

**Notice of Sale of Real Property at  
Private Sale  
Case#PRRI2501442**

In the Superior Court of California, for  
the County of Riverside

In the matter of the Conservatorship of  
the Person and Estate of Cynthia Ann  
Venegas

Notice is hereby given that the  
undersigned will sell at Private sale to  
the highest and best bidder, subject to  
confirmation of said Superior Court, on  
or after the 17th day of February, 2026  
at the office of Law Offices of Cheryl  
L. Walsh, APC, 27282 Calle Arroyo,  
Ste. 200, San Juan Capistrano, CA  
92675 all the right, title and interest of  
said Conservatee and all the right, title  
and interest the estate has acquired  
in addition to that of said Conservatee  
in and to all the certain real property  
situated in the situated in the city of  
Chino Hills, County of San Bernardino,  
State of California, particularly  
described as follows:

Lot 10 of Tract No. 1284-4 in the  
County of San Bernardino, as per  
map recorded in Book 195, Pages 93  
through 97, inclusive of Maps, in the  
office of the County Recorder of said  
County.

This conveyance is made and accepted  
and said property is hereby granted  
subject to reservation unto Grantor  
of all 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. 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 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  
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 said land not  
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.

Subject to the following: This  
conveyance is made and accepted  
and said property is hereby granted  
subject to those certain Covenants,  
Conditions, and Restrictions as  
contained in that certain Declaration  
of Restrictions recorded February 20,  
1987 as Instrument No. 87-056805,  
Official Records of said county all of  
which by this reference thereto are  
hereby expressly incorporated in and  
made a part hereof as though set forth  
herein.

APN# 1032-341-10-0000

More commonly known as 3010  
SPYGLASS CT, CHINO HILLS, CA  
91709

Terms of the sale are cash in lawful  
money of the United States on  
confirmation of sale, or part cash  
and balance upon such terms and  
conditions as are acceptable to the  
personal representative.

Bids or offers to be in writing and will  
be received at the aforesaid office  
at any time after the first publication  
hereof and before date of sale.

Dated: 1/27/26

Richard Glover and Julie Glover  
Co-Conservators

Attorney(s) at Law:

Cheryl L. Walsh, Esq.

Law Offices of Cheryl L. Walsh, APC

27282 Calle Arroyo, Ste. 200

San Juan Capistrano, CA 92675

BSC 227987

1/31, 2/7, 2/14/26

**CNS-4008016#**

**Chino Valley Champion 43-26**