

T.S. No. 138531-CA APN: 1032-481-17-0-000
NOTICE OF TRUSTEE'S SALE IMPORTANT
NOTICE TO PROPERTY OWNER: YOU ARE IN
DEFAULT UNDER A DEED OF TRUST, DATED
10/7/2005. 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 1/27/2026 at 1:00
PM, CLEAR RECON CORP, as duly appointed
trustee under and pursuant to Deed of Trust
recorded 10/19/2005 as Instrument No. 2005-
0780633 the subject Deed of Trust was modified
by Loan Modification recorded on 10/30/2009 as
Instrument 2009-0475679 of Official Records in the
office of the County Recorder of San Bernardino
County, State of CALIFORNIA executed by: RENE
AGUILAR AND TINA AGUILAR, HUSBAND
AND WIFE AS JOINT TENANTS 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; NEAR THE FRONT STEPS LEADING UP
TO THE CITY OF CHINO CIVIC CENTER, 13220
CENTRAL AVE., CHINO, CA 91710 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: LOT 63,
TRACT NO. 13906-3, IN THE CITY OF CHINO
HILLS, COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA, AS PER PLAT
RECORDED IN BOOK 250 OF MAPS, PAGES 10
THROUGH 18, INCLUSIVE, RECORDS OF SAID
COUNTY. EXCEPTING THEREFROM THAT
PORTION OF SAID PROPERTY ALL COAL,
LIGNITE, COAL OIL, PETROLEUM, NAPHTHA,
ASPHALTUM, BREA, BITUMEN, NATURAL
GAS AND ALL OTHER HYDRO-CARBONS
AND LIKE SUBSTANCES; TOGETHER WITH
THE RIGHTS AND PRIVILEGES SET FORTH
IN THAT CERTAIN DEED FROM CHINO LAND
AND WATER COMPANY, A CORPORATION,
TO CHINO OIL COMPANY, A CORPORATION,
RECORDED MAY 7, 1910, IN BOOK 458, PAGE
350, OF DEEDS. ALSO EXCEPTING FROM
THAT PORTION OF PROPERTY A 1/16TH
INTEREST, AS RESERVED BY THE CHINO
LAND AND WATER COMPANY, ALL COAL,
LIGNITE, COAL OIL, PETROLEUM, NAPHTHA,
ASPHALTUM, BREA, BITUMEN, NATURAL
GAS, AND ALL OTHER HYDRO-CARBONS
AND LIKE SUBSTANCES; TOGETHER WITH
THE RIGHTS AND PRIVILEGES SET FORTH
IN THAT CERTAIN DEED FROM CHINO LAND
AND WATER COMPANY, A CORPORATION,
TO HENRY G. WITTE, RECORDED AUGUST
5, 1920, IN BOOK 689, PAGE 357 OF DEEDS.
ALSO EXCEPTING FROM THAT PORTION OF
SAID PROPERTY AN UNDIVIDED 14/16TH
INTEREST AS CONVEYED TO HENRY G.
WITTE ALL COAL, LIGNITE, COAL OIL,
PETROLEUM, NAPHTHA, ASPHALTUM, BREA,
BITUMEN, NATURAL GAS, AND ALL OTHER
HYDRO-CARBONS AND LIKE SUBSTANCES;
TOGETHER WITH THE RIGHTS AND
PRIVILEGES SET FORTH IN THAT CERTAIN
DEED FROM CHINO LAND AND WATER
COMPANY, A CALIFORNIA CORPORATION,
RECORDED AUGUST 5, 1920, IN BOOK 689,
PAGE 357, OF DEEDS. The street address and
other common designation, if any, of the real
property described above is purported to be: 2192
CALLE BIENVENIDA, CHINO HILLS, CA 91709
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: \$170,810.71
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, 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 shown on
this notice of sale may be postponed one or more
times by the mortgagee, beneficiary, trustee, or a
court, pursuant to Section 2924g of the California
Civil Code. The law requires that information
about trustee sale postponements be made
available to you and to the public, as a courtesy to
those not present at the sale. If you wish to learn
whether your sale date has been postponed, and
if applicable, the rescheduled time and date for the
sale of this property, you may call (855) 313-3319
or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case
138531-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 138531-CA to find the date
on which the trustee's sale was held, the amount
of the last and highest bid, and the address of the
trustee. Second, you must send a written notice of
intent to place a bid so that the trustee receives
it no more than 15 days after the trustee's sale.
Third, you must submit a bid so that the trustee
receives it no more than 45 days after the trustee's
sale. If you think you may qualify as an "eligible
tenant buyer" or "eligible bidder," you should
consider contacting an attorney or appropriate
real estate professional immediately for advice
regarding this potential right to purchase. FOR
SALES INFORMATION: (855) 313-3319 CLEAR
RECON CORP 3333 Camino Del Rio South, Suite
225 San Diego, California 92108
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3, 10, 2026