

Trustee Sale #: Doster 0320005TES Title Order  
No: 8793716 APN: 0210-424-05 Notice of Trustee's  
Sale You are in default under a notice of delinquent  
assessment recorded 11/30/2022. 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 2/25/2026 at 1:00  
PM., MLG Assessment Recovery, LLC, as the  
duly appointed trustee will sell all right, title and  
interest held by the trustee, but without covenant  
or warranty, express or implied, regarding title,  
possession, or encumbrances, to satisfy to the  
obligation secured by the lien as set forth in that  
certain Notice of Delinquent Assessment, recorded  
on 11/30/2022 as Document No. 2022-0386043 of  
Official Records in the Office of the Recorder of San  
Bernardino County, California, wherein this office  
is the duly appointed trustee. The original trustor  
(record owner at the time the Notice of Delinquent  
Assessment was recorded) was Andrea Doster  
and Dana Pettus. 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, 13220 Central Ave., Chino,  
Ca 91710 Notice to potential bidders: If you are  
considering bidding on this property lien, you should  
understand that there are risks involved in bidding  
at the 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 the 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 the  
property, you may call 949-860-9155 or visit this  
internet web site [www.innovativefieldservices.com](http://www.innovativefieldservices.com),  
using the Trustee Sale number listed above.  
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.  
All right, title and interest under said Notice of  
Delinquent Assessment in the property situated  
in said County, describing the land as follows: as  
more fully described in the above referenced Notice  
of Delinquent Assessment. The street address  
and other common designation, if any of the real  
property described above is purported to be: 948  
N. Turner Ave. #5 Ontario, Ca 91764 This sale is  
subject to a 90-day right of redemption pursuant  
to Civil Code 5715. 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 due under said  
Notice of Delinquent Assessment, with interest  
thereon, as provided in said notice, advances,  
if any, reasonably estimated fees, charges, and  
expenses of the Trustee, reasonably estimated  
to be \$13,928.79. Accrued Interest and additional  
advances, if any, will increase this figure prior to  
sale. The claimant, Laings First Edition - Ontario  
Center HOA, under said Notice of Delinquent  
Assessment 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 to Sell to  
be recorded in the county where the real property is  
located and more than three months have elapsed  
since such recordation. 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 trustee sale, you may obtain  
information using the trustee sale number assigned  
to this case 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. This information  
is available by calling telephone number 949-  
860-9155 or by visiting this internet website [www.innovativefieldservices.com](http://www.innovativefieldservices.com). Second, you must  
send a written notice of intent to place a bid so  
that the trustee receives it no more than fifteen  
(15) days after the trustee's sale Third, you must  
submit a bid so that the trustee receives it no more  
than forty-five (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. The Trustee authorized  
by the Association to enforce the lien by sale is  
MLG Assessment Recovery, LLC, P.O. Box 2005,  
Beaumont, Ca, 92223; phone (714) 893-9919. For  
Sales Information Please Call: 949-860-9155 or  
Visit This Web Site: [www.innovativefieldservices.com](http://www.innovativefieldservices.com)  
We are a debt collector attempting to collect a  
debt. Any information obtained from you will be used  
for that purpose. Date: 1/22/2026 MLG Assessment  
Recovery, LLC P.O. Box 2005 Beaumont, Ca 92223  
Overnight Mailing Address: MLG Assessment  
Recovery, LLC 950 Beaumont Avenue Unit 2005  
Beaumont, Ca 92223 Tiffany Lawver, Authorized  
Signature for MLG Assessment Recovery, LLC,  
Trustee, Agent for Laings First Edition - Ontario  
Center HOA (IFS# 42681 01/31/26, 02/07/26,  
02/14/26)