

1.S. No. 140642-CA APN: 1052-021-63-0000  
NOTICE OF TRUSTEE'S SALE IMPORTANT  
NOTICE TO PROPERTY OWNER: YOU ARE IN  
DEFAULT UNDER A DEED OF TRUST, DATED  
11/18/2022. UNLESS YOU TAKE ACTION TO  
PROTECT YOUR PROPERTY, IT MAY BE  
SOLD AT A PUBLIC SALE. IF YOU NEED AN  
EXPLANATION OF THE NATURE OF THE  
PROCEEDING AGAINST YOU, YOU SHOULD  
CONTACT A LAWYER On 2/3/2026 at 1:00 PM,  
CLEAR RECON CORP, as duly appointed trustee  
under and pursuant to Deed of Trust recorded  
12/5/2022 as Instrument No. 2022-0390182  
of Official Records in the office of the County  
Recorder of San Bernardino County, State of  
CALIFORNIA executed by: JOHN H. ALVES  
AND NORMA COREA, 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:  
MORE ACCURATELY DESCRIBED IN SAID  
DEED OF TRUST. The street address and other  
common designation, if any, of the real property  
described above is purported to be: 6681  
MEADOWLARK STREET, CHINO, CA 91710  
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: \$327,586.18  
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 (855) 313-3319  
or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com),  
using the file number assigned to this case  
140642-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](http://www.clearreconcorp.com), using the file number  
assigned to this case 140642-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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**Chino Valley Champion** **01-26**