Loan No: ****8837 TS No: CA08000009-18-1

NOTICE OF TRUSTEE'S SALE PURSUANT TO THE REVISED CODE OF WASHINGTON CHAPTER 61.24 RCW

Grantor:
JOHN JOHN ALLEN
Current Beneficiary:
Wilmington Savings Fund Society, FSB, doing business as Christiana Trust Mortgage Services
Original Beneficiary:
Bank National Association
Current Trustee for the Beneficiary: MICHELLE R. GHIDOTTI, ESQ.
Property address: 1820 W Tustin Avenue, Santa Ana, CA 92705 (092-331-0)
Parcel Number: 93088
Legal Description: Lot 3 Block 3 Tract 1000 Map Book 38 Page 30
Reference Number of Deed of Trust: 2006-0310098 Parcel Number(s): P41324
I. NOTICE IS HEREBY GIVEN that the undersigned, the beneficiary of the sale, mediation must be completed no later than 120 calendar days BEFORE the sale date, unless extended by agreement of the Trustee Sale.

II. DO NOT DELAY CONTACT A HOUSING COUNSELOR OR ATTORNEY LICENSED IN WASHINGTON TODAY to see if you can stop or delay the sale by mediation. If you are eligible, you may stay in your home. See Section **SEEKING ASSISTANCE**

Housing counselors and attorneys can help you to stop the foreclosure sale by mediation. If you are eligible, you may stay in your home. See Section **SEEKING ASSISTANCE**

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The statewide foreclosure hotline for assistance and referrals to housing counselors recommended by the Housing Finance Commission: Toll-free: 1-877-894-HOME (1-877-894-4663) https://www.homeownership.wsha.org/

The United States Department of Housing and Urban Development: Toll-free: 1-800-569-4287 Local counseling agency in Washington: https://www.hud.gov/apps/section8/HUDPropertySearch/ga-program.cfm

The statewide civil legal aid hotline for assistance and referrals to housing counselors and attorneys: Toll-free: 1-855-404-ATTY (1-855-404-2889) https://ca.nwjustice.org/home

III. NOTICE IS HEREBY GIVEN that the undersigned Trustee will on **05/12/2026, at 9:00 AM at the Main Entrance to the Santa Ana Civic Center, 300 W. Civic Center Drive, Santa Ana, California** sell at public auction to the highest and best bidder, payable at the time of sale, in lawful money of the United States, the property described above, situated in the County of Santa Ana, State of California, and commonly known as the address and the tax parcel number shown above, to pay the unpaid balance of the obligation secured by the Deed of Trust, with interest and late charges thereon, as provided in the note, advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and the trust created by the Deed of Trust, as provided in the note(s), to satisfy the expense of sale and of the trust created by the Deed of Trust, as provided by statute. The total amount of the unpaid balance of the obligation as of 5/05/2026, (11 days before the sale) is: $1,176.49 plus accrued interest and costs. If applicable, the beneficiary of the Deed of Trust has elected to declare the balance of the obligation secured by the Deed of Trust immediately due and payable and has elected to cause the trustee to sell the property to satisfy the obligation. The sale will be made in an "AS IS" condition, without any covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal balance of the obligation secured by the Deed of Trust, plus fees and costs due under the obligation or in an amount equal to the unpaid principal, together with interest as provided in the note, and the costs, fees, and expenses of the Trustee and the trust created by the Deed of Trust. The sale may be postponed and rescheduled by the Beneficiary or Trustee. See Section **SEEKING ASSISTANCE** regarding all other options, including those that may stop the sale.

NAME ADDRESS
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