

NOTICE OF RUSTEE'S SALE Under a Notice of Delinquent Assessment Lien Alterra File No.: 645245 APN: 1055-444-67-0000 T.S. No.: 2026-645245 YOU ARE IN DEFAULT UNDER A NOTICE OF ASSESSMENT LIEN CIVIL CODE SECTION 5740) RECORDED ON 04/30/2024. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONSULT AN ATTORNEY. NOTICE IS HEREBY GIVEN that ALTERRA ASSESSMENT RECOVERY, LLC as Trustee, or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien ("Lien"), recorded on 04/30/2024 as Instrument No. 2024-0099927 in the Official Records of the County Recorder of San Bernardino County, California, and further pursuant to that certain Notice of Default and Election to Sell recorded on 02/03/2025, as Instrument No. 2025-0021867 in said County, and further pursuant to California Civil Code Section 5700 and 5710 and that certain Declaration of Covenants, Conditions and Restrictions ("Declaration") recorded on 02/04/2005 as Instrument No. 2005-0087531. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, on 03/04/2026, at 1:00 PM, under the power of sale conferred by Civil Code Section 5700, payable at the time of sale in lawful money of the United States of America or cashier's check made payable to the Creditor Association, Alterra Assessment Recovery, LLC, At: the main (south) entrance to the City of Chino Civic Center, 13220 Central Avenue, Chino, CA 91710. All that right, title and interest in the property situated in said County and State which is legally described in Exhibit "A" attached hereto and incorporated herein by this reference. EXHIBIT "A" . EXHIBIT "A" LEGAL DESCRIPTION Real property in the City of Chino, San Bernardino County, California, described as follows (collectively, the "Property"): PARCEL NO. 1 Unit 50 as shown on the Condominium Plan for Ivy at The Preserve at Chino (Phase 11) (together with any amendments thereto, collectively, the "Condominium Plan"), Recorded on April 19, 2021, as Instrument No. 2021-0180268, in the Official Records of San Bernardino County, California ("Official Records"), consisting of portions of Lot 2 of Tract No. 20102, as shown on a Subdivision Map, filed in Book 353, at Pages 19 to 24, inclusive, of Tract Maps, in the Office of the San Bernardino County Recorder (the "Map"). EXCEPTING THEREFROM, all minerals, oil, gas, petroleum, and other hydrocarbon substances in or under or which may be produced from said land which underlies a plane parallel to and five hundred (500) feet below the present surface of said land subject to all prior reservations and exceptions of record. Such reservation specifically reserves in grantor the rights of prospecting, explorations development, production, extraction and taking of said minerals, oil, gas, petroleum, and hydrocarbon substances from said land by means of mines wells, derricks, and/or other equipment from surface locations on adjoining or neighboring land or lying outside of the above-described land provided, however, that the owner of said minerals, oil, gas, petroleum, other hydrocarbon substances and geothermal energy sources, as set forth above, shall have no right to enter upon the surface of said land nor to use said land or any portion thereof above said plane parallel to and five hundred (500) feet below the present surface of said land for any purpose whatsoever, such reservation does not encompass any water or water rights appurtenant to the land described above; it is the intention of grantor that any such water or water rights are to be conveyed to grantee with the land described above, reserved in Grant Deed recorded October 27, 1999 as Instrument No. 99-447356 Official Records. ALSO EXCEPTING THEREFROM, all water, rights, permits, certificates of whatever kind or nature for ground water or surface and any and all surface and groundwater rights, minerals, oil, gas, petroleum, other hydrocarbon substances and all underground water and all geothermal energy sources in or under or which may be produced from said land which underlies a plane parallel to and five hundred (500) feet below the present surface of said land, subject to all prior reservations and exceptions of record. Such reservation specifically reserves in grantor the rights of prospecting, exploration, development, production, extraction, and taking of said minerals, oil, gas, petroleum, hydrocarbon substances, water and geothermal energy (and/or its sources) from the land by means of mines, wells, derricks, and/or other equipment from surface locations on adjoining or neighboring land or lying outside of the above-described land; provided, however, that the owner of such minerals, oil, gas, petroleum, other hydrocarbon substances, water, and geothermal energy sources, as set forth above, shall have no right to enter upon the surface of the land nor to use the land or any portion thereof above such plane parallel to and five hundred (500) feet below the present surface of the land for any purpose whatsoever, as reserved by Chino Preserve Development Corporation, a California corporation and Chino Development Corporation, a California corporation in the deed recorded September 4, 2018, as Instrument No. 2018-0325800 of Official Records. RESERVING THEREFROM, for the benefit of Grantor and Chino Development Corporation, a California corporation, and Chino Preserve Development Corporation, a California corporation (collectively, "Declarants"), and their successors in interest and assignees, easements for access, encroachment, support, maintenance, drainage, repair, and for other purposes, all as may be shown on the Map, and as described in the Community Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Preserve at Chino, recorded on February 4, 2005, as Instrument No. 2005-0087532 (together with any amendments thereto, collectively, the "Community Declaration"), the Notice of Addition of Area and Supplemental Community Declaration of Covenants, Conditions and Restrictions for The Preserve at Chino (Ivy at The Preserve at Chino, Phase 11, Tract No. 20102), recorded on April 21, 2021, as Instrument No. 2021-0184486 (together with any amendments thereto, collectively, the "Area Addition Notice"), the Maintenance Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for The Preserve, recorded on February 4, 2005, as Instrument No. 2005-0087531 (together with any amendments thereto, collectively, the "Maintenance Declaration"), the Notice of Addition of Area and Supplemental Maintenance Declaration of Covenants, Conditions and Restrictions for The Preserve (Ivy at The Preserve at Chino, Phase 11, Tract No. 20102), recorded April 21, 2021, as Instrument No. 2021-0184487 (together with any amendments thereto, collectively, the "Neighborhood Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Hazel and Ivy at The Preserve at Chino, recorded on November 6, 2019, as Instrument No. 2019-0401200 (together with any amendments thereto, collectively, the "Neighborhood Declaration"), and the Notice of Addition and Supplemental Neighborhood Declaration of Covenants, Conditions and Restrictions for Hazel and Ivy at The Preserve at Chino (Ivy, Phase 11), recorded on April 21, 2021, as Instrument No. 2021-0184488 (together with any amendments thereto, collectively, the "Notice of Addition"), all in the Official Records. The capitalized terms used in this Grant Deed shall have the meanings given them in the Neighborhood Declaration, unless otherwise defined herein. ALSO RESERVING THEREFROM, for the benefit of the Hazel and Ivy at The Preserve Neighborhood Association, a California nonprofit mutual benefit corporation, its successors and assigns, nonexclusive easements for access, ingress and egress, encroachment, support, maintenance, repairs, drainage, enforcement and all other purposes as set forth in the Neighborhood Declaration and the Notice of Addition. FURTHER RESERVING THEREFROM, for the benefit of and assignees, together with the right to grant and transfer the same, exclusive easements over and under the Property for construction, installation, repair, replacement and maintenance of "Telecommunication Facilities" as defined in the Community Declaration; provided, however, that the exercise of such rights shall not unreasonably interfere with Grantee's reasonable use and enjoyment of the Property. FURTHER RESERVING THEREFROM, for the benefit of Grantor and its successors in interest and assignees, the right to enter the Property (a) to comply with requirements for the recordation of subdivision maps or lot line adjustments in the Neighborhood or the Annexable Area, (b) to inspect the Property or the Neighborhood, (c) to complete or perform work on the Improvements as determined to be reasonably necessary by Grantor, (d) to complete or perform work on the Improvements in accordance with applicable warranties (if any), (e) for repair of Improvements in accordance with the provisions of the "Right to Repair Law" at California Civil Code Sections 895 through 945.5, (f) to accommodate grading or construction activities, and (g) to comply with requirements of applicable governmental agencies. Grantor shall provide reasonable notice to Grantee before such entry, except for emergency situations, which shall not require prior notice but shall require notice to Grantee within seven (7) days after such entry was made. For purposes hereof, an "emergency" is deemed to exist where there is an imminent threat of injury to persons or damage to property. Nothing in this paragraph limits the right of Grantee to exclusive occupancy and control over the Property. Any damage to the Property or to the Improvements constructed thereon caused by entry under this paragraph shall be repaired by the Grantor to at least the condition that exist immediately before such damage. If Grantee refuses to allow Grantor to exercise the rights reserved in this paragraph, then Grantor may enforce its rights with all legal and equitable remedies available to Grantor. The term of this reservation of right of entry shall automatically expire on the date that is twelve (12) years after the date on which this Grant Deed is recorded in Official Records. PARCEL NO. 2 An undivided fee simple interest as a tenant in common in and to the Condominium Common Area described in the Condominium Plan, which interest is expressed as a fraction, the numerator of which is one (1) and the denominator of which is the number of Units shown in the Condominium Plan. PARCEL NO. 3 Exclusive use easements appurtenant to Parcel No. 1 described above, over a portion of the Neighborhood Association Property, for patio, deck, driveway, and air conditioner compressor and compressor pad purposes (all as applicable, and as described in the Neighborhood Declaration and shown on and assigned to the Unit in the Condominium Plan), and for internal and external telephone wiring purposes, as applicable. Grantee's use and enjoyment of the foregoing easements are subject to the restrictions in the Neighborhood Declaration. PARCEL NO. 4 Nonexclusive easements for access, encroachment, maintenance, drainage, support, repair, and for other purposes, all as described in the Community Declaration, the Area Addition Notice, the Maintenance Declaration, the Maintenance Area Addition Notice, the Neighborhood Declaration, and the Notice of Addition, or as may be shown on the Condominium Plan and the Map. The record owner of which is Carlos Elizondo-Carvajal, an Unmarried Man ("Owner"). Street address or other common designation of Property to be sold: 15907 Lindbergh Avenue, Chino, CA 91708 APN: 1055-444-67-0000. The undersigned trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. Name and Address of Creditor Association at whose request the sale is being conducted: Preserve Master Maintenance Corporation ALTERRA ASSESSMENT RECOVERY, LLC 33332 Valle Road, Suite 100 San Juan Capistrano, CA 92675 (916) 939-0772 | www.nationwideposting.com The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. THE PROPERTY IS BEING SOLD IN AN "AS-IS" CONDITION. The total amount of the unpaid balance of the obligation secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of initial publication of the Notice of Sale is \$15,245.64. Accrued interest and additional advances, if any, will increase the figure referenced above prior to the sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due & owing under the aforesaid Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650 and the Declaration, in addition to fees, charges, and expenses of the Trustee. Alterra Assessment Recovery, LLC is acting in the function as a debt collector, and any information obtained will be used for that purpose. IMPORTANT NOTICE: The Property is being sold subject to a right of redemption created by Civil Code Section 5715(b): "A non-judicial foreclosure by an association to collect upon a debt for delinquent assessments shall be subject to a right of redemption. The redemption period within which the separate interest may be redeemed from a foreclosure sale under this paragraph ends 90 days after the sale." NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website <http://nationwideposting.com>, using the file number assigned to this case 2026-645245. 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 <http://nationwideposting.com>. 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 <http://nationwideposting.com>, using the file number assigned to this case 2026-645245 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. OFFICE VISITS ARE BY APPOINTMENT ONLY, NO WALK-INS CAN BE ACCOMMODATED. PLEASE CALL ALTERRA ASSESSMENT RECOVERY AT (888) 818-5949. Date: 1/20/26 Preserve Master Maintenance Corporation a California corporation By: COREY L. TODD, Esq., as Authorized Agent for Alterra Assessment Recovery, LLC, as Trustee for PRESERVE MASTER MAINTENANCE CORPORATION To: NPP0483936 CHINO CHAMPION, 01/31/2026, 02/07/2026, 02/14/2026.