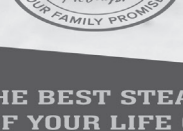


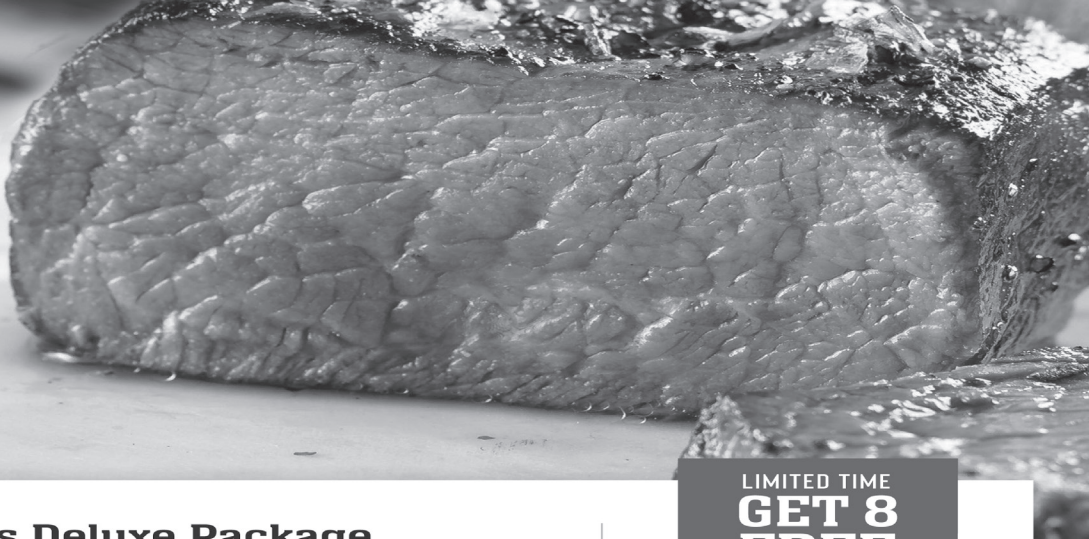
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FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-239163

The following person is doing business as: **FERN'S CLEANING SERVICES**, 7101 ROSECRANS AVE SPC 28, PARAMOUNT, CA 90723. Registered Owners: FERNANDO TORRES VERDUGO, 7101 ROSECRANS AVE SPC 28, PARAMOUNT, CA 90723 & MARISELA VERDUGO, 7101 ROSECRANS AVE SPC 28, PARAMOUNT, CA 90723. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: FERNANDO TORRES VERDUGO, GENERAL PARTNER. This statement was filed with the County Recorder Office: 11/06/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-256366

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/7,14,21,28/2023-137333**

The following person is doing business as: **VIGILANTE PRIVATE SECURITY**, 7315 PETROL ST APT 3, PARAMOUNT, CA 90723. Registered Owners: VICTOR LOPEZ, 7315 PETROL ST APT 3, PARAMOUNT, CA 90723. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: VICTOR LOPEZ, OWNER. This statement was filed with the County Recorder Office: 11/29/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in viol-

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-239761

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/14,21,28/23,1/4/2024-137536**

The following person is doing business as: **ACUFAB STRUCTURAL**, 1744 W 166TH SUITE C, GARDENA, CA 90247. Registered Owners: ACCURATE FABRICATION LLC, 1744 W 166TH SUITE C, GARDENA, CA 90247. This business is conducted by: LIMITED LIABILITY COMPANY. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: MARTIN TIRTASANA, CEO. This statement was filed with the County Recorder Office: 11/06/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in viol-

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-245203

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/14,21,28/23,1/4/2024-137537**

The following person is doing business as: **ROSY'S SUPPLY AND BEAUTY SALON**, 3150 E IMPERIAL HWY STE 110, LYNWOOD, CA 90262. Registered Owners: AMANDA HERNANDEZ, 3150 E IMPERIAL HWY STE 110, LYNWOOD, CA 90262. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2005. Signed: AMANDA HERNANDEZ, OWNER. This statement was filed with the County Recorder Office: 11/14/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in viol-

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-245201

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/28/23,1/4,11,18/24-137816**

The following person is doing business as: a) **EXPRESS INCOME TAX SERVICES** b) **EXPRESS PROFESSIONAL SERVICES**, 11944 ADENMOOR AVE, DOWNEY, CA 90242. Registered Owners: LILIAN J RIVERA, 11944 ADENMOOR AVE, DOWNEY, CA 90242. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2006. Signed: LILIAN J RIVERA, OWNER. This statement was filed with the County Recorder Office: 11/14/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Ficti-

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-256633

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/28/23,1/4,11,18/24-137848**

The following person is doing business as: **KM KARLA MORENO BEAUTY SPA**, 8511 ELBURG ST UNIT A, PARAMOUNT, CA 90723. Registered Owners: KARLA LETICIA MORENO HERNANDEZ, 8511 ELBURG ST UNIT A, PARAMOUNT, CA 90723. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/2023. Signed: KARLA LETICIA MORENO HERNANDEZ, OWNER. This statement was filed with the County Recorder Office: 11/30/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-257176

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/28/23,1/4,11,18/24-137849**

The following person is doing business as: **RAFOS TRUCKING**, 15233 SANTA GERTRUDES AVE UNIT V102, LA MIRADA, CA 90638. Registered Owners: RAFAEL JOSE IVARRA, 15233 SANTA GERTRUDES AVE UNIT V102, LA MIRADA, CA 90638. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 11/2023. Signed: RAFAEL JOSE IVARRA, OWNER. This statement was filed with the County Recorder Office: 11/30/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of

FBN Notices-Paramount

FICTITIOUS BUSINESS NAME STATEMENT
2023-270555

Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et.seq., Business and Professions Code). **Paramount Journal 12/28/23,1/4,11,18/24-137850**

The following person is doing business as: **ZAPATERIA HERMANOS ZAVALA**, 1440 ANAHEIM BL, ANAHEIM, CA 92805. Mailing address: 10311 MATTOCK AVE, DOWNEY, CA 90241. Registered Owners: ARTURO MENDOZA ZAVALA, 10311 MATTOCK AVE, DOWNEY, CA 90241. This business is conducted by: INDIVIDUAL. The date registrant started to transact business under the fictitious business name or names listed above: 01/1990. Signed: ARTURO MENDOZA ZAVALA, OWNER. This statement was filed with the County Recorder Office: 12/18/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that

time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et. seq., Business and Professions Code).

Paramount Journal 12/28/23, 1/4, 11, 18/24-137851

FICTITIOUS BUSINESS NAME STATEMENT 2023-272304

The following person is doing business as: **SEASONS PRODUCE MARKET**, 10536 GARVEY AVE, SOUTH EL MONTE, CA 91733. Registered Owners: ROSALIA VERGARA, 10536 GARVEY AVE, EL MONTE, CA 91733 & EDWIN VERGARA, 10536 GARVEY AVE, EL MONTE, CA 91733. This business is conducted by: GENERAL PARTNERSHIP. The date registrant started to transact business under the fictitious business name or names listed above: N/A. Signed: ROSALIA VERGARA, GENERAL PARTNER. This statement was filed with the County Recorder Office: 12/20/2023. Notice — This Fictitious Name Statement expires five years from the date it was filed in the office of the County Recorder Office. A new Fictitious Business Name Statement must be filed before that time. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state or common law (see Section 14411 et. seq., Business and Professions Code).

Paramount Journal 12/28/23, 1/4, 11, 18/24-137943

Notices-Paramount

NOTICE OF TRUSTEE'S SALE TS No. CA-20-880991-JB Order No.: 220001627-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/28/2006. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, 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) reason-

ably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): LIDELFONSO C H A I D E Z AVENDANO, AND MARIBEL FLORES, HUSBAND AND WIFE AS JOINT TENANTS Recorded: 3/10/2006 as Instrument No. 06 0515783 and modified as per Modification Agreement recorded 3/21/2018 as Instrument No. 20180273711 of Official Records in the office of the Recorder of LOS ANGELES County, California; Date of Sale: 1/11/2024 at 9:00 AM Place of Sale: At the Doubletree Hotel Los Angeles-Norwalk, 13111 Sycamore Drive, Norwalk, CA 90650, in the Vineyard Ballroom Amount of unpaid balance and other charges: \$597,029.23 The purported property address is: 7226 CORTLAND AVE, PARAMOUNT, CA 90723 Assessor's Parcel No.: 6236-017-013 6236-017-007 **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-20-880991-JB. 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 tele-

phone 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 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-20-880991-JB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to ex-

ercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION** 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 **QUALITY LOAN SERVICE CORPORATION** TS No.: CA-20-880991-JB IDSPub #0189778 12/14/2023 12/21/2023 12/28/2023

Paramount Journal 12/14, 21, 28/2023-137348

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROSA ELENA GRANADOS CASE NO. 23STPB13033

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROSA ELENA GRANADOS. A PETITION FOR PROBATE has been filed by CARLOS GRANADOS in the Superior Court of California, County of LOS ANGELES. THE PETITION FOR PROBATE requests that CARLOS GRANADOS be appointed as personal representative to administer the estate of the decedent. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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: 01/08/24 at 8:30AM in Dept. 67 located at 111 N. HILL ST., LOS ANGELES, CA 90012 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 Cali-

fornia law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk. Attorney for Petitioner **JAMES D. HORNBUCKLE ESQ. - SBN 230407, GOMEZ LAW, APC.** 3250 WILSHIRE BLVD., STE. 1901 LOS ANGELES CA 90010 Telephone (855) 219-3333 12/14, 12/21, 12/28/23 **CNS-3763880# THE PARAMOUNT JOURNAL Paramount Journal 12/14, 21, 28/2023-137446**

T.S. No. 114125-CA APN: 6268-006-180 **NOTICE OF TRUSTEE'S SALE** IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/3/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/31/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/10/2007 as Instrument No. 20072699599 of Official Records in the office of the County Recorder of Los Angeles County, State of CALIFORNIA executed by: RONG YU FENG, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA 91766 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: PARCEL 1 AN UNDIVIDED ONE/ONE HUNDRED AND EIGHTY-SECOND (1/82) INTEREST, AS A TENANT IN COMMON IN LOT(S) 1 OF TRACT NO 50432, IN THE CITY OF PARAMOUNT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1183 PAGES 65 AND 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (THE "COMMUNITY

COMMON AREA"), EXCEPT THEREFROM ALL PHASE SEPARATE-INTEREST-IN-SPACE AND UNITS 101 THROUGH 176, 201 THROUGH 276, 302, 305, 310, 311, 315 THROUGH 318, 321, 322, 325 THROUGH 329, 335, 336, 337, 340, THROUGH 344, 349, 350, 353, 354, 355, 361 AND 362, ALL INCLUSIVE AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN ("CONDOMINIUM PLAN") FOR TRACT NO 50432, RECORDED FEBRUARY 4, 1992 AS INSTRUMENT NO 92-190968 OFFICIAL RECORDS OF SAID COUNTY, CALIFORNIA ALSO EXCEPTING AND RESERVING THEREFROM EXCLUSIVE EASEMENTS FOR PURPOSES DESIGNATED AS SHOWN ON THE CONDOMINIUM PLAN MENTIONED ABOVE PARCEL 2 AN UNDIVIDED ONE/SEVENTY-SECOND (1/72) INTEREST AS A TENANT IN COMMON IN AND TO THE PHASE 2 SEPARATE-INTEREST-IN-SPACE AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN MENTIONED ABOVE AND FURTHER RESERVING THEREFROM FOR THE BENEFIT OF OWNERS OF THE UNITS LOCATED IN PHASE "1" AND "3" AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN MENTIONED ABOVE NON-EXCLUSIVE EASEMENTS ON, OVER AND UNDER THE PHASE COMMON AREA AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN MENTIONED ABOVE FOR INGRESS, EGRESS AND RECREATIONAL USE SUBJECT TO THE TERMS AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF RESTRICTIONS TO WHICH REFERENCE IS HERE-AFTER MADE, EXCEPTING FROM THE PHASE COMMON AREA ANY RESIDENTIAL BUILDINGS THEREON AND ANY PORTION THEREOF WHICH IS DESIGNATED AS AN EXCLUSIVE USE COMMON AREA, THE EASEMENTS RESERVED HEREIN SHALL BECOME EFFECTIVE AS TO EACH SUCH PHASE UPON RECORDATION HEREOF SUBJECT TO THE CONDITIONS AND RESTRICTIONS SET FORTH IN THE DECLARATION TO WHICH REFERENCE IS HERE-AFTER MADE PARCEL 3 UNIT NO 248 CONSISTING OF CERTAIN AIR SPACE AND ELEMENTS AS DESCRIBED ON THE CONDOMINIUM PLAN MENTIONED ABOVE PARCEL 4 AN EXCLUSIVE EASEMENT FOR PURPOSES APPURTENANT TO PARCELS 1, 2 AND 3 ABOVE AS DEFINED AND DELINEATED ON SAID CONDOMINIUM PLAN AS FOLLOWS DECKS ARE "D", PATIOS ARE "P", STORAGE SPACES ARE "S" AND GAR-

AGE SPACES ARE "G" 215 PARCEL 5 A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND RECREATIONAL USE ON, OVER AND UNDER THE PHASE COMMON AREA PHASES "1" AND "3" AS DEFINED AND DELINEATED ON THE CONDOMINIUM PLAN MENTIONED ABOVE EXCEPTING THEREFROM ANY RESIDENTIAL BUILDINGS THEREON AND ANY PORTION, THEREOF WHICH IS DESIGNATED AS THE EXCLUSIVE USE COMMON AREA WHICH EASEMENT SHALL BE APPURTENANT TO PARCEL 3 DESCRIBED ABOVE FOR INFORMATIONAL PURPOSES ONLY THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 6268-006-180, SOURCE OF TITLE IS DOCUMENT NO 04 0523163 (RECORDED 03/04/04) The street address and other common designation, if any, of the real property described above is purported to be: 15000 DOWNEY AVENUE UNIT # 248, PARAMOUNT, CA 90723-5816 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$262,796.09 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. **NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive

clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 114125-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 114125-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **FOR SALES INFORMATION:** (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 **Paramount Journal 12/21, 28/23, 1/4/24-137467**