

T.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 mortgagor, 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
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. 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 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
Publication date: January 10, 17, 24, 2026
Chino Valley Champion 01-26