

Order No. : 15954020 Trustee Sale No. : 88181 Loan No. : 399395745 APN : 1031-011-23
NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/31/2022 . 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/10/2026 at 1:00 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/14/2022 as Instrument No. 2022-0140964 in book N/A, page N/A of official records in the Office of the Recorder of San Bernardino County, California, executed by: RASHAAD ALI, AN UNMARRIED MAN , as Trustor YOSEMITE CAPITAL LLC , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by 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). At: Near the front steps leading up to the City of Chino Civic Center located at 13220 Central Avenue, Chino, CA 91710, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2131 CARBON CANYON RD 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 made, but without covenant or warranty, expressed or implied regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,153,496.45 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. 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 caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 1/13/2026 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE', VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 88181. 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." For sales conducted after January 1, 2021: NOTICE TO TENANT: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 88181 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; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; 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. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided to the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. EXHIBIT A All that certain real property situated in the County of San Bernardino, State of California, described as follows: THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 2 SOUTH RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN (UNSURVEYED), LYING IN THE RANCHO SANTA ANA DEL CHINO, IN THE CITY OF CHINO HILLS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 1 OF MAPS, PAGE 12, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 163.7 FEET; THENCE NORTH 83° 36' 40" EAST, 167.6 FEET; THENCE SOUTH 66° 5' EAST, 419.02 FEET; THENCE SOUTH 38° 19' EAST, 463.4 FEET, MORE OR LESS, TO THE CENTER LINE OF NEW CARBON CANYON ROAD, AS DESCRIBED IN DECREE OBTAINED IN CASE NO. 28194 OF THE SAN BERNARDINO COUNTY SUPERIOR COURT; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID NEW CARBON CANYON ROAD, 74.70 FEET; THENCE SOUTH 29° 39' WEST, 703.04 FEET, MORE OR LESS, TO THE CENTER LINE OF OLD CARBON ROAD, AS SHOWN ON LICENSED SURVEYOR'S MAP RECORDED IN BOOK 1, PAGE 80, RECORDS OF SURVEY; THENCE NORTHWESTERLY ALONG SAID CENTER LINE OF SAID OLD CARBON CANYON ROAD TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE NORTH TO THE POINT OF BEGINNING. EXCEPT THEREFROM PORTIONS THEREOF LYING WITHIN THE LANDS CONVEYED TO ROY RAND AND WIFE, BY DEED RECORDED IN BOOK 858, PAGE 249, OFFICIAL RECORDS AND IN THE DEED TO CAMELLA BENSON, RECORDED IN BOOK 858, PAGE 248, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE NORTH 163.7 FEET; THENCE NORTH 83° 36' 40" EAST, 167.6 FEET; THENCE SOUTH 66° 5' EAST, 419.02 FEET; THENCE SOUTH 38° 19' EAST, 246.64 FEET; THENCE SOUTH 26° 41' WEST, 114.46 FEET TO A POINT IN THE CENTER LINE OF NEW CARBON CANYON ROAD, AS DESCRIBED IN SAID CASE NO. 28194; THENCE WESTERLY ALONG THE CENTER LINE OF NEW CARBON CANYON ROAD, NORTH 66° 57' WEST, 252.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 50 FEET; THENCE ALONG THE CENTER LINE OF NEW ROAD, 156.18 FEET TO END OF CURVE; THENCE SOUTH 24° 5' WEST, 126.09 FEET TO THE CENTER LINE OF SAID NEW CARBON CANYON ROAD; THENCE WESTERLY ALONG THE CENTER LINE OF SAID ROAD TO THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 30; THENCE NORTH TO THE POINT OF BEGINNING. EXCEPT FROM ALL OF ABOVE DESCRIBED LAND ANY PORTION INCLUDED WITHIN OLD CARBON CANYON ROAD AND NEW CARBON CANYON ROAD. ALSO EXCEPT THEREFROM THAT PORTION LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE INTERSECTION OF THE NORTH-SOUTH CENTER LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 WEST, SAN BERNARDINO BASE AND MERIDIAN AND THE CENTER LINE OF NEW CARBON CANYON ROAD, AS DESCRIBED IN THE DECREE OBTAINED IN SAN BERNARDINO COUNTY SUPERIOR COURT CASE NO. 28194; THENCE EASTERLY AND SOUTHEASTERLY ALONG SAID CENTER LINE OF NEW CARBON CANYON ROAD TO A POINT, SAID POINT BEING THE INTERSECTION OF SAID CENTER LINE AND THE NORTHERLY PROLONGATION OF THE MOST EASTERLY LINE OF THE PROPERTY CONVEYED TO KENNETH R. DERRY, ET UX, BY DEED RECORDED OCTOBER 8, 1963, IN BOOK 6003, PAGE 890, OFFICIAL RECORDS; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHEASTERLY LINE OF SAID DERRY PROPERTY AND THE NORTHERLY PROLONGATION THEREOF TO THE MOST SOUTHERLY CORNER THEREOF. ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO THE STATE OF CALIFORNIA BY GRANT DEEDS RECORDED JUNE 17, 1999, AS INSTRUMENT NO. 19990259329 AND 19990259330, BOTH OF OFFICIAL RECORDS. Note: For information purposes only, the purported street address of said land as determined from the latest County Assessor's Roll is: 2131 CARBON CANYON RD, CHINO HILLS, California The Assessor's Parcel Number, as determined from the latest County Assessor's Roll is: 1031-011-23
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