

# **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**