: www.stoxposting.com NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site www.stoxposting.com, using the file number assigned to this case 2026-101005. 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. Dated: October 14, 2026 BEACON DEFAULT MANAGEMENT, INC a California corporation, as trustee By Selina I. Parelskin, Authorized Signatory EXHIBIT "A" The North half of the North half of Lot 1 of Kenilworth Farms, in the City of El Cajon, County of San Diego, State of California, according to Map No. 1727, filed in the Office of the County Recorder of San Diego, March 27, 1922. Excepting therefrom the Easterly 100 feet thereof. Also excepting therefrom all that portion thereof conveyed to the City of El Cajon, by Deed recorded January 8, 1968 as Instrument No. 1968-3863 Official Records. EXHIBIT "B" All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property. Property
East County Californian 10/23,30,11/6/2026-167763

NOTICE OF INTENT TO SELL ABANDONED PROPERTY

Notice is hereby given to Edward Ashe aka Edward J. Ashe and all interested persons that Mira Vista Mobile Home Estates hereby intends to sell the abandoned property herein described. The abandoned property includes, but is not limited to: various hand tools and power tools; a large safe; refrigerator; stove; plates; cookware; utensils; piano; couch; wood coffee table; ottoman; artwork; media center; end table; 1 bed; 1 mattress; base of armoire; clothing; kitchen trash can; large trash bags filled with recyclables and other unknown items; igloo; gardening equipment; portable air conditioner; cardboard boxes; filing cabinet; pet bedding; storage cart; step ladder; night stand; plastic storage containers with drawers; 3-tier storage baskets; closet organizer; small lamp; shower curtain; makeup mirror; wet/dry vacuum; straw sun hat; wooden saw horse; holiday decor; step stool; wooden items; picture frames; unframed square mirror; 6 gallons of paint; papers; 3-ring binder; duct tape; swivel stool/chair; ironing board; shoe wracks; and other property. The described property will be sold at a public sale, to the highest bidder, on November 2, 2026, at 9:00 a.m. at 1900 Single Oak Drive, Park Office, Lakeside, California 92040. You have the right to bid on the property at this sale. After the property is sold and the cost of storage, advertising, and sale is deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money. Mira Vista Mobile Home Estates reserves the right to revoke and cancel this notice automatically without prior notice at any time prior to the sale date. Drew D. Helms, Esq., Authorized Agent for Mira Vista Mobile Home Estates.
CN131630 10747 Oct 16,23, 2026
ECC/Santee Star 10/16,23/2026-167566

File No. 5043.3
APN: 506-110-11-24
TS #: 5043 14802946ELMTR

PLEASE BE ADVISED, DELPHI LAW GROUP, LLP IS ACTING IN THE ROLE OF A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RE: Creditor Association: Ranchwood Park Property Owners Association
Recorded Owner: Rocio Leeper
Property Address: 2946 Elm Tree Court, Spring Valley, CA 91978
Mailing Address: 2946 Elm Tree Court, Spring Valley, CA 91978

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注：本文件包含一个信息摘要
참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP.
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN (CIVIL CODE SECTION 5675) RECORDED 04/22/2022, AND ANY AMENDMENTS, 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 CONSULT A LAWYER.

NOTICE IS HEREBY GIVEN that on DECEMBER 8, 2026 at 10:30 AM, DELPHI LAW GROUP, LLP as Trustee; or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien, which was caused to be recorded by Ranchwood Park Property Owners Association ("Creditor Association") on April 22, 2022, as File/Page No. 2022-0176316, and any amendments, of Official Records in the Office of the Recorder of San Diego County, California, and pursuant to that certain Notice of Default and Election to Sell recorded on December 1, 2025, as File/Page No. 2025-0337385, and any amendments, of Official Records of said County, will sell at public auction, under the power of sale conferred by Civil Code Section 5700, to the highest bidder for cash in lawful money of the United States of America or cashiers check made payable to the Trustee, at the offices of Delphi Law Group, LLP, 5868 Owens Ave., Suite 200, Carlsbad, CA 92008, in the City of Carlsbad, County of San Diego, State of California, Property situated in said County and State which is legally described in Exhibit A.

The street address or other common designation of Property to be sold is: 2946 Elm Tree Court, Spring Valley, CA 91978, the record owner of which is Rocio Leeper ("Owner"). The Assessors Parcel Number of the Property is: 506-110-11-24.

Name and Address of Creditor Association at whose request the sale is being conducted:

Ranchwood Park Property Owners Association
c/o Delphi Law Group, LLP
5868 Owens Ave., Suite 200
Carlsbad, CA 92008
(844) 433-5744
(844) 387-2537 (Sales Information)

Directions to and a detailed description of the above-described real property may be obtained by requesting the same in writing to the above-named beneficiary ("Creditor Association") within ten (10) days from the first publication of this notice.

Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due and owing under the aforesaid Notice of Delinquent Assessment Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650, and fees, charges, and expenses of the Trustee.

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 initial publication of the Notice of Trustee's Sale is $24,278.03.

NOTE: THE PROPERTY IS BEING SOLD SUBJECT TO A RIGHT OF REDEMPTION CREATED BY CIVIL CODE SECTION 5715.

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. 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 844-387-2537 or visit this internet website: www.DelphiLLP.com/foreclosure-information, using the file number assigned to this case: 5043 14802946ELMTR. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale.

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 844-387-2537 or visit this internet website www.DelphiLLP.com/foreclosure-information, using the file number assigned to this case: 5043 14802946ELMTR 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: 10/14/2026
Ranchwood Park Property Owners Association

By: Stephen M. Kirkland, for Delphi Law Group, LLP, as Trustee, Attorney, and Authorized Agent for Ranchwood Park Property Owners Association

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 506-110-11-24

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
A CONDOMINIUM COMPRISED OF:
PARCEL 1:
AN UNDIVIDED 1/46 FRACTIONAL INTEREST IN AND TO LOT 1 OF COUNTY OF SAN DIEGO TRACT NO. 4398-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11284, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JULY 10, 1985.
EXCEPTING THEREFROM THE FOLLOWING:
(A) ALL LIVING UNITS SHOWN UPON THE RANCHWOOD PARK, COUNTY OF SAN DIEGO TRACT 4398-1 PHASE 5 CONDOMINIUM PLAN RECORDED ON AUGUST 9, 1985 AS INSTRUMENT NO. 85-287020, AS AMENDED BY FIRST AMENDMENT TO RANCHWOOD PARK COUNTY OF SAN DIEGO TRACT 4398-1 PHASE 5 CONDOMINIUM PLAN RECORDED ON OCTOBER 8, 1985 AS INSTRUMENT NO. 85-373586, ALL OF OFFICIAL RECORDS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.
(B) THE RIGHT TO POSSESSION OF ALL THOSE AREAS DESIGNATED AS EXCLUSIVE USE AREAS, SHOWN UPON THE CONDOMINIUM PLAN, AND PLAN AS AMENDED, BOTH REFERRED TO ABOVE.
PARCEL 2:
LIVING UNIT NO. 24, SHOWN UPON THE CONDOMINIUM PLAN REFERRED TO ABOVE.
PARCEL 3:
THE EXCLUSIVE RIGHT TO USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF PARCEL 1 DESCRIBED ABOVE DESIGNATED AS EXCLUSIVE USE AREAS, BEARING THE SAME NUMBER AS THE LIVING UNIT AS SHOWN ON THE CONDOMINIUM PLAN AND PLAN AS AMENDED REFERRED TO ABOVE, WHICH ARE APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED.
PARCEL 4:
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND RECREATIONAL USE, ON, OVER AND UNDER THE COMMON AREA WITHIN PHASES 1 THROUGH 4 AND 6 THROUGH ALL SUBSEQUENT PHASES, RESPECTIVELY (AS DEFINED AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO WHICH REFERENCE IS HEREAFTER MADE), WHICH EASEMENT IS APPURTENANT TO PARCELS 1, 2 AND 3 DESCRIBED ABOVE.
PARCEL 5:
A NON-EXCLUSIVE EASEMENT ON AND OVER THE RECREATIONAL AREA (AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO WHICH REFERENCE IS HEREAFTER MADE) FOR ACCESS, USE, OCCUPANCY AND ENJOYMENT, INGRESS AND EGRESS OF THE AMENITIES LOCATED THEREON, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 19, 1983 AS INSTRUMENT NO. 1983-293738 AND DECLARATION OF ANNEXATION RANCHWOOD PARK PHASE 5, RECORDED AUGUST 9, 1985 AS INSTRUMENT NO. 1985-287021, BOTH OF OFFICIAL RECORDS. THIS EASEMENT IS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED.

ECC/Spring Valley Bulletin 10/23,30,11/6/2026-167730

REQUEST FOR BIDS ("RFB")

The Viejas Band of Kumeyaay Indians, a federally recognized sovereign Indian tribe located in Alpine, CA ("Viejas Band"), seeks bids from qualified Contractors for the Milcha Way Project ("MWP") for roadway and lot grading (as well as grading of additional lots in different parts of the Viejas Indian Reservation). To obtain a copy of the MWP's Scope of Work and Project Plans, please contact Ray Teran, Viejas Resource Management Director by email at rteran@viejas-nsn.gov. Bids submitted in response to this RFB must be received by email (rteran@viejas-nsn.gov) no later than November 11, 2026. Contractors are encouraged to request additional information if such information is not contained in the Scope of Work or Project Plans. Contractors will be subject to the Viejas Band's requirements relating to performance of construction and work on the Viejas Indian Reservation. The following is not exhaustive. Contractors shall have and maintain current, valid Licensure with the State of California and be able to provide evidence of such licensure. All workers and personnel performing work on the Viejas Indian Reservation shall be covered by Contractor's Workman's Compensation Policy approved by, and as required by, the State of California and the Contractor must agree to maintain all types and limits of insurance required by the Viejas Band to perform work on the Viejas Indian Reservation. The Contractor will be required to enter into a contract with the Viejas Band for the MWP. The Contractor shall provide Viejas Tribal Government with a list of all personnel who will be at the project sites, including personnel employed by subcontractors, if applicable. Viejas Tribal Government reserves the right to conduct background checks as well as determine who is approved to work on the Reservation. The Viejas Tribal Government reserves the right in its sole discretion to accept and/or reject any or all bids submitted or associated with the MWP.
East County Californian 10/23/2026-167810