



**Sports**  
Girls softball opening day  
**B-1**



**Entertainment**  
Brunch with Irish dancers  
**A-11**

**EPIC REALTY GROUP**  
VETERAN OWNED

Scan to Watch Our Video

760-704-9252 DRE #01941662

# Fallbrook & Bonsall VILLAGE NEWS

Sales tax included at news stand \$1.50

ALSO SERVING THE COMMUNITIES OF DE LUZ, RAINBOW, CAMP PENDLETON, PALA, AND PAUMA

February 26, 2026

www.VillageNews.com

Volume 31, Issue 9

## FUESD Governing Board approves compensation update in alignment with new state legislation

**FALLBROOK** – At its February meeting, the Fallbrook Union Elementary School District Governing Board approved an update to Board member compensation, aligning the district with recently enacted state legislation and current standards adopted by school districts across San Diego County and California.

The adjustment follows the passage of Assembly Bill 1390 (2025), which revised long-standing compensation caps for school board members under California Education Code §35120. Under the amended law, districts serving fewer than 10,000 Average Daily Attendance (ADA), including FUESD, may compensate Board members up to \$1,200 per month beginning Jan. 1, 2026.

For FUESD, this marks the first adjustment since 1984, when the monthly stipend was set at \$240. That amount has remained unchanged for more than 40 years, despite expanded governance responsibilities, increased legal and compliance requirements, and growing community engagement expectations.

School board service is a public service role. Trustees adopt policy, oversee a \$107 million district budget, monitor academic performance, complete required governance training, and represent their trustee areas at school and community events. The work extends well beyond regularly scheduled meetings and requires ongoing preparation and oversight.

AB 1390 was enacted in response to statewide concerns

see **UDPATE**, page A-9

## Fallbrook home destroyed by fire

**Julie Reeder and Brian Briggs**

On Tuesday, Feb. 24, at 4:56 am, a residential house fire was reported in the 1900 block of St. Peter's Dr. in Fallbrook. One victim was transported to UCSD burn center with non-life-threatening smoke inhalation injuries, according to North County Fire Protection District Chief (NCFPD) Capt. Richard Berry. The house was completely destroyed. The roof caved in from one side of the house to the other, according to witnesses on scene.

Chief McReynolds reported, "Upon arrival, crews encountered a single-family residence with heavy fire showing. Securing a water supply proved challenging, as the nearest hydrant was approximately 2,300 feet from the structure, requiring an extended hose lay to support suppression efforts."

McReynolds said, "The fire is currently under investigation. No additional homes were damaged."

see **FIRE**, page A-9



A NCFPD firefighter douses the fully-engulfed home with water after sourcing a fire hydrant 2300' away from the home. Firefighters were able to contain the fire to one home in a densely vegetated area. Village News/NCFPD photo

## Two-vehicle collision snarls traffic on E. Mission

**Jacob Lavoie**  
Breaking News staff

A two-vehicle traffic collision temporarily blocked the intersection of East Mission Road and Via Zancas on Monday evening, Feb. 23, prompting a response from local emergency services and requiring two tow trucks.

The incident, which involved a blue Volkswagen and a gray Toyota sedan, was reported around 5:20 p.m.. Both vehicles were initially blocking the westbound lane.

North County Fire units, including Engine 112 and Medic 111, were dispatched to the scene of the traffic collision. M111 transported one individual to a nearby hospital, while other units eventually cleared from the incident. Individuals involved in the collision were reported with

see **CRASH**, page A-9



This vehicle blocks one side of East Mission after a collision at Via Zancas Monday evening, Feb. 23. Village News/Jacob Lavoie photo

## NCFPD honors MCB Camp Pendleton Commanding General

**FALLBROOK** – North County Fire Protection District presented Brigadier General Nick I. Brown, Commanding General, Marine Corps Installations West–Marine Corps Base Camp Pendleton, with a framed Resolution of Appreciation at NCFPD headquarters.

The recognition honors the strong partnership that helped secure a highly competitive \$7 million Defense Community Infrastructure Program (DCIP) grant – the largest in District history – to build a new fire station that will improve emergency response for the community and military installations, as well as enhance firefighter safety.

The grant is administered by the Department of War's Office of Local Defense Community Cooperation. NCFPD was one of only 10 FY2025 DCIP grantees nationwide, selected from more than 138 applicants. In a volatile Washington, D.C. funding environment with fierce competition among public entities and stakeholders, this exclusive award highlights NCFPD's advocacy success and the project's alignment with military readiness and wildfire

resilience, as conveyed in the pre-application.

On Jan. 21, the District recognized Captain Jessica J. O'Brien, former Commanding Officer of Naval Weapons Station Seal Beach Detachment Fallbrook, with a similar framed resolution commending her distinguished service and critical letter of support provided during the DCIP pre-application phase.

"This grant will fund roughly half of the approximately \$14 million project for a new Fire Station #4, replacing a 50-year-old 'temporary' structure and boosting response to wildfires and emergencies," said Fire Chief/CEO Keith McReynolds. "We thank Brigadier General Brown and Captain O'Brien for their vital support letters and leadership. Our ongoing NEPA collaboration with Camp Pendleton strengthens this partnership, ensuring better protection for residents, Marines, and critical infrastructure."

Brigadier General said, "This partnership with NCFPD is essential for readiness and community safety. I'm honored

see **HONORS**, page A-9



NCFPD Fire Chief/CEO Keith McReynolds, right, presents Brigadier General Nick I. Brown, Commanding General, Marine Corps Installations West–Marine Corps Base Camp Pendleton, with a framed Resolution of Appreciation at NCFPD headquarters. Village News/NCFPD photos

USPS Residential Customer

VILLAGE NEWS

8 0487919648 8

# ANNOUNCEMENTS

## RWC-F to host The Epoch Times manager

FALLBROOK – The Republican Women of California-Fallbrook will welcome Siyamak Khorrami as their March 13 guest speaker. Khorrami is the general manager of the Southern California edition of The Epoch Times, the fastest-growing independent news source in the United States.

In 2018, Khorrami launched The Epoch Times Southern California, overseeing the operations and distribution of both print and digital publication reaching subscribers throughout Southern California as well as Arizona and Nevada.

RWC-F is a women-led organization welcoming both Republican men and women to join in actively educating themselves and promoting conservative traditional American values within their wider community. They offer dynamic, informative speakers, college scholarships for local students, local-state-national political action item announcements, special event hosting and participation with other local chapters, and voter assistance.

Throughout the year, the



Siyamak Khorrami, general manager of the Southern California edition of The Epoch Times, will be the RWC-F's March 13 guest speaker. Village News/Courtesy photo

RWC-F will help celebrate America's 250th Anniversary. All are invited to join them on Friday, March 13 from 10 a.m. to noon at the Historic Mission

Theater, 231 North Main. Doors open at 9:30 a.m. RSVP at <https://rwcfallbrook.org>. Cost is \$10.

Submitted by the Republican Women of California-Fallbrook.

# CALENDAR

**Feb. 27, March 6, 13, 20, 27** – 5-7:30 pm. – Knights of Columbus offer their Annual Lenten Fish Fry at St. Peter the Apostle Catholic Parish Hall, 450 S. Stage Coach Lane. Children's plates are \$5, Fish & Chips \$10, Baked Salmon \$15, Hand Beer Battered Shrimp or Combo \$15, and free ice cream for all.

**March 6 and 7** – 9 a.m. to 2 p.m. – The Fallbrook Woman's Club will hold its Attic Sale fundraiser at their clubhouse, 238 W Mission Road. Includes antiques, household items, clothes, jewelry, toys, crafts, knick-knacks, tools, small appliances, frames, dishes, pots & pans, plants, garden art, and much more! For more info, visit [www.fallbrookwomensclub.org](http://www.fallbrookwomensclub.org).

**March 7** – 10 a.m. to 12 p.m. – Friends of Willow Tree is hosting their Open House for prospective families to visit the classrooms and meet the teachers at 2000 Reche Road in Fallbrook. For more info, visit [www.friendsofwillowtree.org](http://www.friendsofwillowtree.org) or call 760-260-3155.

**March 15** – 2-5 p.m. – Christ Church Fallbrook's St. Pat's Bash is a free community event with fun for the whole family including St. Patrick himself, Irish stew, cotton candy, bounce house, face painting, live music and more, at 2000 Reche Road.

**March 28** – 7:30 a.m. to 1:30 p.m. – Fallbrook Fire Safe Council to hold a Chipping Day at 1630 South Mission at the corner of Peppertree Lane. Residents can take branches, less than six inches in diameter, trimmed brush, palm branches and other cut vegetation from their properties to be chipped/shredded into mulch.

**April** – Auditions for Fallbrook's Got Talent show at the Fallbrook Mission Theater are being held the month of April. Finalists to be announced April 27. All genres and ages of talent are welcome to audition. Got talent? The audition form is available at <https://fallbrookwomensclub.org>.

**April 18** – 10 a.m. to 2 p.m. – The 22nd annual Fallbrook

A Leer's Day of Literacy & Service, will be held at Maie Ellis Elementary School, 400 West Elder St. with guest readers, crafts for younger children, Ballet Folklorico and Native American Bird Song Dancers, free books and backpacks, food trucks, prizes and much more. For more info, call 619-921-3944 or email [taunarodarte@gmail.com](mailto:taunarodarte@gmail.com).

**April 18** – 10 a.m. to 2 p.m. – Friends of Willow Tree is holding its annual Art and Garden Festival at 6893 West Lilac Road in Bonsall. There's free parking and admission. For more info, visit [www.friendsofwillowtree.org](http://www.friendsofwillowtree.org) or call 760-260-3155.

**April 18** – Boys & Girls Clubs of North County will host its annual Great Futures Gala at Pechanga Resort & Casino, featuring music, performances from club members, a live and silent auction featuring many unique items, and great food and company. Tickets are \$195 per person. For further inquiries or to inquire about sponsorship opportunities, call 760-728-5871.

**April 20** – 10 a.m. to 12 p.m. – A free community shred event will be held a 1615 Mission Road, Suite A, Fallbrook. Limit: 5 boxes per household. Event hosted by Wealthlynk Inc., Heritage Law Group and R. Greene & Associates. For more info, call 760-621-4471.

**April 26** – 11 a.m.-3 p.m. – Rally for Children holds its 31st year of "Arts in the Park" at Live Oak Park. Admission is free and includes a day filled with art, music, entertainment and endless activities for children and their families. Free bus shuttles are provided from 10:45 a.m. to 3:30 p.m., departing from both the Maie Ellis Education Center and Potter Jr. High to Live Oak Park, and then the reverse return route. The buses will run about every 30 minutes.

**May 16** – 9 a.m. to 2 p.m. – Fallbrook Garden Club holds a Botanical Treasures Plant Sale with California natives, flowers, unique planted containers and more. At Fallbrook Historical Society, 1730 S. Hill Ave.; funds raised go toward scholarships, community projects, and club activities. For more info, go to [www.fallbrookgardenclub.org](http://www.fallbrookgardenclub.org).

## Water management workshop offered

FALLBROOK – Local residents are invited to attend a Best Water Management Practices for Avocado and Citrus Workshop presented by Mission Resource Conservation District, Fallbrook Public Utility District and Rainbow Water District, Thursday, March 5, from 1-3 p.m. at Fallbrook Public Utility District, 990 E. Mission Road.

Attendees will gain insight on the latest irrigation practices from Aliasghar Montazar PhD, UCCE Irrigation and Water Management Advisor. They can also explore resources available from Mission Resource Conservation District, meet their local water providers, and learn how local growers use automation for water conservation.

A complimentary lunch will be provided. Seating is limited. Advanced registration required. For more information and to reserve a seat go to [rainbowmwd.ca.gov/AG-workshop](http://rainbowmwd.ca.gov/AG-workshop) and complete the sign up form by Tuesday, March 2.

Submitted by Rainbow Water District.

### PHYSICAL THERAPY

Fastest Growing Physical Therapy Operation in California!

★ ★ ★ A LEGACY OF EXCELLENCE ★ ★ ★

**Bill Atkins, CEO, PT, DPT, OCS, CSCS**  
**Carrie Loomis, MPT & Amanda Lucy, DPT**

Dedicated to caring for the people of our beloved town Fallbrook!

760-723-2687

Telehealth Appointments Also Available

577 E Elder Street, Suite I, Fallbrook  
[www.AllStarPhysicalTherapy.net](http://www.AllStarPhysicalTherapy.net)

People Make Mistakes. . .

We Fix Them!

Serving Your Needs SAFELY

## COSTELLO'S

516 W. Aviation Road Fallbrook

### Auto Repair

760-728-7375

Paint and Body Work Experts • Insurance Specialists  
 All Work Guaranteed • Mechanical Work • Towing Available

Stop in for an estimate! FREE pick-up and delivery!

## Come Join Us!

We feed the hungry by gathering surplus crops and unsold groceries for food distributors across San Diego County.

Help us by volunteering!

- Rescue fruit that would otherwise go to waste
- Food is donated to local food pantries
- Volunteers help a couple of hours 1 or 2 weekday mornings.
- No minimum requirements!
- Volunteers should be 55+
- Diverts surplus food from going to the landfill and reduces methane

Learn more: [seniorgleanerssdco.org/volunteer](http://seniorgleanerssdco.org/volunteer)

Sign Up with QR Code or go to: [seniorgleanerssdco.org/volregistration.php](http://seniorgleanerssdco.org/volregistration.php)

Email (preferred) [info@seniorgleanerssdco.org](mailto:info@seniorgleanerssdco.org) | Phone 619-633-9180  
 Senior Gleaners of San Diego County is a 501(c)3 | EIN: 33-0571701

Quality Jewelers Since 1955

Custom Design & Repair by appointment: 760-726-7767

[www.WardsJewelers.com](http://www.WardsJewelers.com)

## SMOG BROTHERS TEST CENTER

\$10 Off Any Vehicle!

Expires 3/31/26

760.451.6220

119 West College St Fallbrook Mon-Sat 8am-6pm

★ STAR Certified

CLEAN TRUCK CHECK

WE SMOG ALL VEHICLES • SE HABLA ESPAÑOL

W. Elder St  
 P. College St  
 S. Mission  
 W. Beech St  
 I. Fallbrook St  
 Main Ave

## Autoheim

Service & Repair For ALL European & Import Autos

760-728-2338

1236 S. Main St. Fallbrook We do most extended warranties!

## YOUNGREN CONSTRUCTION

RESIDENTIAL | COMMERCIAL | DESIGN-BUILD | REMODELING

760.728.9874 | [youngrenconstruction.com](http://youngrenconstruction.com) | License #784656

SECTIONS	
Announcements.....	A-2
Business .....	B-6
Biz. Directory .....	B-6
Calendar.....	A-2
Classifieds .....	A-6
Education .....	B-7
Entertainment.....	A-11
Health & Fitness.....	A-10
Home & Garden.....	B-3
Legals.....	A-6
Obituaries .....	B-4
Opinion.....	A-5
Real Estate.....	B-3
Regional .....	None
Sheriff's Log.....	A-6
Sports.....	B-2



**KEN FOLLIS**      **SHARON ROBINSON**      **COMPASS**

**Ken Follis**  
760.803.6235  
DRE #00799622

**Sharon Robinson**  
949.295.1161  
DRE #01384726

**Trusted perspective. Skilled negotiation. Personal service. Proven results.**

## YOUR TRUSTED LOCAL EXPERTS

**Over \$1.6 Billion in Sales and Over 2100 Homes SOLD!**

We live here, we work here, we invest in our community.

**Personal Marketing Solutions for Every Seller!**



**16135 Pauma Valley, Pauma Valley**  
Offered at \$1,798,747



**Sky Vista Way, Fallbrook**  
Offered at \$298,747



**662 Lower Springs Road, Fallbrook**  
Sold for \$1,345,000



**27 Shady Hill Lane, Fallbrook**  
Incredible 5BD, 5BA property with VIEWS nestled in the picturesque landscape of Fallbrook. In the prestigious 24/7 guard gated Rolling Hills Estates. Meticulously crafted property boasts a fusion of modern sophistication and natural beauty. Tranquil.  
**Sold for \$2,342,000**



**145 Barhaven Lane, Fallbrook**  
Beautifully situated home set on a peaceful street, with a view from the enclosed front patio area, this property offers the perfect blend of privacy, comfort, and Southern California living. The home features a thoughtfully designed layout filled with natural light and inviting living spaces. 3BD, 2BA, newer roof & HVAC.  
**Offered at \$748,747**



**1326 Sunset Grove, Fallbrook**  
Quality custom built gated one level ranch style home with so much charm and character. Never before on the market, the pride of ownership, maintenance and care will be evident throughout the home and the property. Truly breathtaking panoramic views.  
**Offered at \$1,570,000**

**Ken's Corner**

**The "Buying Season"**

We have entered the time of year when we see buyer activity start to rise, and also start seeing more inventory come to the market. With several properties in our upcoming listing category, it has been a long time since buyers have seen so much to choose from. It could be time to get your home on the market too. Let's make your home stand out from the rest using all the tools, photos, videos, print advertising and social media that we offer. Let's get started today!

**AT YOUR SERVICE! - Ken**



**1630 South Mission, Fallbrook**

This offering includes the very best Commercially zoned large parcel available in Fallbrook. Highly coveted corner with major development on all sides. Plans for a signal at Peppertree and Mission to be installed in 2026. Also, a bridge to adjoin the east and west sections of Peppertree which will enhance traffic count greatly.  
**Offered at \$4,000,000**

**Sharon's Corner**

**Easing Into 2026?**  
**Not a chance!**

We already have 9 properties sold or in escrow so far this year and we are preparing multiple homes to come to the market soon!

Do you have real estate goals or need to know the current value of your home? Put us to work for you!

How we can help you in 2026?  
**LET'S TALK! - Sharon**



**2042 Pheasant Run, Fallbrook**  
Offered at \$1,298,747



**18 Gateview Drive, Fallbrook**  
Offered at \$1,700,000



**3625 Laketree, Fallbrook**  
Sold for \$929,000

**LOCAL REAL ESTATE EXPERTS YOU CAN TRUST WHETHER BUYING, SELLING, INVESTING, DOWNSIZING OR MOVING UP**

**Business Spotlight**



**Trupiano's ITALIAN BISTRO**

Celebrating 21 years in Fallbrook, Trupiano's Italian Bistro has become a Mecca for those who want to enjoy an authentic Italian dish while relaxing in a warm, vibrant and friendly atmosphere. Traditional Italian fare as well as new innovative culinary delights. Private chef & catering services available.

945 S. Main Ave, Fallbrook  
760-728-0200  
www.trupianorestaurantgroup.com

**Sharon's ON MAIN**

Boutique featuring women's & men's clothing, designer brands, shoes, gifts, jewelry & home decor

**20% Off**

ONE ITEM IN STORE WITH COUPON

100 N Main Ave, Fallbrook  
760-451-6139

**THE SPOILED AVOCADO**

A specialty shop featuring locally made avocado fudge, avocado themed gifts, locally made items and souvenirs

**20% Off**

ONE ITEM IN STORE WITH COUPON

100 N Main Ave, Fallbrook  
760-451-6139

**Community Spotlight**



**Whiskers & Tails Resale Gift Shop**

**Whiskers & Tails RESALE GIFT SHOP**  
SUPPORTING THE FALLBROOK ANIMAL SANCTUARY

Your year-round source for seasonal holidays, celebrations (birthdays, weddings, etc.), decor, collectable and high-quality household items. Every purchase supports animals in need.

745 South Main Ave, Fallbrook  
Open Mon-Sat 10am-3pm  
www.fallbrookanimalsanctuary.org



**Real Estate Done Right!**

100 N. Main Avenue, Fallbrook

[www.kenfollisandsharonrobinsongroup.com](http://www.kenfollisandsharonrobinsongroup.com)

**#lovinlifeinfallbrook**

# Mountain lion trapped at Fallbrook home

Village News staff

On Friday, Feb. 20, a family lost several livestock (chickens) and pets (cats). In an attempt to catch the animal responsible, the homeowner built a trap. According to the California Dept. of Forestry and Wildlife PIO Klopping, "the homeowner originally thought coyotes were responsible for the losses.

Sometime between late Thursday night and early Friday morning, the trap caught a juvenile mountain lion. The family called 911 when they realized what they'd trapped, and then CDFW was contacted.

A member of CDFWLED were first to respond and determined

that nothing illegal had happened. Shortly after, a CDFW biologist arrived and confirmed that the animal was unharmed."

Officer Klopping said, "It was then determined that the animal needed to be released from the property, which is the correct course of action stated by California law. It's believed that the stress the animal went through while sitting in the trap will act as a deterrent to keep the animal from returning."

There were reports of a cub being spotted in the area and Officer Klopping said he hadn't heard anything about an additional cub being spotted, and their biologist believed the mountain lion was male.

# Talkative cat entertains herself



Poppy is a beautiful, energetic, 4 years young, domestic short hair with a big personality and an even bigger heart. She is talkative, playful and full of life, often entertaining herself on an exercise wheel or high on a perch. Poppy is not a fan of other cats and would prefer to be your one and only. She is spayed, vaccinated, and micro chipped. To meet this special kitty, email info@fallbrookanimalsanctuary.org.

# FPUD approves directors' per diem increase

Joe Naiman

Village News Reporter

The Fallbrook Public Utility District approved a 5% increase in the per diem pay board members receive.

The FPUD board voted 5-0 Feb. 24 to increase the pay for meetings from \$140.70 to \$147.74. The per diem pay covers regular or special meetings, and directors can collect per diem compensation for up to 10 meetings a month.

FPUD's Administrative Code stipulates that per diem pay is to be reviewed annually, and any increase is limited to 5%. A 5% increase from \$140.70 would have been exactly halfway between \$147.73 and \$147.74, and the board was allowed to round up to the nearest cent.

A recommended increase requires a public hearing to be set, and the increase will not take effect until at least 60 days after

the meeting. The 60-day period allows for registered voters in the district to collect signatures for a referendum. A 5-0 FPUD board vote Jan. 26 set the Feb. 23 hearing date for the increase.

FPUD has the third-lowest per diem pay among water districts in San Diego County. Valley Center Municipal Water District board members receive \$100 for each meeting. The per diem for Lakeside Water District directors is \$125, and that amount has been unchanged since August 1989 and is given only for full board meetings rather than for committee meetings.

The new per diem is below the \$150 per meeting for Rainbow Municipal Water District, Santa Fe Irrigation District, and San Diego County Water Authority board members. The Padre Dam Municipal Water District which covers Santee, Alpine, and parts of El Cajon and Lakeside pays board members \$160 per meeting.

# swing into fun

AT PALA MESA GOLF & RESORT

## Entertainment Schedule

- Feb 27 Honey Bean
- March 6 Tori Green
- March 13 B.A.M
- March 20 Travis Daggett
- March 27 Trey Hill

## Prime Rib Thursdays

3PM - Close | \$45

12oz. Prime Rib with Chef's choice of vegetable and potatoes



PALA MESA GOLF & RESORT

## OPINION

### Re: Re: 'We the People unity versus Left wing collectivism' [Village News, Letter, 2/19/26]

Howdy neighbor, Just finished reading JT's praise of Zoran Mamdani and how wonderful it's going to be to live in New York City, free bus rides, city owned grocery stores, rent caps, all great benefits for the masses, right?

Well, actually reality is already setting in as landlords are dumping rental properties as costs go up even if rents don't. And then there's the billionaire tax that has the rich also fleeing California. The idea of tax the rich has to pass the state hurdle same as here in California, so there goes the free buses.

In my view, Mamdani came along at a time when, for lack of a viable common sense candidate, the people flocked to a charismatic candidate disguised with the word "democratic" as in "democratic socialist." But hidden behind all that is a more sinister reality, not only is Mamdani a democratic socialist, he's also a Muslim which is not just a religion but also a political entity whose ultimate goal world takeover and tyranny as is on display in its worst form in Iran today.

That is exactly what Zoran

Mamdani would have New York City and America look like in days to come. We in California can't do much about New York City, but we can prevent the further erosion of our state by leftist politicians.

If you want an excellent education into what is happening in America today, I suggest the new book out by Peter Schweizer, "The Invisible Coup." It's eye opening as a look at America today.

Johan Pettersen

### Reclaiming America's industrial future



**Julie Reeder**  
Publisher

I was so inspired listening to Secretary of State Marco Rubio, who stood before global leaders in Munich last week. He declared that "de-industrialization was not inevitable" but "a conscious policy choice," and voiced a grievance long felt across America's factory towns and working communities. Plants did not simply vanish. Supply chains did not drift overseas by accident.

As Rubio put it, it was "a decades-long economic undertaking that stripped our nations of their wealth, of their productive capacity and of their independence." This is another example of why politics is important to talk about. It may be unpopular or hard to have those conversations, but it's important.

If people are ignorant of politics, policies, economics, etc., then they are easier to control. It's important to figure out why we shut down our steel mills, our manufacturing, etc., and chose to send all that work overseas.

That blunt and straightforward approach that Rubio used in framing his talk matters because it challenges the fatalism that has dominated economic policy debates for half a century.

For decades, Americans were told that globalization and unfettered trade were natural forces, like weather systems, beyond the control of any government. Rubio rejected that narrative. The offshoring of millions of middle-class jobs, he argued, came from "a foolish but voluntary transformation of our economy that left us dependent on others for our needs and dangerously vulnerable to crisis."

Whether one agrees with every policy emerging from Washington today, the deeper question Rubio raised deserves serious attention: Did advanced nations willingly trade away industrial strength in exchange for cheaper imports and financial expansion? The evidence is hard to ignore.

Manufacturing employment collapsed across much of the United States and Europe. Communities built around steel, autos, machinery, and textiles hollowed out. Economic gains concentrated in finance and technology hubs, while heartland regions lagged behind.

Even European leaders now acknowledge the consequences. Belgium's prime minister recently warned that industrial closures in Europe have surged, pushing the continent toward "an existential crisis," adding that aggressive decarbonization (green) policies risk making "de-industrialization... synonymous with poverty and irrelevance." Different politics, same diagnosis: industrial capacity still matters.

The policy debate now unfolding is not simply about tariffs or subsidies. It is about economic sovereignty and whether nations retain the ability to produce essential goods, maintain skilled workforces, and control critical supply chains. Treasury officials have summarized the principle succinctly: "Economic security is national security." That idea, rooted in America's early industrial policy tradition, is re-emerging after decades of neglect.

Critics warn that industrial policy invites inefficiency, protectionism, and geopolitical tension. They are right to raise those risks. History shows that poorly designed interventions can distort markets and burden taxpayers. Yet the opposite extreme, assuming markets alone will preserve strategic industries, has also proven flawed.

The pandemic exposed the fragility of global supply chains;

geopolitical rivalries have underscored dependence on foreign production for critical minerals, energy components, and pharmaceuticals.

Rubio's Munich speech crystallized a turning point. The argument is no longer whether industrial decline happened, but whether it was an unavoidable byproduct of progress or the result of policy choices that can be reversed. If the latter, then re-industrialization, through investment, innovation, and targeted support, becomes not nostalgia but strategy.

For communities that have spent decades watching factories close and opportunities disappear, that shift in thinking carries real stakes, including poverty, drug abuse, mental health issues, and the destruction of cities that were once thriving.

An economy anchored only in consumption and finance cannot easily sustain broad middle-class prosperity. A balanced economy where advanced manufacturing, energy production, technology, and services reinforce each other offers a stronger foundation.

Jobs, income, prosperity, pride, and purpose are more likely to take root when communities are able not only to buy, but to build. Then people can see tangible results of their labor in the products made, the energy produced, and the innovations brought to life around them.

Such an economy restores pathways to stable careers without requiring everyone to leave home in search of opportunity, and it reconnects local identity to productive contribution. In that balance, growth is not merely measured in quarterly returns, but in the durability of livelihoods and the confidence that the next generation can remain, work, and thrive in the places that shaped them.

The United States and its allies now face a clear decision. Continue relying on globally dispersed production networks optimized for cost, or rebuild domestic and allied industrial capacity to secure supply chains and skilled employment. Rubio's words challenge leaders to recognize that decline was not destiny. If policy choices helped dismantle industrial strength, new policy choices can help restore it.

The debate should move beyond ideology to outcomes. The goal is not isolation, but durable prosperity rooted in productive capacity. Nations that can still build, innovate, and manufacture at scale hold both economic and strategic advantages. In that sense, the question Rubio raised in Munich is larger than trade policy. It is about whether advanced societies choose to remain makers or accept becoming merely markets. It was truly inspiring!

Then Rubio invited the other countries to do the same, and instead of doing what's primarily in the best interest of global financiers, to do what's in the best interest of their country, first. The United States can still be a global partner, but the idea is that we need to be healthy, strong, prosperous, and productive first, and then we can contribute to the rest of the world. The same holds true for other countries.

Since 2025, under the Trump administration, that reindustrializing shift has accelerated dramatically. Announced private-sector commitments to U.S. manufacturing now exceed \$1.5 trillion, spanning semiconductors, autos, pharmaceuticals, energy, and advanced technology.

Allies are central to this resurgence: Japan has pledged roughly \$550 billion in U.S. industrial and energy investment, while Taiwan's TSMC is expanding American semiconductor production toward a potential \$265 billion footprint in Arizona. The pattern is unmistakable, with capital, technology, and production capacity flowing back to the United States.

The aim is not isolation but strength: rebuilding the ability to make things at scale so America remains a resilient, innovative partner in the world rather than a dependent market within it. How is that not exciting for anyone who is paying attention and not afraid to talk about it?

### Seventh year remembrance

Seven years have passed since the "GTO Man" of Fallbrook was unexpectedly struck by an SUV on Main Street, Feb. 5, 2019. Warren Lee Stuber's life is continued to be honored and celebrated by those that knew and loved him as a versatile friend with an infectious humor to laugh with, or as the man with much knowledge and many interests. He was always willing to do good in the community, and help others.

He grew up in Detroit,

Michigan; his father, Bernard Stuber, was the engineer that invented the front wheel drive for Ford about 1932. Warren's knowledge of automobiles was this immense being the son of a renowned automobile engineering family which included cousins and uncles.

As a result, Warren developed a love for Drag Racers as well. Warren was also a Vintage Car Club enthusiast, showcasing his 1969 GTO racing special. Warren's knowledge included

his enthusiasm for being a numismatic coin collector, and collector of Military Historical items (some rare WWI German items included).

In addition, Warren had a small Fallbrook avocado and citrus ranch home. He was an Army Korean War Veteran, having served in Germany; and supported the local VFW. RIP to a well-liked Fallbrook man who left a memorable mark with his life.

Debra Dunbar

### Every dollar matters: San Diego deserves accountability before new taxes



**Supervisor Jim Desmond**  
5th District

While San Diego families were grieving loved ones lost to fentanyl, a county-funded nonprofit executive was allegedly spending their tax dollars on plastic surgery and vacations to Hawaii.

This week, the San Diego County District Attorney announced six felony charges against the former chief operating officer of the Harm Reduction Coalition of San Diego – a nonprofit that received more than \$5 million in county contracts to distribute Narcan and prevent fentanyl deaths. The charges allege that more than \$130,000 in those funds were stolen and spent on cosmetic procedures, luxury travel, and personal expenses.

Let that sink in. While first responders were racing to get Narcan into the hands of people who needed it most, these life-saving dollars were allegedly being siphoned off for trips to Hawaii and Disneyland.

What makes this case even

more alarming is the breakdown in oversight. As the District Attorney revealed, even after professional county staff raised concerns, county officials awarded a second contract to this organization – allowing the defendant to continue lining her pockets with public funds.

The county's own audit had flagged significant financial control weaknesses. A background check revealed the individual had a prior conviction for stealing more than \$500,000 from a previous employer. Every red flag imaginable was there. Officials moved forward anyway and I was not informed.

To be clear about where I stand: I have never supported harm reduction efforts such as drug checking or needle distribution, as I believe they cause more harm than they prevent. But I do support Narcan distribution, and it is reprehensible that dollars meant to save lives from overdose were stolen instead.

This is not about casting blame. It is about protecting public trust.

When public funds are distributed – particularly to outside nonprofits – accountability cannot fade. Taxpayer dollars are not blank checks. They are earned by hardworking families already stretched thin by the rising cost of living, and those families deserve to know their money is being used responsibly. That is why I have called for a public presentation outlining the county's fraud prevention safeguards and greater transparency in spending.

This issue is personal to me. I have led the fight against fentanyl

at the county since the beginning – from mandatory education in our schools to the "One Pill Can Kill" awareness campaign with the District Attorney.

Every dollar meant for that fight represents a life that could be saved. When those dollars are misused, it is not just a financial failure. It is a betrayal of the families counting on us.

And it raises a much bigger question.

Right now, there are active efforts to raise taxes on San Diego families – a proposed half-cent countywide sales tax that could generate \$360 million a year. The county just spent \$320,000 on political consultants to study whether voters would support it.

Before asking families for a single dollar more, government needs to prove it can be trusted with the dollars it already has.

We don't have a revenue problem. We have an accountability problem.

Oversight works. Transparency works. Audits work. When we shine light on spending, problems get caught and corrected. We should not wait for larger scandals before demanding stronger safeguards.

San Diegans work too hard for their money to see it wasted. I will keep fighting to make sure every dollar is spent the way it was intended – transparently, responsibly, and in service of the families who are counting on us.

Every dollar matters. Every life matters. And accountability is not negotiable.

### CA Democrats deprive voters of right to decide on costly new mileage tax

SACRAMENTO – State Assemblyman Carl DeMaio is slamming Assembly Democrats for voting to kill ACA 14 – a constitutional amendment that would have guaranteed voters the right to approve or reject any new Mileage Tax.

"Democrats had a clear opportunity to let people decide on whether a costly new Mileage Tax on every driver is justified," DeMaio said. "Instead, California Democrats killed ACA 14 to shut the voters out on any Mileage Tax decisions and let the politicians retain the power to impose this absurd and costly new tax," DeMaio added.

By killing ACA 14, lawmakers

preserved their ability to advance a Mileage Tax directly through the Legislature – a move DeMaio warned mirrors the strategy used in 2018 to impose the gas tax increase without voter approval.

"We've seen exactly how this works," DeMaio said. "In 2018, Sacramento politicians forced through the gas tax without asking voters. Now they're positioning themselves to do the same thing with a Mileage Tax – charging Californians per mile driven, behind closed doors."

A Mileage Tax would add hundreds – and potentially thousands – of dollars a year in new costs for working families who already face the highest

gas and car taxes in the nation, DeMaio said.

DeMaio vowed to continue fighting efforts to bypass voters and impose new taxes through legislative action, arguing that Californians deserve transparency and accountability on policies that directly impact their cost of living.

"If politicians believe these taxes are justified, they should have the courage to put them before voters," DeMaio said. "Blocking ACA 14 proves they don't want people to have that choice."

Submitted by the office of State Assemblyman Carl DeMaio.

# LEGALS

The deadline for Legal notices is Monday, noon. Email to [legals@reedermedia.com](mailto:legals@reedermedia.com).

## Notice

### NOTICE OF PETITION TO ADMINISTER ESTATE OF MARTHA ALEXANDRA FAIRBANKS aka SANDRA FAIRBANKS

CASE NO. 26DE000202C  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **MARTHA ALEXANDRA FAIRBANKS; SANDRA FAIRBANKS** A Petition for Probate has been filed by **MICHAEL FAIRBANKS** in the Superior Court of California, County of SAN DIEGO  
The Petition for Probate requests that **ANITA MAE SANCHEZ** 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 cause why the court should not grant the authority.

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

Date: 02/26/2026 Time: 1:30 P.M Dept. 503  
Address of court: Central Division, Central Courthouse, 1100 Union St., San Diego, CA 92101

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.

Petitioner and Attorney for petitioner: MICHAEL FAIRBANKS  
3828 Sierra Morena Avenue, Carlsbad, CA 92010  
(760)420-3433

Legal: 6971  
**PUBLISHED: February 12, 19, 26, 2026**

## Change of Name

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case Number: 26CU004797N  
**TO ALL INTERESTED PERSONS**

Petitioner:  
**TARA SUSANNE MOORE**

filed a petition with this court for a decree changing names as follows:  
Present Name:  
**TARA SUSANNE MOORE**

Proposed Name:  
**TARA JANE MCCULLOUGH**

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  
Date: Mar 13, 2026 Time: 8:30 AM Dept: N-25  
The address of the court is Superior Court of California, County of San Diego,  
North County Division, 325 S. Melrose Dr., Vista, CA 92081

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Village News  
**No hearing will occur on the above date. See attached**

Date: 1-29-2026  
Signed: Brad A. Weinreb, Judge of the Superior Court

LEGAL: 6961  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

## Fictitious Business Name

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9002551  
Name of Business:  
**CHAMP'S CASTLE**

31517 Cottontail Lane, Bonsall, CA 92003  
Mailing Address: 31517 Cottontail Lane, Bonsall, CA 92003  
County: San Diego

This business is registered by the following:  
Alexander Ryan Miller, 31517 Cottontail Lane, Bonsall, CA 92003

This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 11/21/2025

THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 04, 2026

LEGAL: 6981  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

### FICTITIOUS BUSINESS NAME STATEMENT

File Number: 2025-9024116  
Name of Business:  
**CHILDREN'S ARK**

521 Calle Montecito Unit 105 Oceanside, CA 92057  
Mailing Address: 521 Calle Montecito Unit 105 Oceanside, CA 92057  
County: San Diego

This business is registered by the following:  
Yesenia Hortencia Mata, 521 Calle Montecito Unit 105 Oceanside, CA 92057

This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of N/A

THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Dec. 26, 2025

LEGAL: 6971  
**PUBLISHED: February 05, 12, 19, 26**

Loan No.: Clark TS no. 2025-11405 APN: 126-020-16-00 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/2/2023, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN, that on 3/4/2026, at 10:00 AM of said day, At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020, Ashwood TD Services LLC, a California Limited Liability Company, as duly appointed Trustee under and pursuant to the power of sale conferred in that certain Deed of Trust executed by Patrick Clark recorded on 6/7/2023 in Book n/a of Official Records of SAN DIEGO County, at page n/a, Recorder's Instrument No. 2023-0148650, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 11/6/2025 as Recorder's Instrument No. 2025-0313758, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right, title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: \*\* See attached legal description Exhibit "A" \* \* EXHIBIT "A" Legal Description 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: Parcel 1: That Portion Of The Northwest Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The County Of San Diego, State Of California, According To United States Government Survey Thereof, Being More Specifically Described As Follows: Beginning At The Northeast Corner Of Said Northwest Quarter; Thence South 00 Degrees 12 Minutes 20 Seconds West Along The East Line Thereof, A Distance Of 929.23 Feet; Thence North 89 Degrees 43 Minutes 00 Seconds West, A Distance Of 128.00 Feet To An Angle Point In The Southerly Boundary Of Land Described In Deed To Donald E. Percy, ET UX Recorded January 9, 2002 As Document No. 2002-0016771 Of Official Records; Thence Along Said Southerly Boundary South 59 Degrees 50 Minutes 20 Seconds West, A Distance Of 74.95 Feet; Thence North 26 Degrees 55 Minutes 26 Seconds West, A Distance Of 374.53 Feet; Thence South 58 Degrees 46 Minutes 58 Seconds West, A Distance Of 389.79 Feet To A Point Which Bears South 12 Degree 15 Minutes 00 Seconds East, A Distance Of 46.75 Feet And South 01 Degree 03 Minutes 00 Seconds West, A Distance Of 167.17 Feet And South 88 Degree 57 Minutes 00 Seconds East, A Distance Of 20.00 Feet From The Northwesterly Most Corner Of Said Percy Land; Thence South 88 Degree 57 Minutes 00 Seconds East, A Distance Of 20.00 Feet To The Westerly Line Of Said Percy Land And North 01 Degree 03 Minutes 00 Seconds East Along Said Westerly Line, A Distance Of 167.17 Feet And North 12 Degrees 15 Minutes 00 Seconds West, A Distance Of 46.75 Feet To Said Northwesterly Most Corner Of Percy Land; Thence North 67 Degree 30 Minutes 30 Seconds East, A Distance Of 417.33 Feet To An Angle Point In The Westerly Boundary Of Land Described In Deed To Arnold Habeck, ET UX, Recorded July 26, 1963 As File No. 130687 Of Official Records; Thence Along The Westerly Line Of Said Habeck Land, North 21 Degree 17 Minutes 30 Seconds West, A Distance Of 127.03 Feet And North 9 Degree 57 Minutes 30 Seconds West, A Distance Of 336.71 Feet To A Point In The North Line Of Said Northwest Quarter, Distant Thereon South 88 Degree 31 Minutes 00 Seconds West, A Distance Of 444.91 Feet From Said Northeast Corner Of The Northwest Quarter; Thence Along Said North Line, North 88 Degree 31 Minutes 00 Seconds East, A Distance Of 444.91 Feet To The True Point Of Beginning. Pursuant To That Certain Certificate Of Compliance Recorded July 29, 2005 As Document No. 2005-0646290 Of Official Records. Parcel 2: An Easement For Right Of Way For Road, Sewer, Water, Gas, Power And Telephone Lines And Appurtenances Thereto Over, Under, Along And Across A Strip Of Land 40.00 Feet In Width Lying Within The Northeast Quarter Of The Northwest Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The County Of San Diego, State Of California, According To The Official Plat Thereof, The Northerly Line Of Said 40.00 Foot Strip Being Described As Follows: Beginning At The Northeast Corner Of Said Northwest Quarter; Thence South 88 Degree 31 Minutes 00 Seconds West Along The North Line Thereof, A Distance Of 593.89 Feet To The True Point Of Beginning; Thence South 25 Degree 07 Minutes 20 Seconds West 191.13 Feet; Thence South 40 Degree 58 Minutes 30 Seconds West, 126.94 Feet To The Beginning Of A 100.00 Foot Radius Curve, Concave Easterly; Thence Southerly Along Said Curve Through A Central Angle Of 53 Degrees 13 Minutes 30 Seconds A Distance Of 92.90 Feet; Thence South 12 Degree 15 Minutes 00 Seconds East, 30.15 Feet, More Or Less, To The Center Line Of The Main County Road From Fallbrook To Bonsall As It Existed On February 4, 1897, As Conveyed To Albert Ross By Deed Recorded In Book 259, Page 362 Of Deeds; Thence Along The Center Line Of The Presently Travelled Road As Follows: Continuing South 12 Degree 15 Minutes 00 Seconds East, 272.54 Feet; South 01 Degree 03 Minutes 00 Seconds West, 245.82 Feet; South 06 Degree 33 Minutes 00 Seconds West, 208.14 Feet; South 18 Degree 32 Minutes 00 Seconds East, 241.05 Feet; South 19 Degree 14 Minutes 05 Seconds East, 117.19 Feet; South 29 Degree 08 Minutes 45 Seconds East 144.87 Feet; South 22 Degree 36 Minutes 15 Seconds East, 142.60 Feet; South 36 Degree 56 Minutes 05 Seconds East, 86.36 Feet To The Westerly Line Of The East 445.00 Feet Of Said Northwest Quarter. The Sidelines Of Said 40.00 Foot Strip Of Land To Be Prolonged Or Shortened To Terminate In The North Line Of Said Northwest Quarter And In The Westerly Line Of Said East 445.00 Feet Of Said Northwest Quarter. Parcel 4: An Easement And Right Of Way For Road, Sewer, Water, Gas, Power And Elephone Lines And Appurtenances Thereto Over, Under, Along And Across A Strip Of Land 60.00 Feet In Width Lying Within The Northwest Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The County Of San Diego, State Of California, According To The Official Plat Thereof. The Sidelines Of Said 60.00 Foot Strip Lying 40.00 Feet Northeasterly And 20.00 Feet Southwesterly Of The Following Described Center Line: Beginning At The Southeasterly Terminus Of The Center Line Of Said 40.00 Foot Strip Described In Parcel 3 Above; Thence South 36 Degree 56 Minutes 05 Seconds East, 278.71 Feet To A Point In The Southerly Line Of The North 2,000.00 Feet Of Said Northwest Quarter Distant South 88 Degree 31 Minutes 00 Seconds West, 276.84 Feet From The North And South Center Line Of Said Section 19. The Sidelines Of Said 60.00 Foot Strip To Be Prolonged Or Shortened To Terminate In Said Westerly Line Of The East 445.00 Feet And In The Southerly Line Of Said North 2,000.00 Feet. Parcel 5: An Easement And Right Of Way For Road, Sewer, Water, Gas, Power And Telephone Lines And Appurtenances Thereto Over, Under, Along And Across A Strip Of Land 60.00 Feet In Width, Lying Within The Northwest Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The County Of San Diego, State Of California, According To The Official Plat Thereof, The Westerly Line Of Said 60.00 Foot Strip Being Described As Follows: Beginning At A Point In The Southerly Line Of The North 2,000.00 Feet Of Said Section 19, Distant North 88 Degree 31 Minutes 00 Seconds East, 145.19 Feet From The West Line Of The East 445.00 Feet Of Said Northwest Quarter Of Section 19, Thence South 00 Degree 41 Minutes 40 Seconds East, 285.00 Feet; Thence South 06 Degree 03 Minutes 50 Seconds East 154.31 Feet, More Or Less, To An Intersection With The Center Line Of County Road Survey No. 731, As Shown On Map Thereof On File In The County Surveyor's Office Of San Diego County, Also Known As Olive Hill Road. The Sidelines Of Said 60.00 Foot Strip To Terminate In The South Line Of Said North 2,000.00 Feet And In Said Center Line Of Record Of Survey 731. Parcel 6: An Easement And Right Of Way For Utility Purposes, Electric Power, Telephone, Gas And Cable T.V., Over, Under, Along And Across The Easterly 8.00 Feet Of Parcel 1 Of Parcel Map No. 11736, In The County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, October 15, 1981. Parcel 7: An Easement For Driveway Purposes And Appurtenances Thereto, Being 16.00 Feet In Width, Over, Under, Along And Across That Portion Of The Northwest Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The County Of San Diego, State Of California, According To United States Government Survey Thereof, The Centerline Being More Specifically Described As Follows: Beginning At Point "B" In Parcel 1 Of Deed Recorded August 29, 2005 As Document No. 2005-0743371 Of Official Records; Thence South 26 Degree 55 Minutes 26 Seconds East, A Distance Of 14.83 Feet To The True Point Of Beginning; Thence South 56 Degree 36 Minutes 06 Seconds West, A Distance Of 103.52 Feet To The Beginning Of A Curve Concave Southeasterly And Having A Radius Of 330.00 Feet; Thence Southwesterly Along The Arc Of Said Curve Through A Central Angle Of 33 Degree 55 Minutes 25 Seconds A Distance Of 195.39 Feet; Thence South 22 Degree 40 Minutes 41 Seconds West, A Distance Of 382.85 Feet To The Westerly Line Of Land Described In Deed To Donald E. Percy, ET UX Recorded January 9, 2002 As Document No. 2002-0016771 Of Official Records, Being The Point Of Termination. The Sidelines Of Said 16.00 Foot Easement To Be Extended Or Shortened To Meet At A Line Bearing South 26 Degree 55 Minutes 26 Seconds East Through The True Point Of Beginning And At A Line Being 20.00 Feet Easterly And Parallel With The East Line Of That 20.00 Foot Road And Utility Easement Described In Parcel 5 Of Said Percy Deed. Parcel 8: An Easement For Ingress And Egress For Road And Utility Purposes Being A Portion Of The West Half Of The Northeast Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The He County Of San Diego, State Of California, According To Official Plat Thereof, Described As Follows: That Portion Of Parcel Two Of That Certain Deed Recorded January 3, 2008 As Document No. 2008-0003702 Of Official Records, Lying Within Parcel One Of Said Deed. Parcel 9: An Easement For Ingress And Egress For Road And Utility Purposes Being A Portion Of The West Half Of The Northeast Quarter Of Section 19, Township 10 South, Range 3 West, San Bernardino Base And Meridian, In The County Of San Diego, State Of California, According To Official Plat Thereof, Described As Follows: Beginning At The Most Westerly Corner Of Land Conveyed To Mansour Malek In That Certain Deed Recorded January 3, 2008 As Document No. 2008-0003702 Of Official Records, Said Point Being Described In Said Deed As "Point A"; Thence Northeasterly Along The Boundary Of Said Land Conveyed To Mansour Malek, North 72 Degree 17 Minutes 00 Seconds East, 118.13 Feet To An Angle Point In Said Malek Boundary; Thence Leaving Said Malek Boundary Along The Northerly Line Of Said Parcel Two Of That Certain Deed Recorded January 3, 2008 As Document No. 2008-0003702 Of Official Records, South 78 Degree 07 Minutes 30 Seconds West, 29.22 Feet To The Easterly Line Of Said Parcel Two Of That Certain Deed Recorded January 3, 2008 As Document No. 2008-0003702 Of Official Records; Thence Along Said Easterly Line, South 00 Degree 04 Minutes 51 Seconds East, 7.04 Feet To A Point On A 40.00 Foot Radius Non-Tangent Curve, Concave Northwesterly, Westerly And Southerly, A Radial Line To Said Point Bears South 26 Degree 56 Minutes 25 Seconds East; Thence Leaving Said Easterly Line, Northeasterly, Northerly, Westerly And Southwesterly Along The Arc Of Said Curve Through A Central Angle Of 234 Degree 55 Minutes 18 Seconds, An Arc Distance Of 164.01 Feet To The Beginning Of A 28.00 Foot Radius Reverse Curve, Concave Northwesterly To, Which A Radial Line Bears South 81 Degree 51 Minutes 43 Seconds East; Thence Southerly Along The Arc Of Said Curve, Through A Central Angle Of 64 Degree 08 Minutes 43 Seconds, An Arc Distance Of 31.35 Feet To A Line Which Is Parallel With And 20 Feet Northwesterly, Measured At Right Angles, From Said Curve Bearing North 72 Degree 17 Minutes 00 Seconds East; Thence Along Said Parallel Line, South 72 Degree 17 Minutes 00 Seconds West, 67.34 Feet To The Westerly Line Of Said Malek Land; Thence Southerly Along Said Westerly Line, South 00 Degree 12 Minutes 20 Seconds West, 21.02 Feet To The Point Of Beginning. The street address or other common designation of the real property hereinabove described is purported to be: 5104 Olive Hill Trail, Bonsall, CA 92003. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon; and plus fees, charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$279,954.40. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f: 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/rr-faq#ID\\_5](https://www.fincen.gov/rr-faq#ID_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's 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](http://www.nationwideposting.com), using the file number assigned to this case 2025-11405. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2025-11405 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 or declaration 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. Dated: February 5, 2026 Ashwood TD Services LLC, a California Limited Liability Company Christopher Loria, Trustee's Sale Officer 231 E. Alessandro Blvd., Ste. 6A-693, Riverside, CA 92508 Tel.: (951) 215-0069 Fax: (805) 323-9054 Trustee's Sale Information: (916) 939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) NPP0484722  
Published: 02/12/2026, 02/19/2026, 02/26/2026

# SHERIFF'S LOG

February 17	
1100 blk S Mission Rd.	Found property
200 blk Dun Blazer Way	Follow up investigation - Arrest - Misd. bench warrant (our agency)
1000 blk Overbrook Ln.	Death
February 18	
500 blk N Main Ave.	Simple battery
5000 blk Hill Ranch Dr.	Fraud - Get credit/others ID
February 19	
900 blk E Alvarado St.	Welfare check - Arrest - Annoying calls to 911
38900 blk De Luz Rd.	Medical Examiners Case - Death
2900 blk Vista Del Rio	Assist other agency - Arrest - Possess controlled substance, probation violation: rearrest/voke, violate domestic violence court order
200 blk India Ln.	Death
February 20	
1300 blk S Mission Rd.	Suspicious person - Arrest - Misc. other agency's warrant
1600 blk Gum Tree Ln.	Subject stop - Arrest - Violation parole: felony, treatment mandated - felony hard drugs with 2 or more priors
300 blk N Pico Ave.	72 hr observation - 5150
1600 blk S Mission Rd.	Subject stop - Arrest - Threaten executive officer with violence
February 21	
1200 blk Old Stage Rd.	Under the influence of drugs and alcohol - Arrest - Vandalism (\$400 or less), disorderly conduct: intoxicating drug with alcohol
4900 blk Lake Park Ct.	Disturbance, argument - Simple battery
300 blk Natalie Way	Domestic violence
800 blk S Main Ave.	Subject stop - Arrest - Misc. cite and release on active warrant
100 blk N Ridge Dr.	72 hr observation - 5150
1400 blk Alturas Rd.	Vehicle burglary
4300 blk Citrus Ln.	Domestic violence
900 blk E Alvarado St.	Welfare check - Arrest - Annoying calls to 911
February 22	
Horse Creek Ranch Rd. @ Andalusian Trail	Grand theft from motor vehicle
2700 blk Los Alisos Dr.	Missing juvenile/runaway
1200 blk S Main Ave.	Disturbance - Arrest - Trespassing
February 23	
600 blk Alturas Rd.	Grand theft

# CLASSIFIEDS

## Garage Sales

Fallbrook Woman's Club Rummage Sale Friday, March 6, and Saturday, March 7, from 9 am - 2 pm. Located at 238 W Mission Rd, Fallbrook.

## Real Estate - Services

GATED! NEWLY REMODELED! 1bd+1ba Cottages May Lease to Own From: \$697/Month + Low Rent... Bingo, Shuffleboard, Square Dancing, Card Room, Pickleball, & More! Sale/Lease-to-Own Discounts Available! Call 1 (858) 504-1222

NEW Low RV Rent! NEW Management! NEW Ownership! NEW Specials! NOW CALL! Casa Del Sol RV Resort 951-925-2515

NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTIONS 21701-21715 OF THE BUSINESS AND PROFESSIONAL CODE SECTION 2328 OF THE COMMERCIAL CODE SECTION 535 OF THE PENAL CODE TAYLOR SELF STORAGE 1200 EAST TAYLOR ST. VISTA CA 92084 WILL SELL BY COMPETITIVE BIDDING ON MARCH 18TH, 2026 AT 12:30 PM AUCTION TO BE HELD AT THE ABOVE ADDRESS, PROPERTY TO BE SOLD AS FOLLOWS: MISC GOODS, PERSONAL ITEMS, FURNITURE AND CLOTHING.

LEEANN BLAKE  
SUSAN POLICE  
JESSICA MINNICK  
MELISSA DELPH  
TANYA RENDON  
VANEET JASWAL  
MARK WHEATLEY

Published: 02/26/26, 03/05/26

# LEGALS

The deadline for Legal notices is Monday, noon. Email to [legals@reedermmedia.com](mailto:legals@reedermmedia.com).

## Fictitious Business Name

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9001157  
 Name of Business  
**GOOD ENOUGH COCKTAIL CLUB**  
 555 W Date Street Suite B, San Diego, CA 92101  
 Mailing Address: 555 W Date Street Suite B, San Diego, CA 92101  
 County: San Diego  
 This business is registered by the following:  
 Tiger Little Italy Hospitality LLC, 555 W Date Street Suite B, San Diego, CA 92101  
 This business is conducted by a Limited Liability Company  
 This LLC is registered in the state of CA  
 Registrant first began to transact business under the fictitious name listed above as of 8/21/2025  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 20, 2026  
**LEGAL: 6953**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9001293  
 Name of Business  
**a. NO MERCY WRESTLING CLUB**  
**b. NO MERCY SCHOOL OF WRESTLING**  
 1120 Buena Vista Dr, Vista, CA 92081  
 Mailing Address: 1120 Buena Vista Dr, Vista, CA 92081  
 County: San Diego  
 This business is registered by the following:  
 Dominic Adam Murphy, 1120 Buena Vista Dr, Vista, CA 92081  
 This business is conducted by an Individual  
 Registrant first began to transact business under the fictitious name listed above as of N/A  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 21, 2026  
**LEGAL: 6959**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9002001  
 Name of Business  
**APEX CLINICAL CONSULTING**  
 176 Gardenside Ct, Fallbrook, CA 92028  
 Mailing Address: 176 Gardenside Ct, Fallbrook, CA 92028  
 County: San Diego  
 This business is registered by the following:  
 Keith Douglas Hart, 176 Gardenside Ct, Fallbrook, CA 92028  
 This business is conducted by an Individual  
 Registrant first began to transact business under the fictitious name listed above as of 1/1/2026  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 27, 2026  
**LEGAL: 6960**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9003053  
 Name of Business  
**TOPSY TURVY TEA PARTY RENTALS**  
 3370 Avocado Vista Ln, Fallbrook, CA 92028  
 Mailing Address: 1119 South Mission Rd #191, Fallbrook, CA 92028  
 County: San Diego  
 This business is registered by the following:  
 a. Lona Lee Bryant, 1119 South Mission Rd #191, Fallbrook, CA 92028  
 b. Stephanie Janae Morgan, 1119 South Mission Rd #191, Fallbrook, CA 92028  
 This business is conducted by a General Partnership  
 Registrant first began to transact business under the fictitious name listed above as of N/A  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 10, 2026  
**LEGAL: 6972**  
**PUBLISHED: February 19, 26, March 5, 12, 2026**

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9003122  
 Name of Business  
**THE BOW TIE TOM INSURANCE AGENCY**  
 1555 Tioga Trail, Fallbrook, CA 92028  
 Mailing Address: 1555 Tioga Trail, Fallbrook, CA 92028  
 County: San Diego  
 This business is registered by the following:  
 Thomas Milo Somers, 1555 Tioga Trail, Fallbrook, CA 92028  
 This business is conducted by an Individual  
 Registrant first began to transact business under the fictitious name listed above as of N/A  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 10, 2026  
**LEGAL: 6973**  
**PUBLISHED: February 19, 26, March 5, 12, 2026**

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9002903  
 Name of Business  
**EXPERT MOBILE DETAILING**  
 1122 Big Oak Ranch Rd, Fallbrook, CA 92028  
 Mailing Address: 1122 Big Oak Ranch Rd, Fallbrook, CA 92028  
 County: San Diego  
 This business is registered by the following:  
 Levi Zachary Rupprecht, 1122 Big Oak Ranch Rd, Fallbrook, CA 92028  
 This business is conducted by an Individual  
 Registrant first began to transact business under the fictitious name listed above as of 2/8/2026  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 09, 2026  
**LEGAL: 6974**  
**PUBLISHED: February 19, 26, March 5, 12, 2026**

### FACTITIOUS BUSINESS NAME STATEMENT

File Number: 2026-9003537  
 Name of Business  
**a. HAU FIELD SERVICES**  
**b. HONEYDOAU**  
 1860 Vista Del Lago, Fallbrook, CA 92028  
 Mailing Address: 855 South Main Ave, STE K345, Fallbrook, CA 92028  
 County: San Diego  
 This business is registered by the following:  
 Bruce Drukker, 855 South Main Ave, STE K345, Fallbrook, CA 92028  
 This business is conducted by an Individual  
 Registrant first began to transact business under the fictitious name listed above as of 3/6/2019  
 THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 17, 2026  
**LEGAL: 6980**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

APN: 241-290-18-00 TS No.: 22-04908CA TSG Order No.: 240005929-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 17, 2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 23, 2006 as Document No.: 2006-0365080 of Official Records in the office of the Recorder of San Diego County, California, executed by: Gus J. Arges, a married man sole and separate property and Dimitri Arges, a married man as his sole and separate property as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: March 9, 2026 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 2 File No.: 22-04908CA The street address and other common designation, if any, of the real property described above is purported to be: 3277 Skyline View Glen, Escondido, CA 92027. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$734,541.90 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made 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 for information regarding the trustee's sale or visit this internet website, [www.xome.com](http://www.xome.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-04908CA. 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) 932-0360, or visit this internet website [www.affinidefault.com](http://www.affinidefault.com), using the file number assigned to this case 22-04908CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.: 22-04908CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: [www.xome.com](http://www.xome.com) or Call: (800) 758-8052. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: January 26, 2026 By: Carlos Quezada Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.: 22-04908CA LEGAL DESCRIPTION EXHIBIT A PARCEL 1: LOT 18, (THE "LOT") OF ESCONDIDO TRACT NO. 833 RANCHO VISTAMONTE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP NO. 14851, RECORDED ON AUGUST 3, 2004 AS FILE NO. 2004-0733514 ("MAP"), IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER. EXCEPTING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, TO THE EXTENT NOT ALREADY EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD: A. ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND RIGHTS TO ALL OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, TO ALL GEOTHERMAL HEAT AND TO ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING (COLLECTIVELY, "SUBSURFACE RESOURCES"); AND B. THE PERPETUAL RIGHT TO DRILL, MINE, EXPLORE AND OPERATE FOR AND TO PRODUCE, STORE AND REMOVE ANY OF THE SUBSURFACE RESOURCES ON OR FROM THE LOT, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THE LOT, WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LOT, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS WITHIN OR BEYOND THE EXTERIOR LIMITS OF THE LOT, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, BUT WITHOUT THE RIGHT TO DRILL, MINE, EXPLORE, OPERATE, PRODUCE, STORE OR REMOVE ANY OF THE SUBSURFACE RESOURCES THROUGH OR IN THE SURFACE OR THE UPPER FIVE HUNDRED (500) FEET OF THE SUBSURFACE OF THE LOT. ALSO EXCEPTING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, TO THE EXTENT NOT ALREADY EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD, ANY AND ALL WATER RIGHTS, IF ANY, WITHIN AND UNDERLYING THE LOT. RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, REPAIR, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN ON THE MAP AND AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR RANCHO VISTAMONTE (THE "DECLARATION"), RECORDED ON MARCH 18, 2005, AS INSTRUMENT NO. 2005-0222206, IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA ("OFFICIAL RECORDS") FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS IN INTEREST AND ASSIGNEES, THE RIGHT TO ENTER THE LOT (I) TO COMPLY WITH REQUIREMENTS FOR THE RECORDED OF SUBDIVISION MAPS OR LOT LINE ADJUSTMENTS IN THE PROPERTIES OR THE ANNEXABLE TERRITORY, AS THOSE TERMS ARE DEFINED IN THE DECLARATION, (II) FOR REPAIR OF IMPROVEMENTS IN ACCORDANCE WITH THE PROVISIONS OF THE "RIGHT TO REPAIR LAW" AT 5 File No.: 22-04908CA CALIFORNIA CIVIL CODE SECTIONS 895 THROUGH 945.5, (III) TO ACCOMMODATE GRADING OR CONSTRUCTION ACTIVITIES, AND (IV) TO COMPLY WITH REQUIREMENTS OF APPLICABLE GOVERNMENTAL AGENCIES. GRANTOR SHALL PROVIDE REASONABLE NOTICE TO GRANTEE BEFORE SUCH ENTRY. THE TERM OF THIS RESERVATION OF RIGHT OF ENTRY SHALL AUTOMATICALLY EXPIRE ON THE DATE THAT IS TWELVE (12) YEARS FOLLOWING THE DATE ON WHICH THIS GRANT DEED IS RECORDED IN OFFICIAL RECORDS. FURTHER RESERVING THEREFROM, FOR THE BENEFIT OF RANCHO VISTAMONTE GARDEN SOCIETY, A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION, NONEXCLUSIVE EASEMENTS FOR MAINTENANCE OF THE SOCIETY MAINTENANCE AREAS DESCRIBED AND DEPICTED IN THE DECLARATION, TOGETHER WITH NONEXCLUSIVE EASEMENTS OVER THE PROPERTY ON WHICH THE SOCIETY MAINTENANCE AREAS ARE LOCATED FOR ACCESS REASONABLY NECESSARY IN CONNECTION THEREWITH. PARCEL 2: NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, REPAIR, AND FOR OTHER PURPOSES, ALL AS DESCRIBED AND RESERVED IN THE DECLARATION AND AS MAY BE SHOWN ON THE MAP. PARCEL 3: AN EASEMENT FOR ROAD PURPOSES OVER A STRIP OF LAND, 40.00 FEET WIDE, FOR ROAD PURPOSES, LYING IN SECTION 29, TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO OFFICIAL PLAT THEREOF, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, THE CENTER LINE OF SAID 40.00 FOOT STRIP BEING DESCRIBED AS FOLLOWS: BEGINNING AT ENGINEER'S STATION B. C. 268+24.78 ON THE CENTER LINE OF CALIFORNIA STATE HIGHWAY 78, AS SAID STATION IS SHOWN ON MAP OF RELOCATION OF ROUTE 15, DIVISION 1-2, SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY ENGINEER OF SAID COUNTY; THENCE ALONG THE CENTER LINE OF SAID STATE HIGHWAY 78, NORTH 82° 08' 32" WEST (RECORD NORTH 82° 06' 00" WEST), 690.40 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTER LINE, NORTH 7 DEGREES 51' 28" EAST, 18.09 FEET TO THE BEGINNING OF A TANGENT 350 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 42 DEGREES 26' 37", AN ARC DISTANCE OF 259.27 FEET; THENCE TANGENT TO SAID CURVE, NORTH 50 DEGREES 18' 05" EAST, 282.75 FEET TO THE BEGINNING OF A TANGENT 350 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 23 DEGREES 17' 45", AN ARC DISTANCE OF 142.31 FEET; THENCE TANGENT TO SAID CURVE, NORTH 73 DEGREES 35' 50" EAST, 48.22 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 37 DEGREES 48' 00", AN ARC DISTANCE OF 197.92 FEET; THENCE TANGENT TO SAID CURVE, NORTH 35 DEGREES 47' 50" EAST, 103.80 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 18 DEGREES 54' 00", AN ARC DISTANCE OF 98.96 FEET; THENCE TANGENT TO SAID CURVE, NORTH 54 DEGREES 41' 50" EAST, 336.95 FEET TO THE BEGINNING OF A TANGENT 400 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 18 DEGREES 52' 30", AN ARC DISTANCE OF 131.77 FEET; THENCE TANGENT TO SAID 6 File No.: 22-04908CA CURVE, NORTH 35 DEGREES 49' 20" EAST, 70.16 FEET TO THE BEGINNING OF A TANGENT 600 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 5 DEGREES 13' 30", AN ARC DISTANCE OF 54.72 FEET; THENCE TANGENT TO SAID CURVE, NORTH 41 DEGREES 02' 50" EAST, 108.99 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 32 DEGREES 38' 05", AN ARC DISTANCE OF 113.92 FEET; THENCE TANGENT TO SAID CURVE, NORTH 8 DEGREES 24' 45" EAST, 28.45 FEET TO THE BEGINNING OF A TANGENT 150 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 41 DEGREES 18' 25", AN ARC DISTANCE OF 108.14 FEET; THENCE TANGENT TO SAID CURVE, NORTH 49 DEGREES 43' 10" EAST, 62.98 FEET TO THE BEGINNING OF A TANGENT 150 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 26 DEGREES 23' 10", AN ARC DISTANCE OF 69.08 FEET; THENCE TANGENT TO SAID CURVE, NORTH 23 DEGREES 20' 00" EAST, 40.38 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 20 DEGREES 09' 10", AN ARC DISTANCE OF 70.35 FEET; THENCE TANGENT TO SAID CURVE, NORTH 3 DEGREES 10' 50" EAST, 42.39 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 6 DEGREES 59' 20", AN ARC DISTANCE OF 24.40 FEET; THENCE TANGENT TO SAID CURVE, NORTH 10 DEGREES 10' 10" EAST, 116.03 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 52 DEGREES 21' 20", AN ARC DISTANCE OF 182.76 FEET; THENCE TANGENT TO SAID CURVE, NORTH 62 DEGREES 31' 30" EAST, 67.89 FEET TO THE BEGINNING OF A TANGENT 300 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 22 DEGREES 19' 50", AN ARC DISTANCE OF 116.92 FEET; THENCE TANGENT TO SAID CURVE, NORTH 40 DEGREES 11' 40" EAST, 292.25 FEET TO THE BEGINNING OF A TANGENT 400 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 38 DEGREES 06' 40", AN ARC DISTANCE OF 266.06 FEET; THENCE TANGENT TO SAID CURVE, NORTH 78 DEGREES 18' 20" EAST, 196.26 FEET TO THE BEGINNING OF A TANGENT 1200 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 1 DEGREE 30' 50", AN ARC DISTANCE OF 31.71 FEET; THENCE TANGENT TO SAID CURVE, NORTH 76 DEGREES 47' 30" EAST, 98.14 FEET TO THE BEGINNING OF A TANGENT 1200 FOOT RADIUS CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 8 DEGREES 19' 30", AN ARC DISTANCE OF 174.36 FEET; THENCE TANGENT TO SAID CURVE, NORTH 68 DEGREES 28' 00" EAST, 59.57 FEET TO THE BEGINNING OF A TANGENT 100 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 54 DEGREES 55' 40", AN ARC DISTANCE OF 95.87 FEET; THENCE TANGENT TO SAID CURVE, NORTH 13 DEGREES 32' 20" EAST, 145.83 FEET TO THE BEGINNING OF A TANGENT 200 FOOT RADIUS CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH AN ANGLE OF 34 DEGREES 32' 47", AN ARC DISTANCE OF 120.59 FEET; THENCE TANGENT TO SAID CURVE, NORTH 21 DEGREES 00' 27" WEST, 636.06 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29, SAID POINT BEARS 790.00 FEET FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER. EXCEPTING THEREFROM THAT PORTION LYING WITHIN SAID STATE HIGHWAY 78. PARCEL 4: 7 File No.: 22-04908CA AN EASEMENT FOR ROAD PURPOSES 40.00 FEET WIDE AS SAID ROAD IS PRESENTLY EXISTING OVER THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21; THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29; ALL IN TOWNSHIP 12 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 7, 1900. PARCEL 5: AN EXCLUSIVE AND IRREVOCABLE EASEMENT FOR PLANTING, INSTALLING, DESIGNING, DEVELOPING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING LANDSCAPING, A DETENTION BASIN, DRAINAGE FACILITIES, WATER QUALITY AND FILTRATION FACILITIES, INCLUDING ANY UTILITIES, IMPROVEMENTS OR STRUCTURES INCIDENTAL LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20, SAID POINT ALSO ON THE WESTERLY BOUNDARY OF PARCEL 1 OF PARCEL MAP NO. 3247 RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 12, 1974; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1 NORTH 00° 22' 21" WEST 435.27 FEET TO THE TRUE POINT OF BEGINNING; SAID POINT ALSO THE BEGINNING OF A NON-TANGENT 70.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 32° 10' 03" WEST; THENCE LEAVING SAID BOUNDARY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 20' 53" A DISTANCE OF 105.49 FEET; THENCE SOUTH 35° 49' 10" WEST 50.10 FEET TO THE BEGINNING OF A TANGENT 90.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 16' 37" A DISTANCE OF 30.28 FEET TO THE BEGINNING OF A COMPOUND 619.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 00" A DISTANCE OF 113.44 FEET; THENCE SOUTH 65° 35' 47" WEST 96.98 FEET TO THE BEGINNING OF A NON-TANGENT 40.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 11.35 FEET TO THE BEGINNING OF A REVERSING 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 17.03 FEET; THENCE SOUTH 65° 35' 47" WEST 0.86 FEET TO THE BEGINNING OF A TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 15' 24" A DISTANCE OF 29.06 FEET TO THE BEGINNING OF A REVERSING 652.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09° 56' 55" A DISTANCE OF 113.21 FEET; THENCE NORTH 62° 16' 41" EAST 508.99 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 1; THENCE SOUTHERLY ALONG SAID BOUNDARY SOUTH 00° 22' 21" EAST 151.53 FEET TO THE TRUE POINT OF BEGINNING. 8 File No.: 22-04908CA PARCEL 6: AN EXCLUSIVE AND IRREVOCABLE EASEMENT FOR THE DEVELOPMENT AND CONSTRUCTION OF STREET "A" AND ANY OTHER ACTIVITIES THAT ARE REASONABLY NECESSARY OR APPROPRIATE TO ACCOMPLISH SAID CONSTRUCTION, LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 12 SOUTH, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 20; SAID POINT ALSO ON THE WESTERLY BOUNDARY OF PARCEL 1 OF PARCEL MAP NO. 3247 RECORDED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 12, 1974; THENCE NORTHERLY ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 1 NORTH 00° 22' 21" WEST 422.01 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID BOUNDARY NORTH 45° 41' 01" WEST 15.96 FEET TO THE BEGINNING OF A NON-TANGENT 650.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY, A RADIAL LINE FROM SAID POINT BEARS NORTH 48° 36' 56" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 12' 43" A DISTANCE OF 274.68 FEET; THENCE SOUTH 65° 35' 47" WEST 141.62 FEET TO THE BEGINNING OF A NON-TANGENT 652.00 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 63° 29' 42" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 38' 31" A DISTANCE OF 52.82 FEET TO A POINT OF CUSP; SAID POINT ALSO THE BEGINNING OF A NON-TANGENT 20.00 FOOT RADIUS CURVE CONCAVE NORTHERLY, A RADIAL LINE FROM SAID POINT BEARS NORTH 58° 51' 11" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83° 15' 24" A DISTANCE OF 29.06 FEET; THENCE NORTH 65° 35' 47" EAST 0.86 FEET TO THE BEGINNING OF A TANGENT 60.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 17.03 FEET; TO THE BEGINNING OF A REVERSING 40.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16° 15' 37" A DISTANCE OF 11.35 FEET; THENCE NON-TANGENT TO SAID CURVE, NORTH 65° 35' 47" EAST 96.98 FEET TO THE BEGINNING OF A TANGENT 619.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10° 30' 00" A DISTANCE OF 113.44 FEET TO THE BEGINNING OF A COMPOUND 90.00 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19° 16' 37" A DISTANCE OF 30.28 FEET; THENCE NORTH 35° 49' 10" EAST 50.10 FEET TO THE BEGINNING OF A TANGENT 70.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 20' 53" A DISTANCE OF 105.49 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID PARCEL 1; THENCE SOUTH 00° 22' 21" EAST 132.7 FEET TO THE TRUE POINT OF BEGINNING.

NPP0484123  
 Published: 02/12/2026, 02/19/2026, 02/26/2026

APN: 168-060-07-00 TS No.: 25-09832CA TSG Order No.: 250345015 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 1, 2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded June 8, 2020 as Document No.: 2020-0292828 of Official Records in the office of the Recorder of San Diego County, California, executed by: MAXIMINO JOHN DELVALLE AND MICHEL DIANA JOHNSON-DELVALLE, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: March 9, 2026 Sale Time: 10:00 AM Sale Location: At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 2 File No.: 25-09832CA The street address and other common designation, if any, of the real property described above is purported to be: 3637 Esplanade Street, Oceanside, CA 92056. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$281,357.24 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this internet website, [www.nationwideposting.com](http://www.nationwideposting.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09832CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 25-09832CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.: 25-09832CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: [www.nationwideposting.com](http://www.nationwideposting.com) or Call: (916) 939-0772. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: January 23, 2026 By: Carlos Quezada Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 NPP0484045  
 Published: 02/12/2026, 02/19/2026, 02/26/202

# LEGALS

The deadline for Legal notices is Monday, noon. Email to [legals@reedermedia.com](mailto:legals@reedermedia.com).

## Fictitious Business Name

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2025-9022061  
Name of Business  
**SUNSET MAINTENANCE**  
453 Lynden Ln, Fallbrook, CA 92028  
Mailing Address: 453 Lynden Ln, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
a. Victor M. Calderon, 453 Lynden Ln, Fallbrook, CA 92028  
b. Raquel Calderon, 453 Lynden Ln, Fallbrook, CA 92028  
This business is conducted by a Married Couple Registrant first began to transact business under the fictitious name listed above as of 09/01/1994  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Nov 20, 2025  
**LEGAL: 6956**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9000288  
Name of Business  
**CLEAR BLUE PROMOTIONS**  
2136 Mil Sorpresas Dr, Fallbrook, CA 92028  
Mailing Address: 2136 Sorpresas Dr, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Kimberly Louise Freize Uhler, 2136 Mil Sorpresas Dr, Fallbrook, CA 92028  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 6/1/2011  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 07, 2026  
**LEGAL: 6957**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9000505  
Name of Business  
**GIGGLES & LITTLES FALLBROOK**  
3522 Lake Park Ave, Fallbrook, CA 92028  
Mailing Address: 3522 Lake Park Ave, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Jacqueline Nicole Spada, 3522 Lake Park Ave, Fallbrook, CA 92028  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 01/01/2026  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 08, 2026  
**LEGAL: 6958**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2025-9023953  
Name of Business  
**a. BALIZEN**  
**b. DREAM REBEL CRAFTS**  
**c. ZEN ZEN**  
**d. GARDENIA BALI**  
**e. ZEN ZEN GARDEN HOME, INC.**  
**f. BALIZEN BY ZEN ZEN GARDEN HOME**  
4 Country Glen Rd, Fallbrook, CA 92028  
Mailing Address: 4 Country Glen Rd, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Zen Zen Garden Home Inc, 4 Country Glen Rd, Fallbrook, CA 92028  
This business is conducted by a Corporation This LLC is registered in the state of CA Registrant first began to transact business under the fictitious name listed above as of 09/01/2020  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Dec 23, 2025  
**LEGAL: 6954**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9000141  
Name of Business  
**RCI REMODELS**  
1122 Big Oak Ranch Rd, Fallbrook, CA 92028  
Mailing Address: 1122 Big Oak Ranch Rd, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Rupprecht Construction Inc, 1122 Big Oak Ranch Rd, Fallbrook, CA 92028 This business is conducted by a Corporation  
This Corporation is registered in the state of California  
Registrant first began to transact business under the fictitious name listed above as of 1/5/2026  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 05, 2026  
**LEGAL: 6955**  
**PUBLISHED: February 5, 12, 19, 26, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002475  
Name of Business  
**HONEYDO4U**  
855 South Main Ave, Ste K-345, Fallbrook, CA 92028  
Mailing Address: 855 South Main Ave, Ste K-345, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Bruce Drukker, 855 South Main Ave, Ste K-345, Fallbrook, CA 92028  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 3/6/2019  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 03, 2026  
**LEGAL: 6969**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002769  
Name of Business  
**J&J HAUL AWAY**  
1249 Via Encinos Dr, Fallbrook, CA 92028  
Mailing Address: 1249 Via Encinos Dr, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Jessica Mae Christian, 1249 Via Encinos Dr, Fallbrook, CA 92028  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 05, 2026  
**LEGAL: 6970**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

## Fictitious Business Name

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002792  
Name of Business  
**LARK STRATEGIES**  
1401 21<sup>st</sup> St, Suite R, Sacramento, CA 95811  
Mailing Address: 1401 21<sup>st</sup> St, Suite R, Sacramento, CA 95811  
County: Sacramento  
This business is registered by the following:  
Callistone Premier Homes, 1401 21<sup>st</sup> St, Sacramento, CA 95811  
This business is conducted by a Limited Liability Company  
This LLC is registered in the state of CALIFORNIA  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 06, 2026  
**LEGAL: 6962**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002650  
Name of Business  
**DELTA9 ELECTRIC**  
18721 Caminito Pasadero Apt 144, San Diego, CA 92128  
Mailing Address: 18721 Caminito Pasadero Apt 144, San Diego, CA 92128  
County: San Diego  
This business is registered by the following:  
Delta9 Electric LLC, 18721 Caminito Pasadero Apt 144, San Diego, CA 92128  
This business is conducted by a Limited Liability Company  
This LLC is registered in the state of CALIFORNIA  
Registrant first began to transact business under the fictitious name listed above as of 1/14/2026  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 04, 2026  
**LEGAL: 6963**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002128  
Name of Business  
**CPI ANALYTICS**  
3875 Vista Campana S Unit 13, Oceanside, CA 92057  
Mailing Address: 3875 Vista Campana S Unit 13, Oceanside, CA 92057  
County: San Diego  
This business is registered by the following:  
Cyberspace Promotions Inc, 3875 Vista Campana S Unit 13, Oceanside, CA 92057  
This business is conducted by a Corporation This Corporation is registered in the state of CALIFORNIA  
Registrant first began to transact business under the fictitious name listed above as of 01/02/2026  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 29, 2026  
**LEGAL: 6964**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002308  
Name of Business  
**NIELSEN ENTERPRISES**  
825 College Blvd Ste 102-626, Oceanside, CA 92057  
Mailing Address: 825 College Blvd Ste 102-626, Oceanside, CA 92057  
County: San Diego  
This business is registered by the following:  
Nielsen Enterprises Inc, 825 College Blvd Ste 102-626, Oceanside, CA 92057  
This business is conducted by a Corporation This Corporation is registered in the state of CA  
Registrant first began to transact business under the fictitious name listed above as of 12/02/2019  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 30, 2026  
**LEGAL: 6965**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9001940  
Name of Business  
**HOPE CITY**  
2169 Green Canyon Rd., Fallbrook, CA 92028  
Mailing Address: 2169 Green Canyon Rd., Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
Bring Me Hope Foundation, 2169 Green Canyon Rd., Fallbrook, CA 92028  
This business is conducted by a Corporation This Corporation is registered in the state of CALIFORNIA  
Registrant first began to transact business under the fictitious name listed above as of 03/06/2019  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 27, 2026  
**LEGAL: 6966**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9000122  
Name of Business  
**a. HASHGRID**  
**b. NERD ROOTS**  
2795 Los Alisos Dr., Fallbrook, CA 92028  
Mailing Address: 2795 Los Alisos Dr., Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
a. Nicholas Alan Warner, 2795 Los Alisos Dr., Fallbrook, CA 92028  
b. Stephanie Louise Warner, 2795 Los Alisos Dr., Fallbrook, CA 92028  
This business is conducted by a Married Couple  
Registrant first began to transact business under the fictitious name listed above as of 5/1/2025  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 05, 2026  
**LEGAL: 6967**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9001937  
Name of Business  
**DOCTOR IQ**  
2169 Green Canyon Rd., Fallbrook, CA 92028  
Mailing Address: 2169 Green Canyon Rd., Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
David Bolt, 2169 Green Canyon Rd., Fallbrook, CA 92028  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 07/25/2025  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 27, 2026  
**LEGAL: 6968**  
**PUBLISHED: February 12, 19, 26, March 5, 2026**

## Fictitious Business Name

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002214  
Name of Business  
**a. THE FLOWER FIELDS STRAWBERRY HUT**  
**b. THE STRAWBERRY HUT OF THE CARLSBAD FLOWER FIELDS**  
**c. CARLSBAD STRAWBERRY HUT**  
**d. SWEET SWIRLS**  
**e. CRUTCHEE'S CREAM**  
**f. STRAWBERRIES AND CHOCOLATE STAND**  
**g. THE STRAWBERRY HUT OF CARLSBAD**  
**h. THE LEMONADE STAND OF THE FLOWER FIELDS**  
**i. THE STRAWBERRY SUGAR SHACK OF THE FLOWER FIELDS**  
**j. FLOWER FIELDS SUGAR SHACK**  
**k. STRAWBERRY TREATS & ICE CREAM**  
**l. HOUSE OF STRAWBERRIES AND CHOCOLATE**  
**m. THE GIANT LEMONADE STAND**  
**n. THE GIANT LEMON**  
**o. THE GIANT LEMON STAND**  
**p. THE STRAWBERRY SHACK OF THE CARLSBAD FLOWER FIELDS**  
5704 Paseo Del Norte, Carlsbad, CA 92008  
Mailing Address: 5142 Delaney Court, Carlsbad, CA 92008  
County: San Diego  
This business is registered by the following:  
TC Dugan Enterprises Inc., 5142 Delaney Court, Carlsbad, CA 92008  
This business is conducted by a Corporation This Corporation is registered in the state of California  
Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 29, 2026  
**LEGAL: 6976**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9001313  
Name of Business  
**GLUTEN-LESS BAKED GOODS**  
560 Industrial Way Unit D, Fallbrook, CA 92028  
Mailing Address: 560 Industrial Way Unit D, Fallbrook, CA 92028  
County: San Diego  
This business is registered by the following:  
a. Danna Maria Mungo, 560 Industrial Way Unit D, Fallbrook, CA 92028  
b. Paolo Mungo, 560 Industrial Way Unit D, Fallbrook, CA 92028  
This business is conducted by a Married Couple Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 21, 2026  
**LEGAL: 6977**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

## Fictitious Business Name

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9003078  
Name of Business  
**MOUNTAIN MIKE'S PIZZA**  
1125 S Mission Rd, Fallbrook, CA 92028  
Mailing Address: 42910 Corte Caracas, Fremont, CA 94539  
County: San Diego  
This business is registered by the following:  
Singh MM Fallbrook LLC, 42910 Corte Caracas, Fremont, CA 94539  
This business is conducted by a Limited Liability Company  
This LLC is registered in the state of CA Registrant first began to transact business under the fictitious name listed above as of N/A  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 10, 2026  
**LEGAL: 6975**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9003294  
Name of Business  
**a. XMYANGELICCREATIONSX**  
**b. XANGELICCREATIONSX**  
173 Chunchon Dr, Oceanside, CA 92058  
Mailing Address: 173 Chunchon Dr, Oceanside, CA 92058  
County: San Diego  
This business is registered by the following:  
Angelika Marie Remigio Bartolome, 173 Chunchon Dr, Oceanside, CA 92058  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 8/20/2025  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 13, 2026  
**LEGAL: 6979**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

## Fictitious Business Name

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9002244  
Name of Business  
**ART & FRAME STUDIO**  
610 East Vista Way, Vista, CA 92084  
Mailing Address: 610 East Vista Way, Vista, CA 92084  
County: San Diego  
This business is registered by the following:  
Gina Lou Osborne, 610 East Vista Way, Vista, CA 92084  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 02/06/2006  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Jan 30, 2026  
**LEGAL: 6978**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File Number: 2026-9003294  
Name of Business  
**a. XMYANGELICCREATIONSX**  
**b. XANGELICCREATIONSX**  
173 Chunchon Dr, Oceanside, CA 92058  
Mailing Address: 173 Chunchon Dr, Oceanside, CA 92058  
County: San Diego  
This business is registered by the following:  
Angelika Marie Remigio Bartolome, 173 Chunchon Dr, Oceanside, CA 92058  
This business is conducted by an Individual Registrant first began to transact business under the fictitious name listed above as of 8/20/2025  
THIS STATEMENT WAS FILED WITH THE RECORDER/COUNTY CLERK OF SAN DIEGO COUNTY ON Feb 13, 2026  
**LEGAL: 6979**  
**PUBLISHED: February 26, March 5, 12, 19, 2026**

T.S. No.: 241011693  
Notice of Trustee's Sale  
Loan No.: 519589 Order No. 95530268 APN: 303-060-31-00 APN: 303-060-31-00 Property Address: 6855 Spyglass Lane Rancho Santa Fe Area, CA 92067 You Are In Default Under A Deed Of Trust Dated 4/6/2023. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Dr. Yashwant Chaudhri, an unmarried man Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 4/18/2023 as Instrument No. 2023-0100230 in book, page of Official Records in the office of the Recorder of San Diego County, California, Date of Sale: 3/23/2026 at 10:30 AM Place of Sale: by the statue at entrance to East County Regional Center, 250 East Main Street, El Cajon, CA Amount of unpaid balance and other charges: \$2,497,874.70 Street Address or other common designation of real property: 6855 Spyglass Lane Rancho Santa Fe Area, CA 92067 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 241011693. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 241011693 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Please be advised that the trustee may require entry 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/re-faq#d\\_5](https://www.fincen.gov/re-faq#d_5) Date: 2/18/2026 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description Parcel A: Parcel 1 Of Parcel Map No. 13249, In The County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, April 26, 1984 As File No. 84-153306 Of Official Records. Parcel B: Easements And Rights Of Way For Strips Of Land 10.00 Feet In Width For Private Sewer Purposes And Appurtenances Thereto, Over, Under, Along And Across That Portion Of Lot 94 Of County Of San Diego Tract No. 4547, According To Map Thereof No. 11917, Filed In The Office Of The County Recorder Of San Diego County On October 14, 1987 As File No. 87-580344 Of Official Records. The Center Line Of Which Is Described As Follows: Beginning At The Southeast Corner Of Said Lot 94; Thence Northerly Along The Easterly Line Thereof North 0° 35' 16" East, 10.18 Feet To The True Point Of Beginning; Thence South 85° 18' 18" West 40.18 Feet To The Westerly Line Of Said Lot 94, Said Point Lying On The Arc Of A 980.00 Foot Radius Curve Concave Easterly A Radial Line To Said Point Bears South 85° 18' 18" West Said Point Lying Distant Thereon 10.55 Feet Northeasterly Along The Arc Of Said Curve Through A Central Angle Of 0° 37' 02" From The Southerly Terminus Of Said Curve. The Sidelines Of Said Strip Are To Be Lengthened Or Shortened To Terminate On The Easterly Line Of Said Lot 94 On The East And The Westerly Line Of Said Lot 94 On The West. Also: Beginning At The Southeast Corner Of Said Lot 94; Thence Northerly Along The Easterly Line Thereof North 0° 35' 16" East 44.06 Feet To The True Point Of Beginning; Thence South 87° 22' 03" West, 42.69 Feet To The Westerly Line Of Said Lot 94, Said Point Lying On The Arc Of A 980.00 Foot Radius Curve Concave Easterly A Radial Line To Said Point Bears South 87° 22' 03" West Said Point Lying Distant Thereon 45.83 Feet Northeasterly Along The Arc Of Said Curve Through A Central Angle Of 2° 40' 47" From The Southerly Terminus Of Said Curve. The Sidelines Of Said Strip Are To Be Lengthened Or Shortened To Terminate On The Easterly Line Of Said Lot 94 On The East And The Westerly Line Of Said Lot 94 On The West. Also: Beginning At The Southeast Corner Of Said Lot 94; Thence Northerly Along The Easterly Line Thereof North 0° 35' 16" East 297.17 Feet To The True Point Of Beginning; Thence North 85° 11' 48" West, 27.66 Feet To The Westerly Line Of Said Lot 94, Said Point Lying On The Arc Of A 1020.00 Foot Radius Curve Concave Westerly A Radial Line To Said Point Bears South 85° 11' 48" East Said Point Lying Distant Thereon 66.92 Feet Northwestly Along The Arc Of Said Curve Through A Central Angle Of 3° 45' 33" From The Southerly Terminus Of Said Curve. The Sidelines Of Said Strip Are To Be Lengthened Or Shortened To Terminate On The Easterly Line Of Said Lot 94 On The East And The Westerly Line Of Said Lot 94 On The West. Parcel C: 40 Foot Wide Strip Of Land For A Private Road And Public Utilities Lying 20 Feet On Each Side Of The Following Described Centerline Over, Under, Along And Across Those Portions Of The Southwest Quarter Of The Northeast Quarter, The Southeast Quarter Of The Northeast Quarter And Government Lot 2 Of The Northeast Quarter, All In Section 3, Township 14 South, Range 3 West, San Bernardino Meridian, County Of San Diego, State Of California. Commencing At The East Quarter Section Corner Of Said Section 3, Thence Along The East - West Quarter Section Line North 89° 50' 27" West 795.53 Feet To The Center Of A 48 Foot Radius Circle At The East End Of Rancho Santa Fe Farms Drive; Thence Leaving Said Quarter Section Line North 0° 09' 33" East 48.00 Feet To The True Point Of Beginning; Thence Continuing North 0° 09' 33" East 68.41 Feet; Thence North 80° 04' 25" East 40.86 Feet To The Beginning Of A Tangent 200 Foot Radius Curve Concave Northwestly; Thence Northeasterly Along The Arc Of Said Curve, Thru A Central Angle Of 50° 56' 38" A Distance Of 177.83 Feet; Thence Tangent To Said Curve North 29° 07' 48" East 123.35 Feet To The Beginning Of A Tangent 500.00 Foot Radius Curve Concave Southeasterly; Thence Northeasterly Along The Arc Of Said Curve, Thru A Central Angle Of 33° 38' 22" A Distance Of 293.56 Feet; Thence Tangent To Said Curve North 62° 46' 10" East 169.47 Feet To The Beginning Of A Tangent 300 Foot Radius Curve Concave Northwestly; Thence Northeasterly Along The Arc Of Said Curve, Thru A Central Angle Of 62° 19' 54" A Distance Of 326.37 Feet; Thence, Tangent To Said Curve North 0° 26' 16" East 305.65 Feet To The Beginning Of A Tangent 150.00 Foot Radius Curve Concave Southwestly; Thence Northwestly Along The Arc Of Said Curve, Thru A Central Angle Of 90° 28' 24" A Distance Of 236.86 Feet; Thence Tangent To Said Curve South 89° 57' 53" West 177.97 Feet To The Beginning Of A Tangent 1200 Foot Radius Curve Concave Southerly; Thence Along The Arc Of Said Curve, Thru A Central Angle Of 6° 39' 36" A Distance Of 139.49 Feet To The Beginning Of A Reverse Curve Concave Northerly Having A Radius Of 1200 Feet, A Radial Line Thru The Beginning Of Said Curve Bears North 6° 4' 44" West; Thence Westerly Along The Arc Of Said Curve, Thru A Central Angle Of 13° 19' 13" A Distance Of 278.98 Feet To The Beginning Of A Reverse Curve Concave Southerly Having A Radius Of 1200 Feet, A Radial Line Thru The Beginning Of Said Curve Bears South 6° 37' 29" West; Thence Westerly Along The Arc Of Said Curve Thru A Central Angle Of 6° 39' 36" A Distance Of 139.49 Feet; Thence Tangent To Said Curve South 89° 57' 53" West 154.53 Feet To The Beginning Of A Tangent 1200 Foot Radius Curve Concave Southerly; Thence Westerly Along The Arc Of Said Curve, Thru A Central Angle Of 7° 44' 17" A Distance Of 162.06 Feet To The Beginning Of A Reverse Curve Concave Northeasterly Having A Radius Of 150.00 Feet A Radial Line Thru The Beginning Of Said Curve Bears North 7° 46' 24" West; Thence Westerly And Northwestly Along The Arc Of Said Curve, Thru A Central Angle Of 116° 14' 41" A Distance Of 304.33 Feet To The Beginning Of A Reverse Curve Concave Westerly Having A Radius Of 500 Feet, A Radial Line Bears North 71° 31' 44" West Thru The Beginning Of Said Curve; Thence Northerly Along The Arc Of Said Curve, Thru A Central Angle Of 23° 47' 00" A Distance Of 207.55 Feet To The Beginning Of A Reverse Curve Concave Easterly Having, A Radius Of 1000 Feet A Radial Line Thru The Beginning Of Said Curve Bears North 84° 41' 6" East; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 13° 52' 29" A Distance Of 242.16 Feet To The Beginning Of A Reverse Curve Concave Westerly, Having A Radius Of 1000.00 Feet, A Radial Line Bears South 31° 26' 15" East Thru The Beginning Of Said Curve; Thence Northerly Along The Arc Of Said Curve, Thru A Central Angle Of 16° 20' 44" A Distance Of 285.28 Feet To The Beginning Of A Reverse Curve Concave Easterly Having A Radius Of 1000.00 Feet; A Radial Line Bears North 82° 13' 01" East Thru The Beginning Of Said Curve; Thence Northerly Along The Arc Of Said Curve, Thru A Central Angle Of 18° 36' 54" A Distance Of 324.89 Feet To A Point On The Arc Of Said Curve, A Radial Line Bears North 79° 10' 05" West To Said Point; Thence South 84° 25' 55" East 47.77 Feet To The Beginning Of A Tangent 300.00 Foot Radius Curve Concave Southwestly; Thence Easterly Along The Arc Of Said Curve, Thru A Central Angle Of 0° 29' 58" A Distance Of 2.62 Feet To The Point Of Terminus On The Easterly Line Of Government Lot 2 Of Said Northeast Quarter Section 3, Distant Thereon South 0° 35' 16" West 263.58 Feet From The Northeast Corner Of Said Government Lot 2, A Radial Line Of Said Curve Bears North 6° 04' 03" East To Said Point. The Sidelines Of Said Strip Of Land Are To Be Lengthened Or Shortened To Terminate At The Easterly Line Of Said Lot 2. On The North End Of The Easement And Lengthened On The South End To Terminate On The Sidelines Of Said 48.00 Foot Circle Known As Rancho Santa Fe Farms Drive. Parcel D: A 40 Foot Private Road And Utility Easement Across That Land Described In Deed To Ernest Klein Per Deed Recorded October 20, 1972 As File No. 281582 Of Official Records, Filed In The Office Of The County Recorder, San Diego County, State Of California The Centerline Of Said Easement Described As Follows: Commencing At The Northwest Corner Of Lot 1 Of Section 3, Township 14 South, Range 3 West, San Bernardino Meridian, County Of San Diego, State Of California According To Record Of Survey Map No. 820; Thence Southerly Along The Westerly Line Of Said Lot 1 Being Also The Westerly Line Of That Land Described In Deed Above South 0° 34' 33" West (Record South 0° 35' 49" West) 263.59 Feet To The True Point Of Beginning, Being A Point On A 300 Foot Radius Curve Concave Southwestly, A Radial Of Which Bears North 6° 03' 20" East Through Said Point; Thence Southeasterly Along The Arc Of Said Curve Through A Central Angle Of 100° 17' 20" A Distance Of 525.11 Feet To The Beginning Of A Reverse Curve Concave Easterly; Thence Southerly Along The Arc Of Said Curve Through A Central Angle Of 15° 50' 15" A Distance Of 82.93 Feet More Or Less To The Westerly Line Of That Land As Described In Above. The Sidelines Of Said Easement To Be Lengthened Or Shortened To Terminate At The Southerly And Southerly Lines Of Said Land As Described In Deed Above. Parcel E: An Easement And Right Of Way For Ingress And Egress, Road And Utility Purposes, Including But Not Limited To Electric Power, Telephone, Gas, Water, Sewer And Cable Television Lines And Appurtenant Thereto Over, Under, Along And Across Those Portions Of Parcels 2, 3 And 4 Of Parcel Map No. 13249, In The County Of San Diego, State Of California, Filed In The Office Of The County Recorder Of San Diego County, April 26, 1984 As File No. 84-153306 Of Official Records Delineated And Designated As "Proposed 60.00 Foot Wide Private Road Easement" On Said Parcel Map. Said Easement Is Hereby Declared To Be Appurtenant To And For The Use And Benefit Of The Present And Future Owners Of All Or Any Portion Of Parcel A Above.

# Building meaningful partnerships: Pala Tribal Council visits FUESD schools

FALLBROOK – Fallbrook Union Elementary School District recently welcomed members of the Pala Tribal Council to Potter Junior High School as part of an ongoing collaboration rooted in mutual respect, cultural understanding, and student-centered learning.

The visit reflects a meaningful dialogue and partnership between FUESD Superintendent Hazel and the Pala Tribal Council regarding the continued use of the Braves mascot and feather logo at Potter Junior High School.

Throughout this process, the Pala Tribal Council has provided guidance and support to ensure that the Braves identity is maintained thoughtfully and respectfully. Their openness and collaboration have played a vital role in preserving Potter Junior High as the Home of the Braves while honoring the heritage and values of the Luiseño people.

Potter Junior High proudly hosted five members of the Pala Tribal Council, joined by Fallbrook Union High School District Superintendent Ilsa Garza-Gonzalez. Students led the campus tour with confidence and

pride, showcasing classrooms, art spaces, and hands-on learning experiences that reflect the school's vibrant culture.

A meaningful highlight of the visit was the Braves mural, which respectfully honors the Luiseño people and symbolizes the strength of the partnership between the school district and the Pala Tribe. The mural serves as a lasting representation of shared values, cultural respect, and collaboration.

The visit continued at Fallbrook High School and the Ivy High Campus, further reinforcing the importance of relationship-building across educational communities. The day served as a powerful reminder of the impact of student voice, mutual respect, and authentic partnerships in creating inclusive learning environments.

FUESD is grateful to the Pala Tribal Council for their continued guidance and collaboration and looks forward to strengthening this partnership for years to come.

*Submitted by Fallbrook Union Elementary School District.*



Superintendent Hazel (FUESD), Superintendent Garza-Gonzalez (FUHSD), and Village News/FUESD photos the Pala Tribal Council pose in front of the Potter Junior High Braves mural.



What was left of the home after a devastating fire. One person was transported for smoke inhalation.

Village News/Brian Briggs photo

## FIRE

*from page A-1*

San Diego Gas & Electric was requested to respond to secure utilities, and Oceanside Fire

Department is assisting North County Fire Protection District units at the scene.”

As of 9:30 a.m., there were still three engines and a medic on scene, a chief officer, and a fire prevention officer. While

units continued to mop up hot spots, Camp Pendleton Fire was covering NCF Station 1 until the units were cleared to return to service.

## UPDATE

*from page A-1*

that compensation caps had not kept pace with inflation and that board workloads have increased substantially over time. The legislation modernizes compensation limits to reflect district size and contemporary governance expectations.

Updated compensation helps ensure board service is accessible

to individuals from across the community, including working parents, small business owners, and professionals who might otherwise be unable to serve due to financial constraints.

By adopting the revised ADA-based cap, FUESD joins neighboring districts such as Oceanside, Del Mar, Encinitas, and Ramona that have recently approved similar updates to align with state law.

The total annual fiscal impact

of this adjustment represents a small fraction of the district's overall operating budget. Implementation took effect Jan. 1, 2026, consistent with Resolution #11-25/26.

FUESD remains focused on responsible governance, fiscal stewardship, and academic excellence in support of every student.

*Submitted by the Fallbrook Union Elementary School District.*

## CRASH

*from page A-1*

injuries of unknown severity.

By 5:23 p.m., authorities confirmed the need for towing

services and contacted S and R Tow. The towing company dispatched two flatbed trucks to remove the disabled vehicles from the roadway.

Traffic in the area was impacted for nearly an hour as

crews worked to clear the scene. Officials confirmed that all lanes were fully reopened by 6:13 p.m. However, CHP and towing remained on scene to remove the debris and the disabled vehicles.



NCFPD Board President Chris Shaw, left, and Fire Chief/CEO Keith McReynolds, right, present Captain Jessica J. O'Brien, former Commanding Officer of Naval Weapons Station Seal Beach Detachment Fallbrook, with a resolution commending her support during the DCIP pre-application phase.

## HONORS

*from page A-1*

by this recognition and proud of our joint efforts to secure the DCIP grant, which will enhance emergency capabilities for our Marines and the Fallbrook area.”

Both resolutions praise Brigadier General Brown's and Captain O'Brien's respective careers and contributions to intergovernmental collaboration, mission readiness, and regional safety. NCFPD also protects State Route 76 and Interstate 15 – key transportation corridors often used for Marine Corps and Naval Weapons Station operations, including Marines' pre-deployment training involving combined arms, amphibious operations, and direct air support by rotary- and fixed-wing aircraft.

This partnership plays a vital role in maintaining that support. Protection extends to a section of the California State Aqueduct, critical regional communications systems, and the main gas line supplying San Diego.

Captain O'Brien said, "Supporting NCFPD's DCIP application was a privilege. This grant advances shared goals of safety and readiness for the Navy, military community, and residents – we're grateful for the continued collaboration."

NCFPD Board President Chris Shaw added, "We deeply appreciate Brigadier General Brown and Captain O'Brien's dedication – as seen in our ongoing military partnerships. As a special district reliant primarily on property taxes – without

cities' sales tax, business licenses, or general funds tied to a city hall, federal grants like this are vital for infrastructure and services to over 55,000 residents in Fallbrook, Bonsall, and Rainbow; plus support for over 70,000 military personnel, their families and civilian employees at Camp Pendleton; and the Naval Detachment under our Automatic Aid Agreement.”

NCFPD has met with the current Commanding Officer of Naval Weapons Station Seal Beach, Captain Kyle Caldwell, and looks forward to building on this partnership to support Detachment Fallbrook and regional safety.

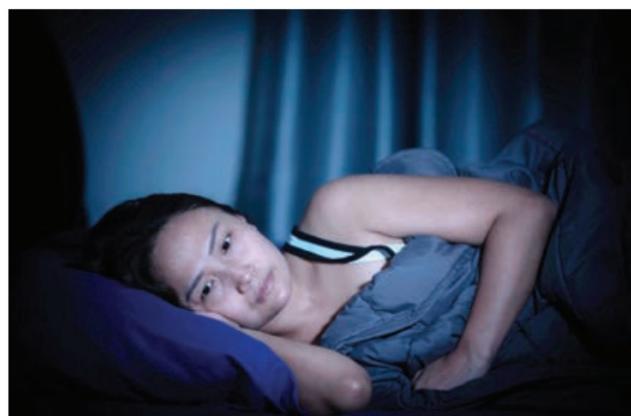
Board Vice President Mike Reardon said, "This success in a tough funding landscape shows the power of advocacy and partnerships. Highlighting it builds support in Congress for this project and future improvements, strengthening military-community ties and public safety in North San Diego County.”

During the process last year, NCFPD also received critical letters of support from U.S. Senators Alex Padilla and Adam Schiff, and Congressmen Darrell Issa and Mike Levin, bolstering the competitive application. The new station will mitigate wildfire risks (as seen in recent fires), protect key infrastructure and agriculture, and provide essential EMS in an area without a 24-hour hospital.

*Submitted by North County Fire Protection District.*

# HEALTH

## What can help me sleep?



Deficiencies in Vitamin D, iron, and magnesium levels can make it hard for a person to go to sleep. Village News/Courtesy photo

**Shelby Ramsey**  
Special to the Village News

If you are desperate for sleep but want to make an informed decision based on facts provided by a sleep expert, you've found the right source.

Dr. Michael Breus, PhD, clears the air on popular over-the-counter options, outlining the pros and cons.

First off, if you are struggling in your sleep life, scheduling an appointment with an expert is always recommended.

Dr. Breus' approach with patients is to:

- Run blood work
- Find out what (if anything) they are deficient in

In his practice, he looks for deficiencies in Vitamin D, iron, and magnesium levels.

If a deficiency is identified, he focuses on "getting those up to par level" so the deficiency is no more.

His patients are then instructed to see how "the body operates for a couple weeks" after fixing the deficiency to "then decide if they need something else."

Different supplements, approaches, and lifestyle modifications work better for some than others. Dedicating time and effort to getting to the bottom of your health condition

is the real answer.

### What has the most data behind it?

**Valerian**  
It is "an herb that is often marketed as a sleep aid."\* If purchasing dried valerian root (rather than capsule/tablet form), it can be brewed as a tea and sipped before bedtime.

While further research is needed, "Experts believe that it may stimulate natural chemicals in the brain that relax the mind and muscles"\* and it is thought to last in the body for around 4 to 6 hours.

A mild benefit may occur for those who "need a bit of extra help falling asleep or improving their sleep quality."\*\*

What is one of the most over-used and unregulated supplements in the United States?

**Melatonin**  
"Melatonin is a hormone" that can be purchased over the counter in the United States and "believe it or not in most countries you cannot; it's by prescription only," said Breus.

"[Over the counter] melatonin has been banned for years in the United Kingdom, European Union, Japan, Australia, and most recently Canada."\*\*\*

Its impact on consumption is on "sleep regulation, not sleep

initiation."

"The appropriate dosage is between a half and 1.5 milligrams," Breus said. "And you can't find it in that dosage."

This is startlingly true. Upon a Google search, the first three bottles for sale were in: 3, 5, and 10 milligram strengths – just like Breus explained to me.

"10 milligrams is almost 10 times the recommended dose of melatonin."

There's more that is vital for you to know. Melatonin now carries a cautionary red flag for me at this point.

"Melatonin should never be used in children under the age of 18."

Breus explained that this is because "Kids make almost four times the amount of Melatonin than they actually require. It's unnecessary" to give them more.

This results in an even bigger problem.

If your child struggles with sleep and you encourage them to take melatonin, "now you have a kid who has a sleep problem and a pill problem, which is not the direction we want to go," he said.

### His favorite recommendation?

**L-theanine**

Why?

It is a relaxing option that is not a sedative.

It is "an amino acid that is found in tea leaves,"\* first discovered in 1949 by Japanese scientists.

"I like it because they can take it and it has a calming, focused approach," Breus said.

Potential benefits include:

- Lowering of the "excitatory" brain chemicals
- Thereby reducing the stress and anxiety an individual is experiencing.
- Enhancing alpha brain waves

Known as the state of 'wakeful relaxation' when you meditate, daydream or are in a creative state – the "feel good" state.

- Improving sleep

By promoting relaxation and

helping you fall asleep easier and quicker at bedtime.

### Another familiar supplement?

**GABA**

GABA is "an amino acid produced naturally in the brain."\* It facilitates communication among your brain cells. "Many medications interact with GABA and GABA receptors in the brain."\*\*

It's always good to have honest communication with your doctor on what you are taking and what they recommend. Self-medicating is rarely the advisable answer.

"You probably don't need it unless you've got a GABA deficiency, and that would likely require you to be having a pretty major neurologic health matter going on," Breus said.

Healthy individuals, Breus said, have "plenty of GABA floating around in the brain," without adding more to the mix.

His philosophy is "Let's work with what the body gives us first, see if there's a deficiency, fix said deficiency, and then we can start to add [supplements] on."

Learning from an expert on what can help us sleep can improve our quality of life!

Dr. Michael Breus, PhD, is a clinical psychologist and both a diplomate of the American Board of Sleep Medicine and a fellow of the American Academy of Sleep Medicine.

\*<https://thesleepdoctor.com/>

\*\*Grigg-Damberger MM,

Ianakieva D. Poor Quality Control of Over-the-Counter Melatonin: What They Say Is Often Not What You Get. *J Clin Sleep Med.* 2017 Feb 15;13(2):163-165. doi: 10.5664/jcsm.6434. PMID: 28095978; PMCID: PMC5263069.

Shelby Ramsey is a health journalist and publisher of <https://healthierbodies.com/>.

## Listening to subtle heart health changes and managing risk over time

VISTA – Heart disease does not always begin with dramatic or sudden symptoms. In many adults, the early signs are subtle and easy to dismiss, yet they can signal that the heart is under strain and in need of closer attention.

People often expect heart disease to announce itself loudly; but more often, the body gives quieter signals that may seem minor on their own, but meaningful when viewed together.

Some commonly overlooked signs can include ongoing fatigue, shortness of breath with routine activities, reduced exercise tolerance, or a general sense that the body is not keeping up the way it used to.

Ultimately, there is such a wide range of subtle symptoms that can be associated with heart disease, that it is imperative you are communicating personal changes with your clinician. Any noticeable changes do not automatically mean heart disease, but they can reflect how well the heart and blood vessels are functioning and are worth discussing with a clinician.

Just as important as recognizing these signs is managing the conditions that commonly contribute to heart disease, such as high blood pressure, high cholesterol, and diabetes that is not well controlled.

"Heart disease develops over time," said Dr. Sarah Fatland, Chief Medical Officer at Vista Community Clinic (VCC). "Regular medical visits, taking prescribed medications as directed and open communication with your care team are some of the most powerful tools we have to reduce risk and prevent serious complications. What matters is making preventive and chronic care a consistent part of life, not something we only seek when we feel unwell."

Because VCC offers comprehensive services, care teams can work together to support overall health and identify patterns that may point to increased cardiovascular risk, helping patients address concerns early and in a coordinated way.

"Our goal is to partner with patients over time," Dr. Fatland said. "When people stay engaged in their care, take their medications, and keep regular appointments, we can often prevent small problems from becoming life-threatening ones."

VCC provides primary care, preventive services, chronic disease management, optometry and dental care at locations throughout Southern California. Services vary by site. To learn more about VCC, visit [www.vcc.org](http://www.vcc.org).

Submitted by Vista Community Clinic.

## A guide to moles & freckles

**Kate Rhéaume, ND**  
Special to the Village News

Knowing what's normal and what's not is key to taking care of your skin and health.

We all have small marks that make us uniquely ourselves – freckles, beauty spots, and moles that tell the story of our skin's journey. For most women, especially those with lighter skin or a history of sun exposure, freckles and moles are simply part of life. But sometimes changes in these features can be early signs of something more serious.

Freckles (ephelides) are small, flat, tan or light brown spots that usually appear on sun-exposed areas such as the face, shoulders, and arms. They often become more noticeable in the summer and fade during the winter. Freckles are generally harmless and more common in people with fair skin and red or blonde hair, although they can occur on any skin type.

What about large, flat, freckle-like patches that don't fade in the off-season? It's most likely a lentigo, which tends to appear on the face and hands in middle age because of sun exposure. They're harmless but can give rise to more problematic skin lesions, so they should be monitored by a professional periodically.

Moles (nevi) are usually darker, can be raised or flat, and may appear anywhere on the body. Moles can be present from birth or develop over time, especially during childhood or adolescence.

While most moles are benign, some can change and become melanoma – a serious form of skin cancer.

When to be concerned:

### The ABCDE rule

One of the most important tools in skin monitoring is the ABCDE rule, developed by dermatologists to help identify warning signs of melanoma. If you notice a mole or spot that meets any of the following criteria, it's time to book an appointment with a health care practitioner:

- A – Asymmetry: one half of the mole doesn't match the other.
  - B – Border: The edges are irregular, ragged, or blurred.
  - C – Color: There are multiple colors or uneven shading (brown, black, red, white, or blue).
  - D – Diameter: The spot is larger than 6 mm (about the size of a pencil eraser).
  - E – Evolving: The mole changes in size, shape, color, or texture – or begins to itch, bleed, or crust.
- Monthly skin self-exams are a smart habit. Use a mirror to check your entire body, including often-overlooked areas like your scalp, the soles of your feet, and under your breasts. Have your partner or good friend check your back. And don't skip your yearly skin check with a dermatologist, especially if you have risk factors.

### Nourish skin from within

While sun protection and regular

see **MOLES**, page A-11

## WORLD-CLASS EXPERTISE FOR ALL YOUR DENTAL NEEDS



Dr. Jordan Colby Dentist



Dr. Timothy Sebreros Dentist

We create the **WOW** factor for our patients, offering nearly every dental procedure in-house.

*Changing Lives, One Smile at a Time!*

**IMPLANTS**  
**CLEARCORRECT**  
**COSMETICS**  
**SUPERIOR TREATMENT**



Another Satisfied Patient  
Another Amazing Transformation  
Call us today for a **FREE** Consultation!

**Free Implant or Cosmetic Consultation**

\*Call to schedule and learn more. Offer expires in 4 weeks.

**760-723-3535**



521 E. Alvarado St, Fallbrook, CA 92028  
[fallbrookvillagedental.com](http://fallbrookvillagedental.com)

YOUR SAFETY IS OUR #1 PRIORITY. Our team strictly follows CDC, OSHA & ADA guidelines for sterilization & patient safety to safeguard your health.

# ENTERTAINMENT

## Irish dancers to inspire at brunch

FALLBROOK – Fallbrook Women’s Connection invites all to join in an inspiring morning in tribute to St. Patrick’s Day champion Irish Dancers on Friday, March 20 from 10 a.m. to noon in the Grand Tradition Estate & Gardens Beverly mansion ballroom. Doors open at 9:15 a.m.

The program will feature the renowned O’Connor Kennedy Academy of Irish Dance, a premier Southern California institution with a legacy of over 50 years. Led by distinguished directors Kate O’Connor, ADCRG, and Sean Kennedy, ADCRG, the academy provides exceptional instruction to dancers of all ages—from Tiny Tots to adults, beginners to champions.

Celebrated for remarkable regional and national success, O’Connor Kennedy dancers have earned prestigious titles including a British National Champion, North American Senior Team Champions, multiple Regional Solo and Team Titles, and numerous World Qualifying placements. Their alumni have gone on to perform with world-renowned companies such as Riverdance and Lord of the Dance.

Beyond competition, the academy is dedicated to helping every child flourish — building



O’Connor Kennedy Academy Western Region Champions are, from left, Chelsea O’Connor-Rea, Madeline Lee, Lucy Roedel and Cailin O’Connor.

Village News/Courtesy photo

confidence, strength, discipline, and joy through the rich tradition of Irish dance.

Especially during the St. Patrick’s Day season, their performances bring energy and heart to festivals, corporate events, and community

celebrations.

Lynne Leite, author and small business owner shares, “How to be a Princess or Ever feel like the Mad Hatter?”

Reservations/cancellations are required by Tuesday, March 17.

The cost per ticket is \$30, cash or check, which includes a delicious brunch prepared by the Grand Tradition, 220 Grand Tradition Way. Free child care will be provided for younger children with reservations.

To make reservations, call Ginny 760-723-3633 or email [fallbrookcwc@gmail.com](mailto:fallbrookcwc@gmail.com).

Sponsored by Stonecroft Ministries.

Submitted by the Fallbrook Women’s Connection.

## Bakers win awards in February show



“Side by Side III” is a monotype print by Karen Langer Baker.

FALLBROOK – Second place awards were given to two of Karen Langer Baker’s entries in Fallbrook Artists Association’s February exhibit. They, along with many beautiful works of art, can be seen in the recently rearranged Gallery at 119 N. Main Ave. through the month of February, Wednesdays through Saturdays from 11 a.m. to 3 p.m. and Sundays from noon to 3 p.m.

In addition, her husband, Larry Baker, received an honorable mention for his collage, “Past Life Memories,” that is featured in the center of The Gallery’s front window.

Submitted by Karen Langer-Baker.

Village News/Courtesy photos



“Past Life Memories” is a collage by Larry Baker.

## Talent search started for Fallbrook’s Got Talent Show

FALLBROOK – The spotlight is calling, and performers are invited to step into it as the Fallbrook Woman’s Club announces open auditions for the upcoming Fallbrook’s Got Talent show May 17 at the Fallbrook Mission Theatre.

Auditions will be held the month of April and finalists will be announced April 27.

From powerhouse vocalists and dynamic dancers to skilled instrumentalists and side-splitting comedians, organizers are searching Fallbrook and North County for local talent. The show welcomes performers of every genre and age group whether you’re a seasoned entertainer

or taking the stage for the very first time.

“We know there is incredible talent right here in our community and surrounding area,” organizers said, “This is an opportunity for performers to share their talents and celebrate the arts in Fallbrook as well as connect with the community.”

Auditions are open to singers, dancers, instrumentalists, comedians, master of ceremonies, jugglers, magicians, contortionists or other unique talents. Audition forms are available at <https://fallbrookwomansclub.org>.

Submitted by Fallbrook Woman’s Club.

## MOLES

from page A-10

checks are your primary defense, nutrition also plays a vital role in skin health and resilience. Specific nutrients help your skin repair itself, reduce inflammation, and handle sun exposure, including vitamins A, C, and E, zinc, and omega-3 fatty acids.

One standout nutrient is Astaxanthin, a potent antioxidant found in microalgae, salmon, and krill. Astaxanthin helps protect skin cells from UV-induced oxidative stress and has been shown to improve skin elasticity and hydration and even reduce the

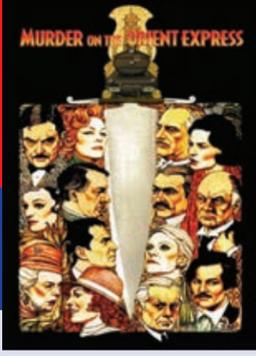
appearance of age spots. It acts like an internal sunscreen – it offers valuable extra support (though it’s not a substitute for SPF).

Not every mole or freckle is cause for concern, but it’s wise to stay alert. The earlier skin changes are caught, the better the outcome. Trust your instincts: if something seems off, don’t wait, get it checked.

Dr. Kate Rhéaume graduated from McMaster University and completed her professional training at the Canadian College of Naturopathic Medicine in Toronto, class of 2002. She followed with a two-year residency during which she taught classes and supervised at various teaching clinics.

**The Mission Theater**  
**231 N. Main, Fallbrook • 760-253-8904**  
 For movie dates and times, sign up for our email list at:  
[fallbrookmissiontheater.com](http://fallbrookmissiontheater.com)

**COMING UP AT THE MISSION THEATER**



**FEB 27**  
Murder on the Orient Express



**MARCH 6**  
The Parent Trap



**MARCH 13**  
P.S. I Love You

THE FALLBROOK MISSION THEATER PRESENTS

FRI & SAT  
**MARCH 20 & 21**

**TWO NIGHTS!**

**LIVE ON STAGE!**



**JOURNEY USA TRIBUTE**

ONLY 300 SEATS - ARRIVE EARLY

231 N. MAIN AVE FALLBROOK, CA 760.253.8904  
 ADVANCED: \$45 SCAN QR FOR TICKETS AT THE DOOR: \$60

**MARCH 20 & 21**

**JOURNEY USA TRIBUTE**

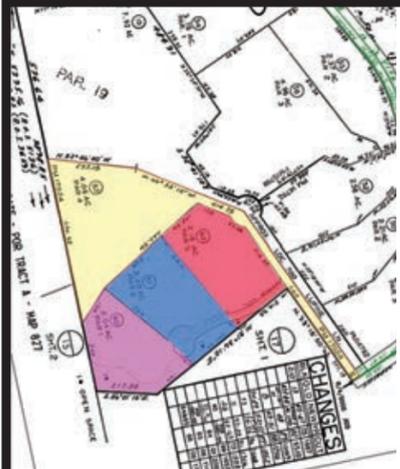
Doors open at 6PM | Show starts 7PM  
 Tickets \$45 Advance, \$60 Day of show  
 Purchase tickets at [FallbrookMissionTheater.com](http://FallbrookMissionTheater.com)

Journey USA brings the THUNDER to Fallbrook for two electrifying nights, delivering the pulse-pounding energy and arena-shaking hits of Journey in an intimate, 300-seat setting. Beer, wine, margaritas, food & concessions available.



**TIM KIRK 760.704.9252**  
 REALTOR® | Team Leader DRE #01941662  
 MGySgt USMC (Ret.) MBA  
 Top 1% San Diego County 2025 & 2024

**TRUST • INTEGRITY • COMPETITIVE GREATNESS**



**4.06 ACRE LOT IN THE COUNTRYSIDE**

Sprawling 4.06-acre lot in the heart of Fallbrook's rolling countryside, privately tucked away at the end of a prestigious, tree-lined driveway on Lupine Lane in the cul-de-sac. This rare parcel offers an exceptional combination of privacy, gentle topography, and wide-open usability, ideal for crafting a custom luxury estate, equestrian retreat, or multi-structure compound. Comes with a 1.5-inch water meter through RWD.

Lupine Lane - 63, Fallbrook | \$400,000

**6.4± ACS MULTI-PARCEL FALLBROOK ESTATE OPPORTUNITY**

6.4± Acres + Expansion Potential - A rare opportunity to acquire three contiguous parcels totaling approximately 6.4± acres in Fallbrook's desirable rolling countryside, offering a unique combination of existing residential improvements, highly usable land, and multiple water meters—an exceptional foundation for a private estate, multi-generational compound, or strategic land investment. The offering includes a 3BD, 2BA residence with approx. 1,760 sf.

3655 Lupine Lane, Fallbrook | \$1,250,000

**PRICE IMPROVEMENT**

2620 Mar Vinga, Fallbrook | \$720,000

**DE LUZ SECLUDED HAVEN ON 8.45 ACRES OF PRISTINE LANDSCAPE**

Discover a secluded haven on 8.45 acres of DeLuz's pristine landscape—where sustainability meets breathtaking vistas. Tucked away in a private setting, this extraordinary property offers a rare combination of privacy, natural beauty, and eco-conscious design. A standout feature is the expansive 30' x 60' Quonset-style workshop, complete with a bathroom, providing versatility for work, creativity, or extended stays. The main residence, a thoughtfully crafted 1BD, 1BA gem with approximately 500 sq ft of interior living space, is complemented by a patio offering an additional 1,000 sq ft of flexible space. The home's elevated positioning captures sweeping panoramic views.

**PENDING**

1569 Via Monserate, Fallbrook | \$1,249,000

**COMPLETELY UPDATED HACIENDA STYLE FARMHOUSE**

Beautifully finished with an attached ADU, privately positioned on a sprawling corner lot along prestigious Via Monserate, featuring multiple dedicated driveway entrances that thoughtfully separate the home's arrival experience from its recreational amenities. The striking custom-finished estate affords an expansive floor plan with vaulted wood-beamed ceilings, skylights, dual master suites, and beautifully crafted architectural details throughout, creating a warm, elegant, and retreat-like living environment. On the opposite end of the property, accessed by its own separate driveway, lies a full-size competition pickleball court, perfectly positioned with ample parking.

**PENDING**

32727 Salvia Circle, Winchester | \$1,175,000

**INDULGE IN RESORT STYLE LIVING**

Offering a private, spacious setting on over half an acre with no HOA, exceptional versatility. Designed for multi-generational living, this expansive property features a thoughtfully designed main residence, a private downstairs generational suite, and a detached studio casita. Listed by Charles Hoelzel, DRE #01977332, 951-992-2586.

**SOLD**

31401 Chemin Chevalier, Temecula | \$1,100,000

**OVER \$344,000 IN RECENT UPGRADES**

Indulge in elevated Temecula living from this impressive green 6-bedroom residence, perfectly positioned on a prime corner lot within a rare double-ended cul-de-sac in the highly sought-after Chardonnay Hills community. Pristine curb appeal and a sense of privacy set the tone for this 3,233 sq. ft., 6BD, 3BA home.

**PRICE IMPROVEMENT**

502 E. Elder St, Fallbrook | \$1,500,000

**Prime 4.9 Acre Opportunity:** Discover this exceptional 4.9-ac parcel in Fallbrook, perfectly suited for your next project. Comprising two APNs—103-246-28-00 (3.98 acres) and 103-246-17-00 (0.92 acres)—this property offers flexible zoning under RU with a General Plan designation of Village Residential.

**PRICE IMPROVEMENT**

343 E. Alvarado St, Fallbrook | \$1,049,000

**Outstanding Opportunity:** Exceptional mixed-use commercial property in Fallbrook's revitalizing downtown. 4,362 sf Mediterranean-style building with drive-through and 15 dedicated parking spaces. Strong visibility and access. Co-listed with: Mark Marquez, Compass, DRE #: 01232386

**PRICE IMPROVEMENT**

1560 Camino Corto, Fallbrook | \$325,000

**2.86 Acre Hillside Lot:** Discover the perfect canvas for your dream home on this breathtaking 2.68-acre hillside lot. With sweeping panoramic views and a serene location, this property offers an unmatched opportunity for privacy and tranquility. This buildable lot is primed and ready. Potential rendering shown.

**SOLD**

3865 Hibiscus Cr, Carlsbad | \$1,650,000

**Live Blocks from the Sand:** Coastal corner-lot home ideally located near Tamarack Beach in the heart of Carlsbad. Offering privacy, style, and the perfect blend of move-in readiness with future potential, this home sets the stage for inspired coastal living. Freshly painted exterior makes a striking impression, 4BD, 2.5BA, 1877 sf.

**SOLD**

San Diego \$629,000

**SOLD**

Fallbrook \$2,250,000

**SOLD**

San Diego \$2,120,000

**SOLD**

Fallbrook \$1,275,000

**SOLD**

Bonsall \$1,405,000

**SOLD**

Vista \$595,000

**SOLD**

Fallbrook \$1,299,000

**TRUST YOUR REAL ESTATE SALE OR PURCHASE TO TIM KIRK & EPIC REALTY GROUP!**

Retired U.S. Marine  
 Long Time Fallbrook Resident  
 26 Years of Sales & Business Development Experience  
 Reputation of TRUST, INTEGRITY, and COMPETITIVE GREATNESS  
 Dozens of Repeat Clients  
 Takes the Time to Listen to Your Needs & Create a Custom Plan to Achieve Your Real Estate Goals  
 Cutting Edge Video and Media Marketing  
 Expert Negotiating Skills with Results Beyond Expectations

**SOLD**

Carlsbad \$1,390,000

130 N. Main Ave. Fallbrook, CA 92028  
 Corner of Hawthorne & Main • www.EpicRealtySoCal.com

**SOLD**

Oceanside \$1,040,000

**SOLD**

Fallbrook \$1,600,000

# Fallbrook Girls Softball celebrates beginning of 2026 season



Guest of Honor India Caldwell throws the first pitch of the season during Opening Night festivities.

**Joe Naiman**  
Village News Reporter

The first 2026 Fallbrook Girls Softball games were played Feb. 21, and an Opening Night ceremony was held Feb. 20 at Ingold Sports Park to commemorate the start of the new season.

“We look forward to a wonderful season, a fun and exciting season, and allowing the young girls of Fallbrook to flourish and grow and help build this community,” said FGS President Steven Evans.

Evans noted that the season is more than about the players ages 4 to 13 learning softball skills. “Our responsibility is to give them a safe and fun experience,” he said.

Prior to 2005, the Fallbrook Girls Softball League was an activity of the Boys and Girls Club of North County. Fallbrook Girls Softball, whose games and practices occur at Ingold Sports Park.

“I actually remember when the turf field was dirt,” said Opening Night Guest of Honor India Caldwell, who completed her collegiate softball career in 2025 with the University of California, San Diego.

Caldwell was one of two guests of honor. David Hadley, who coached during both the Boys and Girls Club years and the beginning of the Fallbrook Girls Softball era, was the other guest of honor.

Ages for Fallbrook Girls Softball participation are based on the girls’ ages as of Sept. 1, so during the season some girls are actually older than their age bracket maximum.

This year, Fallbrook Girls

Softball will have three 6 and under teams, two 8 and under teams, three 10 and under teams not including a select team, and two 12 and under teams plus a select team for that age group. Girls on a 6 and under team must have been between four and six as of Sept. 1, 2025.

Caldwell began playing with Fallbrook Girls Softball when she was 5. “I took it one day at a time. Before I knew it I was living out my dream and playing for a D1 softball team,” she said.

She transitioned to travel softball when she was 12 and played with the Epoch club based at Kit Carson Park in Escondido. Caldwell was raised in Fallbrook but attended Mission Vista High School and pitched for the Timberwolves. Due to her 2020 senior season being canceled prior to league games she was not an all-league player that year but was on the all-league first team her other three years.

During her Palomar College career, Caldwell threw a no-hitter at Santiago Canyon in 2023. She was on the Comets for 2022 and 2023 and posted a 48-7 record with two saves and an earned run average of 0.80 while striking out 371 batters in 341 1/3 innings. Caldwell was the Pacific Coast Athletic Conference Pitcher of the Year for 2023 and on the all-conference first team both years.

The right-handed Caldwell pitched for UCSD in 2024 and 2025. Although she was 24-29 with two saves for the Tritons, her earned run average was 2.77 and she had 228 strikeouts in 346 innings. After earning Big West Conference honorable mention recognition in 2024, she was selected for the 2025 first team.

“Her journey is a powerful



The Mint Momentum team walks in the Opening Night parade for Fallbrook Girls Softball, Feb. 20. See more photos at [www.villagenews.com](http://www.villagenews.com).

Village News/Hannah Reynoso photos



Fallbrook Diamond Girls walk in the Opening Night parade.

reminder of what is possible when dedication, discipline, and heart all come together,” said FGS Vice President Drew Hendon.

Although Caldwell is currently in a slow-pitch league, she attended Officer Candidate School after her UCSD graduation and was commissioned as a Second Lieutenant in the United States Marine Corps. She will transfer to Quantico in May. Whether Caldwell will play military softball is undetermined at this time.

“I’m so proud to have started

here on the same field,” Caldwell said. “I’m just completely honored that I was asked to be a guest of honor.”

Hadley began coaching youth softball in Fallbrook in 1976 and coached for 35 years. “Coach Hadley’s influence can be felt every season,” Hendon said.

During the Opening Night ceremony, it was announced that after the season the Coach Hadley Most Improved Player Award will be given to a player who displays growth in her softball skills and other aspects. “It is our hope that Coach Hadley’s legacy leaves a

lasting example of what coaching truly means,” Hendon said.

“I’m surprised and impressed,” Hadley said. “I certainly appreciate the opportunity to be honored by the league.”

Fallbrook Girls Softball has an “I’ve Got Your Back” fundraiser in which a \$10 donation results in the donor’s name being written on the player’s practice jersey. That raised more than \$6,700 this year.

“For a small league like us that goes a long way,” Hendon said.



Opening Night Guest of Honor Coach Hadley and his family are honored by Fallbrook Girls Softball.



The youngest player and the oldest player in the league take flowers to the guest of honor.



The Fallbrook Fireballs walk in the Opening Night parade.

# SPORTS

## Legionnaires win first round game



[above] Bonsall's Audreana Aguilera aims for a basket during the Feb. 17 home game against San Diego Jewish Academy High School.

In the first round of CIF, Lily Winebrenner runs down court with the ball for Bonsall High School.

Village News/Shawna Sarnowski photos



[left] Joanna Lopez, Jr. # 11 makes her way toward Bonsall's basket during the Legionnaires win over San Diego Jewish Academy High School, 41-15.



BHS senior Samalau Sauleone takes possession of the ball, keeping it from a San Diego Jewish Academy player.

## FPUD news

Keeping Fallbrook informed



## Warriors reach girls water polo semifinals

**Joe Naiman**  
Village News Reporter

Fallbrook High School's girls water polo team reached the semifinals of the CIF Division III playoffs.

The Warriors followed a first-round bye with a 14-9 victory over Mission Hills in the Feb. 13 quarterfinal match at La Jolla High School's Coggan Pool. The Feb. 16 semifinal was also played at Coggan Pool and ended as a 12-4 Classical Academy win.

"Very happy," said Fallbrook coach Sean Redmond.

The Warriors ended their regular season with an 11-10 overall record and were 3-1 in Avocado League play to earn second place in the final standings. The Feb. 7 CIF playoff selection and seeding meeting seeded Fallbrook fourth in the Division III playoffs.

Redmond was happy with the fourth seed. "I look at where we were last year," he said.

For 2024-25 Fallbrook was in the Palomar League and in Division II for playoff purposes. The Warriors were 1-5 in Palomar League play and 4-18 overall. "We didn't even make the playoffs," Redmond said.

"This year we got fourth seed and had a good game against Mission Hills for our quarterfinal," Redmond said. "It was a big improvement compared to what we had last year."

The fourth seed gave Fallbrook a first-round bye while fifth-seeded Mission Hills and 12th-seeded Montgomery played in the first round for the right to face Fallbrook. Mission Hills won that 5-0 game Feb. 10.

An early attack allowed Fallbrook to defeat the Grizzlies in the quarterfinal. "We came out with a plan to just go right after them and play them hard and try to use our speed, which worked out well," Redmond said.

The Warriors won the sprint to start the game and scored on that possession. "I think that just set the tone," Redmond said.

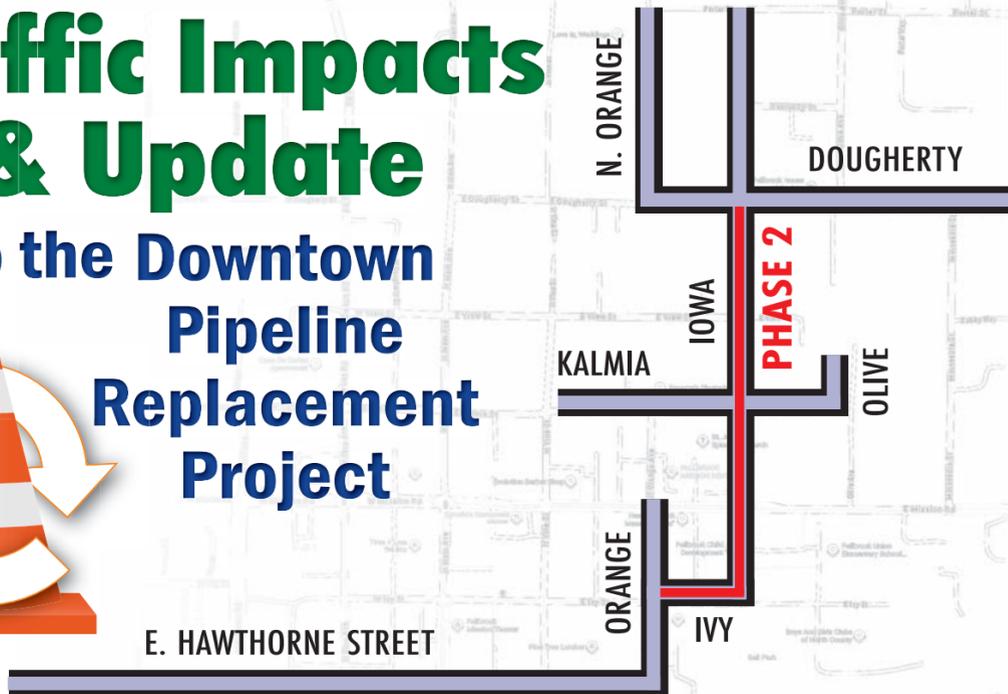
Redmond was able to use substitutes as well as starters. "It was a total team effort because we did get everybody in," he said. "They were just able to work together."

Classical Academy was seeded first in the Division III playoffs. "Classical was the better team," Redmond said.

Redmond didn't see deficiencies in the efforts of his own players. "We played our hearts out, did what we could," he said.

The semifinals loss concluded Fallbrook's season with a 12-11 overall record.

## Traffic Impacts & Update to the Downtown Pipeline Replacement Project



### 6 THINGS YOU NEED TO KNOW

- 1 What we're doing** → We're replacing almost two miles of underground water pipelines and valves in downtown Fallbrook, in several phases, to keep water service reliable for decades to come.
- 2 When it's happening** → The project started in Sept. 2025 and will continue in phases for about one year.
- 3 Where it's happening:**
  - Phase 1 (Hawthorne St. & south portion of Orange Ave.): All new pipe is installed
  - Phase 2 (Ivy St. & Iowa St.): Construction begins in February and continues into March
- 4 What to expect** → Crews and construction equipment in the streets during daytime working hours, traffic delays, and temporary above-ground "bypass" pipes to keep your water flowing while work is underway. Although traffic delays are to be expected, access to residences and businesses will be accommodated at all times. Effected homeowners and businesses will receive letters with more details as the construction schedule is finalized.
- 5 Here's why it's happening** → Some of our oldest downtown water pipes are past their prime. They were originally installed in the 1950's! They've had multiple leaks, and replacing them now prevents bigger, more disruptive failures later.
- 6 The payoff** → Stronger, newer pipes mean fewer leaks, fewer emergency shutdowns, and more reliable water service for homes and businesses downtown.

## HOME & GARDEN AND REAL ESTATE

# What North County buyers wish they knew before choosing a condo or a house

### Broadpoint Properties

Deciding between a condo and a single-family home in North County San Diego is one of the most common crossroads our clients face.

In 2026, the market has shifted in ways that make this choice even more nuanced, especially when you are balancing lifestyle goals with investment potential. Whether you want to live in the home yourself or manage it as a rental property, the “best” choice depends on how you value control versus convenience.

#### Today’s market

As of early 2026, according to Zillow, the median price for a single-family home in San Diego County has climbed to approximately \$1,100,000. Meanwhile, condo prices have softened slightly, with a median of around \$635,000.

For many buyers, this makes the condo a much more accessible entry point into desirable North County

neighborhoods like Carlsbad or San Marcos. However, you must look at the “total monthly cost.” While the mortgage on a condo is lower, the HOA fees can often bridge that gap. In 2026, we are seeing average North County condo HOAs ranging from \$350 to \$600 per month, depending on the amenities and the age of the building.

#### Maintenance and the “lock-and-leave” lifestyle

For a resident, the biggest “pro” of a condo is the lack of exterior maintenance. The association handles the roof, the siding, and the landscaping. This is perfect for the busy professional or the “snowbird” who wants to lock the door and travel without worrying about a burst pipe or an overgrown lawn.

For a landlord, this convenience is a double-edged sword.

Pro: You don’t have to hire a gardener or worry about a tenant neglecting the yard.

Con: You have very little control over the HOA budget. If the board decides the complex needs a new pool or a complete roof overhaul, you could be hit with a “special assessment.” These can be thousands of dollars due all at once.

#### Appreciation and land value

Historically, single-family homes in North County appreciate faster than condos. This is because you own the land. In a place where buildable land is scarce, like Vista or Oceanside, the ground underneath the house is often more valuable than the structure itself.

If you are buying for long-term equity, the single-family home is usually the winner. Furthermore, single-family homes offer “forced appreciation” opportunities. You can add an Accessory Dwelling Unit (ADU), upgrade the landscaping, or remodel the kitchen to significantly boost the value. With a condo, your value is largely tied to the most recent sale of your

neighbor’s identical unit.

#### Rental dynamics for investors

If you are looking at this as an investment property, the rental demand in North County remains high across the board, but the “type” of tenant differs.

Single-family homes: These attract longer-term tenants, often families who want to stay for years to keep their children in a specific school district like Poway Unified. Turnover is lower, which saves you money on vacancy and cleaning fees.

Condos: These often see higher turnover but can sometimes generate a higher “rent-to-price” ratio. Because they are more affordable to buy, the monthly rent might cover a larger percentage of your mortgage.

You must check the “rental caps” in the condo’s CC&Rs. Some associations in North County limit the number of units that can be rented out at one time. If the cap is

full, you might be stuck living in the unit or leaving it vacant until a spot opens up.

A condo offers an easier lifestyle and a lower barrier to entry, but you trade away control and some appreciation potential. A single-family home requires more “boots on the ground” management and a higher down payment, but it offers the most freedom and long-term wealth building.

Whether you’re thinking of buying for your own or for investment, our sales and property management team are always ready to help.

This article first appeared on Broadpoint Properties’ website, <https://servingsandiegocounty.com>.

Submitted by Elisabeth Hartig Lentulo, broker associate, who can be reached at 760-532-1057, [elisabeth@ehlentulo.com](mailto:elisabeth@ehlentulo.com) or <http://www.ehjentulo.com>. CalBRE #01904564

## County auction offers 686 properties and could bring in over \$18+ million in tax revenue

### Bidders must register by March 3 to participate in online auction

SAN DIEGO – San Diego County Treasurer Larry Cohen announced bidder registration is now open for the 2026 online property tax auction. The auction site opened with a total of 686 properties for sale.

“Every year our office hosts a property tax auction to sell properties that have been in tax default for five or more years. We make every effort to reach defaulted property owners so they can keep their properties, but we are mandated by the

California Revenue & Taxation Code to sell properties that have been in default over five years,” said Cohen.

“This year we have hundreds of properties that might be the perfect opportunity for a hopeful buyer,” continued Cohen. “Our online system makes it simple to research and bid on a variety of properties across San Diego County.”

Properties in the 2026 Tax Auction include:

- 70 improved properties

- 66 unimproved properties
- 550 timeshares

Anyone can bid during the online property tax auction from March 13-18. To participate, bidders must register before March 3 at the Treasurer-Tax Collector’s tax auction website, <https://sdttc.mytaxsale.com>. They must also submit a refundable \$1,000 deposit and a non-refundable \$35 processing fee (some parcels may require a larger deposit).

“The County stands to bring in \$18,200,000 in tax revenue if all the properties are sold for the minimum bid,” Cohen continued. “Potential bidders who want to receive email reminders about deadlines are encouraged to sign up for e-notifications at <https://sdttc.com>.”

All sales are final, so this is a buyer beware sale. The TTC recommends beginning the research process on its website, <https://www.sdttc.com/content/ttc/en/tax->

[collection/property-tax-sales.html?cid=taxauction2021](https://www.sdttc.com/content/ttc/en/tax-collection/property-tax-sales.html?cid=taxauction2021).

Owners of the auctioned properties can still avoid going to sale; they have until 5 p.m. on March 12 to redeem their parcels and pay all taxes and fees owed. Before the sale, every effort is made to contact the owners of these properties to notify them about the impending sale.

Submitted by the office of San Diego County Treasurer Larry Cohen.

# Laugh More, Every Day.

At Silvergate, an active lifestyle turns ordinary days into priceless memories.





## SILVERGATE

FALLBROOK

WHERE EVERY DAY MATTERS

INDEPENDENT LIVING | ASSISTED LIVING | MEMORY CARE

Book A Private Tour  
(760) 728-8880

SilvergateRR.com/FB  
420 Elbrook Drive, Fallbrook, CA 92028  
Lic.#374600907

BEAUTIFUL APARTMENTS • ENDLESS ACTIVITIES • AMAZING CUISINE • MAINTENANCE-FREE LIVING • AWARD-WINNING CARE

# Roots anchor plants to the soil



Oak tree roots, exposed on a roadway slope, are supporting the massive tree above.



Tiny roots on pansy winter seedlings are ready to be planted in the ground.



Many vegetable crops are in the root family

**Roger Boddaert**  
Special to the Village News

Root systems of all types connect plants to the soil and are a key function in sustaining life on earth.

Roots are one of the many organs in plants of all types, trees, shrubs, perennials, annuals, vegetables and more.

The strength of a root system depends on many factors like soil types, soil moisture, tree species, root health and depth of a root tree plate.

Oak tree roots extend far from the outer canopy and dripline and, in oak woodlands, they are inter-connected through their mycelium root hairs.

The energy created by the process of photosynthesis can be translocated with nutrients like starches and sugars for the overall health of a tree.

It is the fine root hairs that absorb and provide nutrition to the plant, not the larger roots. The function of larger roots is to help stabilize the plant's balance and

these are called "sinker-roots" and keeps plants upright as they grow and mature.

When drought conditions occur, the fine hair roots can be damaged if the soil dries out and can kill those critical roots which is why mulching is a key factor of plant stewardship.

The use of good clean mulch has many benefits for plants in general, it retains moisture in the soil, suppresses weed growth, adds and builds up a mycorrhizae fungi environment for roots.

Depending on the species of trees, the root system can extend far beyond its canopy to the outset where the feeder roots grow.

The root depth is determined by several factors from clay, loam, decomposed granite to alluvial soil types.

The tighter the soil particles like clay, the less air and pore spaces exist, which can affect plants.

The average depth of tree roots globally is between 12" and 36" with variables depending on

those factors I mentioned.

When we look at natural stands of native chaparral for example, there exists a gigantic network of roots all working and co-existing in harmony.

In the construction of new building sites, changing the grade, adding new soil layers, unless done properly, planting of new landscapes can have a negative impact of the success and growth of all plant material.

Surface roots in lawns can be impacted by mowing over and scarring them and allow fungi to enter and decay can occur.

We also consume many vegetable root crops like carrots, beets, radish, celery roots, and others in our daily diets.

In my past botanical articles, I have described a few ways plants function from leaves, tree rings, roots, bark and photosynthesis to give you a broader understanding of plant life.

With ongoing climate changes, the plant kingdom will have to adapt to survive as weather is the key component.

Treating the mothership called Earth with the respect it deserves can start by teaching our younger generations and future stewards to leave smaller footprints, re-think, recycle, repurpose and reduce how we go about our daily lives.

Roger Boddaert, *The Tree Man* of Fallbrook, can be reached at 760-728-4297 or Bogitt@aol.com.



Buttress surface roots on the local Ficus tree next to Carl's Jr.

more · potential · customers

Your business or service reaches more potential customers by advertising in the **business directory**.

The Fallbrook/Bonsall

VillageNews Call 760.723.7319

This is a  
**Love Letter**

*My Funeral Wishes...*

How do you show your loved ones you care for them? Family members of individuals that pre-arranged their funerals often tell us that this preplanning is a final expression of their love. It may seem hard to make decisions about funeral services, but preplanning is an opportunity to make decisions now and relieve your family of this burden later. We can make it easier. Call today for more information and receive our free *Personal Arrangement Guide*.

CALL NOW TO  
**SAVE UP TO \$500**  
ON PRE-PLANNED SERVICES.

**BERRY BELL & HALL**

FALLBROOK MORTUARY, INC. FD-828

Family Owned & Operated

Steve McGargill, FDR #1446 • Scott McGargill, FDR #628

**760-728-1689**

[www.berry-bellandhall.com](http://www.berry-bellandhall.com)

333 N. VINE STREET, FALLBROOK

## OBITUARIES



**Penny Wendler** went home to be with the Lord on Monday, Jan. 26, 2026. She passed away peacefully surrounded by family. Beloved as a devoted wife, loving mother, and cherished grandmother, Penny lived a life defined by resilience, warmth, faith and deep connection to others.

Penny was born Penelope Marie Freeman on Sept. 20, 1948, in Pasadena, California, to Robert James Freeman and Ruth Jeanette (Shuman) Freeman, both World War II veterans. Penny was an only child who lived with her parents until their divorce and then with her grandparents James and Esther Freeman for her teenage years.

Penny was educated in Roman Catholic schools including Alverno Heights Academy in Pasadena for high school, from which she graduated in 1967, and Seattle University.

Penny was married twice in the 1970's, the first to Russell Chase that produced two sons, Robert (1970) and John (1971), and the second to William McCool. Penny worked a number of jobs mostly involving customer service and later in life as a caregiver and nanny.

In 1981, Penny moved with her sons to 29 Palms, California, to be near her father and grandmother. It was there she met her husband of 42 years, Daryl Wendler, a U.S. Marine, whom she married in 1983. Penny and Daryl had one child, daughter Diana, born in 1984. Penny became a member of the Lutheran Church-Missouri Synod.

Penny was a dedicated Marine wife who endured numerous lengthy military deployments and family separations. She received a number of Military Spouse awards and certificates. Penny particularly enjoyed living in Munich, Germany, in Bavaria for three years, where she was able to experience the change of seasons and other cultures.

Penny lived most of the past 40 years in Fallbrook, California, and was a member of Zion Lutheran Church & School in Fallbrook during that time, where she served in many roles and engaged her passion of singing in the church choir.

In her later years, she found great joy with her grandchildren and in her house in 29 Palms, California, where she was staying at the time of her passing.

Penny is survived by her husband Daryl; children, Robert Chase (wife Christine), John Chase, and Diana Reyes (husband Kevin); and grandchildren Dillon, Kayla, Austin, Cameron, Brandon, Braden, Ashley, and Wyatt.

Memorials may be given in the form of donations to Zion Lutheran Church & School. A service celebrating Penny's life will be held on Saturday, March 7, 2026, at 11 a.m. at Zion Lutheran Church in Fallbrook with a reception to follow.

# What can you put in a compost bin?

**Amanda Shiffler**  
Lawn Starter

Composting is an easy and eco-friendly way to reduce yard and kitchen waste while creating nutrient-rich soil for your lawn, garden, and flowerbeds. But knowing what you can put in a compost bin is essential for maintaining the right balance of materials.

Brown materials, such as dried leaves, shredded newspaper, and cardboard provide carbon; green materials, like fruit and vegetable scraps, coffee grounds, and grass clippings provide necessary nitrogen. Avoiding items like meat, dairy, and greasy foods prevents pests.

By adding the right ingredients, and steering away from the not-so-good ones, you can speed up decomposition and turn everyday waste into useful compost.

### Brown materials you can compost

Brown materials in a compost bin add high amounts of carbon that the microbes can use as an energy source and for the formation of new cells. These items are usually "dry," hence why they are called brown materials.

They also add structure to the pile, increase air flow, and absorb moisture.

- Dry leaves
- Brown cardboard, both corrugated and non-corrugated (shredded, non-glossy)
- Newspapers with black ink
- Printer paper
- Unbleached paper towels, napkins, and tissues (that aren't greasy or oily)
- Cotton swabs with paper stems
- Unbleached paper coffee filters
- Small twigs and branches you've pruned from your trees
- Straw and hay
- Sawdust from untreated wood
- Peat moss
- Dried corn husks and cobs
- Pine needles (in moderation; too many can make the bin too acidic)
- Fireplace or other wood ashes
- Hair and animal fur
- Plant-based bedding from pets that eat a vegetarian diet (hamsters, guinea pigs, rabbits)
- Natural fibers like wool, silk, leather, and cotton
- Dryer lint
- Kitty litter made of plant-based material, if it's free of fragrances and chemical additives (with the feces removed)

### Green materials you can compost

Along with the brown materials, you want to add what is classified as "green" items to your compost bin. These materials are nitrogen-rich and are used by the microbes as building blocks to grow and reproduce, facilitating decomposition. Nitrogen is needed as it is a key component in proteins and other crucial compounds necessary for life functions.

- Fruit and vegetable scraps (banana peels, apple cores, etc.)
- Food scraps

- Bread
- Cooked pasta and rice
- Freezer-burnt foods
- Gelatin
- Coffee grounds
- Egg shells (rinse them first)
- Tea bags (remove the metal staples that attach the tag)
- Grass clippings
- Fresh, green leaves
- Plant trimmings
- Fresh flowers
- Manure from herbivorous animals (cows, horses, rabbits)
- Poultry manure

### Brown materials that can't go in a compost bin

Not all carbon-rich materials are suitable for your compost bin because they can introduce harmful substances, take too long to decompose or attract pests. Avoid putting the following brown materials in your bin.

- Treated lumber
- Fresh black walnut leaves, husks, and shells (black walnut contains juglone, which is toxic to some plants)
- Glossy/coated paper products
- Coal ashes
- Green materials that can't go in a compost bin
- Some nitrogen-rich green materials shouldn't go in your bin, either. The following items can attract pests, create foul odors, or introduce harmful bacteria or compounds to your compost.
- Meat scraps
- Dairy products
- Bones
- Oily or greasy foods
- Heavily seasoned food items
- Diseased grass or plants
- Pernicious plants (those that hurt other plants, people, or the environment)
- Weeds full of seed heads
- Pet waste

### Miscellaneous items that can't go in a compost bin

Lastly, a few items don't particularly fit within the brown or green categories but shouldn't be composted. These items should be avoided because they won't break down at the same rate as your organic materials if they decompose at all.

- Metal
- Plastic
- Disposable diapers

How much brown and green material should you put in your compost bin?

For the microbes to work efficiently, having an appropriate ratio of brown and green items in your bin is crucial. If the ratio is off, the process will slow down or stop. Aim for a 30:1 ratio of carbon to nitrogen. In terms of volume, this is usually about two-thirds brown material and one-third green.

Most comfortable with soil under her fingernails, Amanda Shiffler has an enthusiasm for gardening, agriculture, and all things plant-related. With a master's degree in agriculture and more than a decade of experience gardening and tending to her lawn, she combines her plant knowledge and knack for writing to share what she knows and loves.

# Scarecrows find each other at Silvergate



Has living at Silvergate got sort of spicy? No, it is interesting for Valentine's Day – a new arrival at Silvergate Fallbrook is *Curly Spur* who ironically found his soulmate for a happy ending there. The object of *Curly's* attention is *I'm Awaitin'*. She has gone through a few personas. She has been a resident in a wheelchair that won a prize in the early years of Fallbrook Scarecrow Days, next Mrs. Claus, and now recreated as *I'm awaitin'*, the *Belle of the Ball*. And, why not have a bit of fun?

# Supervisors authorize construction contract for S. Mission Road runoff reduction

**Joe Naiman**  
Village News Reporter

The County of San Diego has authorized the bid process for a construction contract to reduce stormwater runoff along South Mission Road between Mission Oaks Road and Ammunition Road.

A 5-0 San Diego County Board of Supervisors vote Feb. 11 authorized the director of the county's Department of Purchasing and Contracting to take the necessary actions to advertise and award a construction contract while designating the director of the county's Department of Public Works (DPW) as the county officer responsible for administering the construction contract.

The approved motion also found the operation, repair, maintenance, or minor alteration of existing public structures involving no or negligible expansion of an existing use to be categorically exempt from California Environmental Quality Act review.

In 2013, the Regional Water Quality Control Board issued a municipal separate storm sewer permit to the County of San Diego. The permit includes

total maximum daily load (TMDL) contaminant levels. The State Water Resources Control Board has adopted regulations requiring local agencies to control the discharge of bacteria and trash into surface waters.

The County of San Diego responded to the requirements by developing an infrastructure capital program with projects designed to improve local water quality. An October 2021 Board of Supervisors action approved up to \$2,500,000 of American Rescue Plan Act funding for such a project.

DPW identified 30 potential projects which would utilize county road right-of-way to capture, slow, and filter stormwater with the goal of reducing or removing pollutants prior to entering a body of water. The projects were ranked and prioritized to optimize the combined potential environmental benefits, community benefits, and cost-effectiveness.

Two separate projects address stormwater runoff along South Mission Road. An August 2024 Board of Supervisors action approved the advertisement for bid and subsequent award of a contract for the segment between Grand Tradition Way and

Pepper Tree Lane. That portion is expected to be complete in spring 2026.

The stormwater runoff reduction project between Mission Oaks Road and Ammunition Road will include the installation of six biofiltration basins to filter pollutants from stormwater runoff which would otherwise discharge into a tributary of the San Luis Rey River. A total of 23 tree wells will be constructed to filter pollutants from stormwater before that runoff enters the storm drain system along South Mission Road.

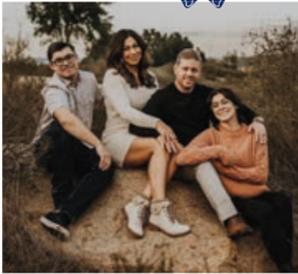
The construction is scheduled to begin in mid-2026 and be complete during mid-2027. A prior year balance in the county's general fund along with proceeds from a bond issuance will fund the estimated \$7,700,000 total cost which includes a contingency and past design and environmental review expenses along with the construction contract.

In April 2024, a 13-0 Fallbrook Community Planning Group vote, with two members absent, recommended approval of the stormwater runoff reduction project for the northern segment of South Mission Road.



- ✓ Carpet & Tile Cleaning
- ✓ Water Damage Restoration
- ✓ Fire & Smoke Restoration
- ✓ Complete Repairs
- ✓ Carpet Repairs & Restretching
- ✓ Mold Remediation
- ✓ Odor Removal
- ✓ Mold Inspections

**On Site in**  
**60 Min.**  
**or Less!**



**(760) 728-8735**  
**www.birchall-restoration.com**



## HIRE-A-HAND



What do you need help with?

- GARDENING/WEEDING
- HOUSECLEANING
- SHOPPING/ERRANDS
- MINOR PAINTING
- MINOR REPAIRS
- RAIN GUTTERS - CLEAN ONLY

- PARTY HELP
- PACKING
- ORGANIZING
- OTHER IDEAS?

Not a Contractor

NO HEAVY LABOR | \$22 PER HOUR

CALL KARYN (760) 468-9631

# BUSINESS

## FUHSD approves purchase of audio system for stadium

**Joe Naiman**  
Village News Reporter

The Fallbrook Union High School District has approved the purchase of an audio system at the Fallbrook High School stadium.

The FUHSD board voted 4-0 Feb. 11, with Paul Christensen absent, to obtain the equipment from Low Volt Automation

Technologies. Including sales tax, the district will pay \$113,744.14. The cost is for the equipment only; FUHSD staff will be responsible for the installation.

The current stadium audio system has reached the end of its service life and no longer meets the performance needs required for athletic events, emergency communication, or large-scale

gatherings.

Low Volt Automation Technologies is headquartered in Carlsbad and was founded in 2008. The company specializes in audiovisual solutions and submitted a proposal to provide the Fallbrook school district professional-grade, all-weather audio equipment designed specifically for stadium environments.

The equipment will include loudspeakers, subwoofers, mounting hardware, and amplification and control systems for the home bleachers, the visitor side bleachers, and the field.

The system will have all-weather durability and will provide high-fidelity sound coverage across the field and bleachers. The amplification and

digital signal distribution will be scalable. The Dante-enabled system will allow transmission (and reception) of audio channels to and from other Dante-enabled equipment over a standard local area network running Internet protocols.

The \$113,744.14 total cost is comprised of \$105,563.00 for the purchase and \$8,181.14 for sales tax.

## Stolen funds coming back to support students

SAN DIEGO – San Diego County District Attorney Summer Stephan announced Jan. 30 that the San Diego County Board of Supervisors has given her office authority to grant \$25 million from the Charter School Fraud trust fund to the San Diego County Office of Education (SDCOE) to fund a seven-year, countywide plan to strengthen and expand access to mental health, safety, wellness, and educational supports for K-12 students and their families.

The community-responsive plan focuses on the unique strengths and needs of each region in order to connect needed resources to students experiencing homelessness and other youth who can thrive with additional support. The Board approved the grant at their Jan. 28 meeting.

“This funding will make a real difference in the lives of K-12 students and their families as they navigate wellness, safety, homelessness and mental health challenges,” said Stephan. “I continue to be very proud of our public corruption/consumer

protection expert prosecution team that delivered justice in the A3 Charter Schools criminal case and now, we’re seeing how the trust fund established as a result of the case is impacting the community in positive ways, funneling the money stolen by the defendants back to deserving young people in our schools.”

Funds for the grant originate from criminal fines imposed in the landmark A3 Charter Schools fraud case which was prosecuted by the San Diego County District Attorney’s Office. In all, more than \$280 million in stolen funds were recovered. The judge who oversaw the case ordered a portion of the fines to be paid to the County of San Diego now, a portion to be paid to victims in kindergarten through 12th grade, and a portion to be paid to the state of California.

Under a resolution passed unanimously by the San Diego County Board of Supervisors in 2021, the fines imposed by the court related to this case were earmarked and exclusively dedicated to programs that directly

serve the needs of kindergarten through 12th grade students in San Diego County.

The funds are not intended for County operational programs, but rather to support community-serving, education-focused initiatives, consistent with the court’s intent. After disbursement of the \$25 million grant, the Charter School Fraud trust fund will have \$5 million remaining in it. Superior Court Judge Fred Link who masterfully presided over the criminal case issued clear guidance regarding the monies recovered and this meets the direction by the court.

The Board’s recommendation authorizes the District Attorney’s Office to continue administering its Community Grant Program (CGP) and award the one-time \$25 million grant to SDCOE to implement the HeartSpire initiative, a seven-year, countywide plan. This action builds on prior Board approvals related to the CGP and the Charter School Fraud trust fund. The \$25 million is actually an aggregate of several \$2.2 million to \$3.8 million grants each over seven

school years.

The SDCOE HeartSpire initiative is designed to connect and amplify the work happening at school sites and in county services across all five supervisory districts. Consistent with prior K-12 grant actions, the focus is on equitable access and regional coverage, rather than limiting investments to a single geographic area.

“We are grateful the DA has entrusted SDCOE with this opportunity to build upon our efforts to positively impact students, families, and communities throughout the county,” said Dr. Gloria E. Ciriza, San Diego County superintendent of schools. “HeartSpire is rooted in the belief that human connection, mental health, and relational infrastructure are essential to thriving educational systems. Accordingly, this grant will align the DA’s Office, schools, County Health and Human Services, and community-based organizations to offer integrated services that make a real difference for students and families.”

Following establishment of the trust fund, a multi-department stakeholder workgroup with representatives from the District Attorney’s Office, Behavioral Health Services, County Office of Equity & Racial Justice, and Department of Child & Family Well-Being reviewed options for use of the funds.

Based on those discussions, an initial phase of 47 K-12 community grants totaling approximately \$6.4 million was awarded in 2022. Those grants supported literacy, tutoring, mentoring, youth leadership, and mental health and wellness services. The initial grant activity informed subsequent consideration of opportunities for a more coordinated, regional approach, leading to the SDCOE HeartSpire proposal.

The County’s existing stakeholder workgroup will have opportunities to review program progress, milestones, and updates as implementation proceeds, particularly in advance of future funding periods within the seven-year plan.

The DA’s Community Grant Program (CGP) originated from early crime-reduction and prevention efforts and was later expanded by the Board to include education- and prevention-focused K-12 initiatives, including grants funded through the Charter School Fraud trust fund.

The HeartSpire proposal represents a continuation of that evolution, while maintaining the CGP’s core purpose of supporting community-based solutions that promote safety, wellness, and opportunity.

*Submitted by the office of the San Diego County District Attorney.*

**Elisabeth H. Lentulo**  
Real Estate Agent & Broker Associate

**Professional, Passionate, Enthusiastic & Thorough**

Offering **Special Incentives** for Seniors & Veterans!

**760-532-1057**  
Fluent in German | CA BRE #01904564  
[www.ehlentulo.com](http://www.ehlentulo.com)

SRES MRP



### FALLBROOK CEMETERY

OPEN TO THE PUBLIC SINCE 1917




**REST IN NATURE - GREEN BURIAL SECTION**

- Completely Natural Burial
- Families Can Decorate Plots
- Certified by Green Burial Council
- Military & Masonic Discounts
- No Non-Residency Fees
- Endowment Preservation Site

**760-980-0013**

[www.FallbrookCemetery.com](http://www.FallbrookCemetery.com)

1177 Santa Margarita Road Fallbrook, CA. 92028

## BUSINESS DIRECTORY

Notice To Readers: California law requires that contractors taking jobs that total \$500 or more (labor or materials) be licensed by the Contractors State License Board. State law also requires that contractors include their license number on all advertising. You can check the status of your licensed contractor at [www.cslb.ca.gov](http://www.cslb.ca.gov) or 800-321-CSLB. Unlicensed contractors taking jobs that total less than \$500 must state in their advertisements that they are not licensed by the Contractors State License Board.

### ADVERTISING

**YOUR AD HERE!**  
List your business for less than \$20/week. Call today!

### ANTIQUE REPAIR & WOOD CARVING

**ANTIQUA RESTORATION**  
Furniture Maker  
Professional Woodcarving  
Leather Repair / Moccasins  
Joseph F. Schembri  
**(631) 725-4473**  
Fallbrook

### AUTOMOTIVE SERVICES

**AUTOHEIM**  
Service & Repair For  
ALL European & Import Autos  
We do most extended warranties!  
**(760) 728-2338**  
1236 S. Main St., Fallbrook

### CONTRACTOR

**HAROLD STEWART**  
General Contractor  
For all your building and repair needs.  
Plumbing • Electrical • AC • Heating • Windows • Doors • Tile • Wood Floors • Quartz • Granite • Kitchen/Bath Remodels • Painting • Drywall • Additions • Remodeling • Concrete • Grading • Wrought Iron  
**(760) 626-8400**  
Lic. #780517  
HSGC777@gmail.com

### CONTRACTOR



**MICHAEL B. MCDONALD**  
General Engineering Contractor  
Excavating & Grading for New Homesites, Roads, Barn Pads, Ponds & Agricultural Developments  
License #359625-A  
Cell: **(760) 644-7541**  
MBM@McDonaldWestern.com

### DRAPERIES

**RICK CATY'S**  
CUSTOM DRAPERY SERVICES  
636 Oak Glade Drive  
Fallbrook, CA 92028  
Email: slimstd@yahoo.com  
**(760) 213-4941**  
Lic. #571121

### HEATING & AIR

**FALLBROOK MECHANICAL & CONTRACTING**  
35 Years Experience  
Residential & Commercial Heating and Air Condition  
Call Paul for A/C and Water Heater Special  
**(760) 822-1581**  
Lic. #777459 B & C-20  
\* No Solicitation Calls Please \*

### NUTRITION

**RICHER HEALTH**  
Nutritional Consulting  
Iridology, Live Cell Analysis, Herbology, Detox Programs  
Gary Richer, B.S., M.H.  
Hilltop Center  
For Appointments on 2nd Wednesday call  
**(760) 723-8291**

### REAL ESTATE

**COLDWELL BANKER VILLAGE PROPERTIES**  
**(760) 728-8000**  
Fallbrook's most successful Real Estate firm since 1917  
Homes-Estates-Equestrian Properties - Land  
[CBVillageProperties.com](http://CBVillageProperties.com)  
5256 S. Mission Rd. Suite 310  
Bonsall, CA 92003  
DRE# 01934791

### REAL ESTATE

**ELISABETH H. LENTULO**  
Agent & Broker Associate  
Recognized as Professional, Passionate, Enthusiastic Realtor  
Specializes in North County San Diego & More!  
Ask Elisabeth about her special incentives for seniors and military!  
**(760) 532-1057**  
BRE#01904564  
[elisabeth@ehlentulo.com](mailto:elisabeth@ehlentulo.com)  
[www.ehlentulo.com](http://www.ehlentulo.com)  
Broadpoint Properties

**EPIC REALTY GROUP | LPT**  
**TIM KIRK**  
MGYSGT, USMC (RET.), MBA  
OWNER/REALTOR®  
[www.EpicRealtySoCal.com](http://www.EpicRealtySoCal.com)  
**(760) 704-9252**  
[TimKirkRealEstate@gmail.com](mailto:TimKirkRealEstate@gmail.com)  
DRE #01941662

### REAL ESTATE

**KEN FOLLIS & SHARON ROBINSON GROUP | COMPASS**  
Buying, Selling, Investing, Downsizing or Moving Up – Local Area Experts You Can Trust.  
**Sharon Robinson**  
DRE #01384726  
**(949) 295-1161**  
**Ken Follis**  
DRE #00799622  
**(760) 803-6235**

### TREE SERVICE

**DIEGO MARTIN TREE SERVICE**  
\* 10 Years Experience \*  
I do all types of tree work, weed removal, maintenance & clean up.  
FREE ESTIMATES  
**(760) 586-6351**

### WINDOW WASHING

**FALLBROOK WINDOW WASHING CO.**  
[FallbrookWindowWashing@yahoo.com](mailto:FallbrookWindowWashing@yahoo.com)  
**(760) 728-8116**  
Put a smile on your windows!  
Residential & Commercial Friendly, Courteous Service  
50 YEARS IN BUSINESS!  
[www.fallbrookwindowwashing.com](http://www.fallbrookwindowwashing.com)

# EDUCATION

## BUSD celebrates outstanding staff, students, and community partners

BONSALL – At February’s regularly scheduled meeting of the Bonsall Unified School District Board of Trustees, members of the Board and Superintendent Dr. Heather Golly had the pleasure of recognizing exceptional individuals and community partners whose dedication continues to strengthen the Bonsall community.

Recognizing counselors during Counselor Appreciation Week The Board took time to honor BUSD’s school counselors in recognition of Counselor Appreciation Week, celebrating Andeanna Mata (Vivian Banks Charter School and Bonsall West Elementary School), Megan Hund (Bonsall Elementary School), and Keri Gresbrink (Sullivan Middle School and Bonsall High School).

School counselors play a vital role in supporting students’ academic success, social-emotional growth, and overall well-being. From helping young learners build confidence and resilience, to guiding middle school students through transitions, to supporting high schoolers with course planning, college and career readiness, and personal challenges,

BUSD counselors are trusted advocates who ensure every student feels seen, supported, and empowered to succeed. The Board expressed sincere gratitude for their compassion, expertise, and daily dedication to Bonsall students and families.

Honoring an essential member of the BUSD team The evening opened with a surprise recognition for Gina McNerny, Executive Assistant to the Superintendent and the Board, who was recently named San Diego County School Boards Association’s Confidential/Administrative Staff of the Year.

Superintendent Golly shared heartfelt remarks, noting, “Gina is not only an outstanding human being, a trusted and wise member of our team, she also is a relationship-builder who connects people and holds the historical knowledge of the District.”

Longtime colleague and Athletic Director Andrea Breuninger added a lighthearted tribute, saying, “The only shortcoming Gina has is a low tolerance for Dodger fans, and come to think of it, I’m not sure anyone can hold that against her. Go, Padres!”

A resident and deeply involved community member, McNerny began her career with the District in 2003 and also has three children who attended Bonsall schools. The Board was thrilled to celebrate her years of service, professionalism, and unwavering commitment to students and staff.

Vivian Banks Charter School Cupeño Singers share culture through song The Board was also delighted to welcome the Cupeño Singers from Vivian Banks Charter School. Led by instructor, musician, and linguist Anna Rameshwar, the student group learns the Cupeño language through song and American Sign Language.

The students performed several pieces, beautifully demonstrating how learning, music, and movement help keep culture



Anna Rameshwar leads the Cupeño singers. Village News/BUSD photos



Dr. Golly presents a recognition award to Wave on Wave owners Lexi and Jess Etchemendy.



Dr. Golly recognizes the BUSD counseling team, Keri Gresbrink, Megan Hund and Andeanna Mata.

alive. Their performance was met with enthusiastic applause and appreciation from Trustees and audience members alike.

Community partnership recognition: Wave on Wave Hair Salon Another meaningful recognition was presented to Wave on Wave Hair Salon in Fallbrook. Owners Lexi and Jess Etchemendy were honored as community partners for providing free haircuts to students in need.

Executive Director of Human Resources Allen Williams shared, “It is that take-care-of-our-own, hometown spirit that makes Bonsall such an outstanding place to educate children and raise a family.”

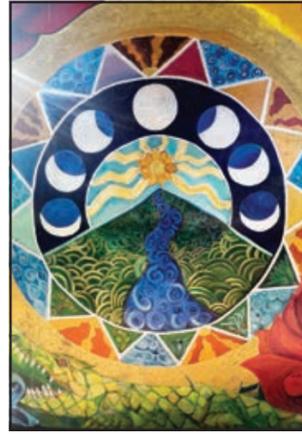
The Board expressed sincere gratitude for Wave on Wave’s generosity and commitment to supporting local students.

School Board president Larissa Anderson said, commenting on the night, “Public education thrives when heart meets action, through countless daily acts of dedication, discernment, and delight. From the guidance of our counselors to the grace and institutional wisdom of leaders like Gina McNerny, to the passing of language and culture across generations and the neighbors who step up simply because it’s the right thing to do, this is BUSD at its most dynamic.”

Submitted by the Bonsall Unified School District.

## Chicano Park represents unity

By Lorenza Montejo



Migrant Education students discover the murals of Chicano Park on a field trip.

Being part of this journalism class, we have learned new things and this class has allowed me to discover and visit new places. One of the places that I liked was Chicano Park in San Diego.

Chicano Park demonstrates the immense power of community action, showing how Logan neighborhood residents came together in 1970. It represents unity against displacement, as the neighborhood had been previously threatened.

Journalism class is incredible because it helps me clear my mind and get out more, see places that I never knew, meet new people, and learn about journalism.

## There are many meanings to Chicano Park



Mural in Chicano Park, under the bridge.

By Francisca Vicente

Have you ever experienced Chicano Park? Imagine going to

Chicano Park and learning about how diverse politics can merge to defend a community’s soul. Many students don’t realize how important Chicano Park is.

During the Journalism class with Migrant Education, we took a field trip to Chicano Park. This park is important because of how people constructed a place where you find many meanings, for example, the drawing, the effort. It helps students by understanding how Mexican-Americans had a lot of effort and their history.

One important thing I learned from Chicano Park was how much effort they had to put into painting to represent the Chicano community. Chicanos did their best to be accepted in America. I appreciated the opportunity to learn about this park and experience it first-hand.

## Why Chicano Park is important



The murals at Chicano Park depict its history and the people it represents.

Village News/Courtesy photo

By Eimi Ralios

Imagine going to Chicano Park and learning the history of how the park was made. Many students don’t realize how important the meaning behind the Chicano park is and how it affected Chicanos.

This park is important because it tells the story of the Chicano people. It helps students by helping them better understand why the park was created. In this article, I will explain why the park was created, who created the park, and how the park affected the Chicano people.

One important thing I learned from Chicano Park was why they

created the park. For example, when we went to visit the museum of the park, it explained how the park was created because the community wanted a park for years, but they were turning the neighborhood into a freeway.

It was promised that the community would have a park, but that promise was broken. The community was upset and hundreds of men, women, and children occupied the park and made a human chain around the land, so they couldn’t pass by the land. They decided to protest. This experience helped me understand the things they went through and how bad the community was treated.

# Property SPOTLIGHTS!



### Commercially Zoned

This offering includes the very best commercially zoned large parcel available in Fallbrook. Highly coveted corner with major development on

all sides. Plans for a signal at Peppertree and Mission to be installed in 2026. Also a bridge to adjoin the east and west sections of Peppertree. \$4,000,000



Call Sharon Robinson  
949-295-1161  
DRE #01384726



### Multi-Parcel Fallbrook Estate Opportunity

6.4± Acres + Expansion Potential - A rare opportunity to acquire three contiguous parcels

totaling approximately 6.4± acres in Fallbrook’s desirable rolling countryside, offering a unique combination of existing residential improvements, highly usable land. \$1,250,000



Call Tim Kirk  
760-704-9252  
DRE #01941622



### Wonderful Single Level

Once the builder’s showcase model, sits proudly on an oversized cul-de-sac lot. The home welcomes you with a freshly painted exterior that shines

with curb appeal. Inside, you’ll find four spacious bedrooms, including a primary suite with its own private retreat, dual walk in closets, and a luxurious roman tub. \$925,000



Call Ross Dixon  
858-925-3560  
DRE #02246473



**COLDWELL BANKER**

**VILLAGE PROPERTIES**

Each Office Is Independently Owned and Operated



**CHRIS HASVOLD**  
DRE# 00800277



**ABBY ELSTON**  
DRE# 01113234



**KAITLIN MITCHELL**  
DRE# 02154448



**CYNDI HAUFF**  
DRE# 01274144



**DONNA SHANAHAN**  
DRE# 01193680



**TOM VAN WIE**  
DRE# 01412145



**JANE FELTON**  
DRE# 01942026



**ROSS DIXON**  
DRE# 02246473



**ERICA ROBERG WILLIAMS**  
DRE# 02037408



Live Well With Coldwell



**KATIE MULLIN**  
DRE# 02126350



**HEIDI DICKENS**  
DRE# 01268111



**LEO CORDA**  
DRE# 02243229



**JUDY & PATRICK BRESNAHAN**  
DRE# 00949710, DRE# 00582591



**TONI MARINACCI**  
DRE# 02048833



**JERRY & LINDA GORDON**  
DRE# 01140954, DRE# 01035328



**HARLEE ROBINSON**  
DRE# 02063238



1917 Santa Margarita, Fallbrook **\$3,195,000**



1902 Quiet Ranch Road, Fallbrook **\$1,398,500**



321 William Pittenger Place, Fallbrook **\$925,000**



8975 Lawrence Welk Dr. #183, Escondido **\$499,500**



3577 Stonegate Place, Fallbrook **\$1,997,000**



190 Mission Oaks, Fallbrook **\$968,000**



**Modern Country Retreat on Nearly 5 Acres**

Experience the perfect blend of luxury, comfort, and accessibility in this stunning 2,665 sq. ft. single-story custom home, built in 2019. Set on 4.88 fully fenced acres, this property offers privacy, open space, and effortless country living—just minutes from town. Designed for ease at every stage of life, this fully ADA-compliant home features step-free entry, wide hallways, and an open, light-filled floor plan with 9-ft ceilings. The spacious living area flows seamlessly into the dining space and gourmet kitchen—ideal for entertaining or relaxing in style. The elegant owner's suite includes a luxurious roll-in shower and generous layout, complemented by three additional bedrooms and a second full bath. Thoughtful details such as lowered switches, ceiling fans, and durable laminate flooring combine practicality with modern design. Outdoors, enjoy a covered patio, wraparound concrete walkways, lush irrigated landscaping, and ample RV parking. A backup generator and security system with cameras add peace of mind. This rare property offers modern living, full accessibility, and serene country charm—a truly exceptional opportunity.

Offered at **\$975,000**



**2024 Outstanding Performance & Customer Satisfaction Awards**

Call **Tom Van Wie** **760.703.6400**  
[www.tomvanwie.com](http://www.tomvanwie.com)  
tw@sbcbglobal.net DRE# 01412145

**21.8 Acre Lot - True Gem in Fallbrook**  
Get ready to embrace the incredible tranquility of country living with this expansive 21.8 acre lot. Offering wonderful views and a rare opportunity to build the home of your dreams in a serene and picturesque location. Power is readily available. Perc test done for 4BD.  
Offered at **\$499,000**

**Jerry & Linda Gordon**  
Jerry: 760-519-5279 CalDRE #01140954  
Linda: 760-519-7199 CalDRE #01035328  
twogordons@gmail.com | www.twogordons.net

**The Best of Fallbrook Living**  
2.35 acre private estate featuring 3,752 sf of thoughtfully designed living space, including a 1BD/1BA ADU above the garage. The main residence offers 3BD (1 downstairs) and 4BA (downstairs and primary with their own ensuite.) The spacious primary suite includes French doors leading to a private balcony with sweeping views. Offered at 1,650,000

**Erica Roberg Williams**  
760-468-1721  
DRE#02037408

Ready to Sell in 2026? Let's talk!  
**CHRIS HASVOLD**  
TOP 1% of REAL ESTATE PROFESSIONALS NATIONWIDE By Sales Volume 2025  
760-604-1700  
chris@cbvillage.com  
COLDWELL BANKER VILLAGE PROPERTIES  
DRE#00800277

**SELL**

1470 Via Chaparral \$1,400,000	255 Puerta de Lomas \$1,215,000	804 N The Strand #7 \$1,700,000	2829 Golf View \$775,000	3652 Lake Garden \$839,000
2245 Via Rancheros \$962,119	2916 Amber Vista \$1,005,000	1094 Felicidad \$374,000	1844 Fox Bridge Ct \$835,500	4001 Pala Road \$826,000
437 Debra Ann \$779,000	1008 Funquest \$700,000	747 Seckel Pear \$455,000	5088 San Jacinto Cir W \$1,075,000	

Will Your's Be Next?