"My wife knew that I was mixing things up at work."

-Mario, living with Alzheimer's

When something feels different, it could be Alzheimer's. Now is the time to talk.

Visit alz.org/ourstories to learn more



Legals-IND

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226641611 a) JC REALTY b) JC FIN-ANCIAL c) JC FINAN-CIAL SERVICES d) WE LOAN U e) MOVE IN RE-ALTY, Located at: 1817 E CHAPMAN AVE, OR-ANGE, CA 92867-9286. County: Orange. This is a New Statement. Regis-trant(s): J.C. FINANCIAL SERVICE GROUP, INC., 1817 E CHAPMAN AVE, ORANGE, CA 92867. Have you started doing business yet? YES, O8/01/2000. This business is conducted by: COR-PORATION. Registrant(s): /s/ RAMI ELMASRY, CHIEF EXECUTIVE OF-FICER. I declare that all information in this state-ment is true and correct. (A registrant who declares as true information which FICTITIOUS BUSINESS

(A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed ment is true and correct. (A registrant who declares as true information which he or she knows to be

Legals-IND

with the County Clerk of Orange County on 08/11/2022. Buena Park/Anaheim Independent 8/17,24,31,9/7/22-121927

FICTITIOUS BUSINESS

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226641610 HERMANOS CHAVEZ, Located at: 3416 W OR-ANGE AVE #301, ANA-HEIM, CA 92804. County: Orange. This is a New Statement. Registrant(s): MAR THA LOPEZ BELTRAN, 3416 W OR-ANGE AVE #301, ANA-HEIM, CA 92804. Have you started doing busi-ness is conducted by: IN-DIVIDUAL. Registrant(s): /s/ MARTHA LOPEZ BELTRAN. I declare that all information in this state-ment is true and correct.

false is guilty of a crime.)

Legals-IND

This statement was filed with the County Clerk of Orange County on 08/11/2022.

Buena Park/Anaheim Independent 8/17,24,31,9/7/22-121933

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE Case No. 30-2020-01209366-PR-CP-CJC Superior Court of the State of California for the County of Orange

of Orange. In the matter of the Estate of JACQUELINE GOMES,

of JACQUELINE GOMES, conservatee. Notice is hereby given that the undersigned will sell at private sale, on or after September 12, 2022, at the office of JENIA GOMES, 8792 Dolphin Drive, Huntington Beach, CA 92646, to the highest and best bidder. and suband best bidder, and sub-ject to confirmation by said Superior Court, all right, title and interest of said conservatee, in and to all

Legals-IND

the certain real property situated in the County of Orange, State of Califor-nia, described as follows: Lot 22 of Tract No. 16073, as per map recorded in Book 820, Pages 35 through 37, inclusive, of Miscellaneous Maps, in the Office of the County Recorder of said County. Assessor Parcel Number 070-821-01 Commonly known as: 43 Centerstone Circle, Buena Park, California 90620. Terms of sale are cash in lawful money of the United

lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are agree-able to the personal rep-resentative. 1% of amount bid to be deposited with bid.

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



Dated: August 23, 2022 JENIA GOMES, Personal Representative of the estate of said conservatee 014194

APN: 359-201-10 TS No: CA08000522-22-1 TO No: 220294657-CA-VOI NO-220294657-CA-VOI NO-TICE OF TRUSTEE'S SALE (The above state-ment is made pursuant to CA Civil Code Section 2923.3(d)(1). The Sum-mary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 17, 2006. UN-LESS YOU TAKE AC-



Legals-IND

SANDRA B DEMEO ESQ

SANDRA B DEMEO ESQ 1130 E CLARK AVE STE 150-283 SANTA MARIA CA 93455 CN989911 GOMES Aug 31, Sep 2,7, 2022 Buena Park/Anaheim In-d e p e n d e n t 8/31,9/2,7/2022-122522

TION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUB-LIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE P R O C E E D I N G S AGAINST YOU, YOU SHOULD CONTACT A LAWYER. ON October 4, 2022 at 12:00 PM, At the North front entrance to the IN COMMON, EACH WITH A 50 PERCENT UNDIVIDED INTEREST as Trustor(s), in favor of MORTGAGE ELECTRON-North front entrance to the County Courthouse, 700 Civic Center Drive West, Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Re-corded on October 24 certain Deed of Trust Re-corded on October 24, 2006 as Instrument No. 2006000717547, of offi-cial records in the Office of the Recorder of Orange County, California, ex-ecuted by DEBRA J MA-NIACI, AN UNMARRIED WOMAN, AND LINDA L DOYLE, AN UMARRIED WOMAN; AS TENANTS

Legals-IND

as Trustor(s), in favor of MORTGAGE ELECTRON-IC REGISTRATION SYS-TEMS, INC, as Benefi-ciary, as nominee for COUNTRYWIDE HOME LOANS, INC. as Benefi-ciary, WILL SELL AT PUB-LIC AUCTION TO THE HIGHEST BIDDER, in law-ful money of the United States, all payable at the time of sale, that certain property situated in said County, California describ-ing the land therein as: AS MORE FULLY DE-SCRIBED IN SAID DEED OF TRUST The property heretofore described is be-ing sold "as is". The street address and other com-mon designation, if any, of the real property de-scribed above is purpor-ted to be: 300 N LAKE-DALE DR, ANAHEIM, CA 92807-2927 The under-signed Trustee disclaims

Legals-IND

Legals-IND

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 resched-uled time and date for the

sale of this property, you may call ServiceLink Auc-

tion | Hudson and Mar-shall at (866) 539-4173 for

information regarding the Trustee's Sale or visit the Internet Website address h t t p s : // w w w . s e r -

vicelinkauction.com/ for in-formation regarding the

sale of this property. using the file number assigned to this case, CA08000522-22-1. Information about

postponements that are

very short in duration or that occur close in time to

the scheduled sale may

any liability for any incor-rectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or im-plied, regarding title, possession, or encumbrances, to pay the remaining prin-cipal 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 exfees, charges and ex-penses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estim-ated to be \$527,452.11 (Estimated). However, prepayment premiums, ac-crued interest and ad-vances will increase this figure prior to sale. Benefi-ciary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will ac-cept a cashier's check drawn on 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, sav-ings association or sav-ings bank specified in Sec-tion 5102 of the California Financial Code and au-thorized to do business in California, or other such funds as may be accept-able to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale ex-cludes all funds held on cludes all funds held on account by the property re-ceiver, if applicable. If the Trustee is unable to con-vey title for any reason, the successful bidder's sole and exclusive rem-edy shall be the return of monies paid to the Trust-ee and the successful bid-der shall have no further recourse. Notice to Potenrecourse. Notice to Poten-tial 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. Pla-cing 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 all liens senior to the lien being auctioned off, before you can re-ceive clear title to the property. You are encour-aged to investigate the ex-istence, 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 Lender may hold more than one mortgage or Deed of Trust on the prop-erty. 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

not immediately be reflec-ted in the telephone information or on the Inter-net Website. The best way verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TEN-ANT FOR FORECLOS-URES AFTER JANUARY 1, 2021 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 (866) 539-4173, or visit this internet website https://www.ser-vicelinkauction.com/, uswebsite ing the file number assigned to this case CA08000522-22-1 to find the date on which the trustee's sale was held. the amount of the last and highest bid, and the ad-dress 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 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 appro-priate real estate professional immediately for advice regarding this poten-tial right to purchase. Date: August 29, 2022 MTC Fin-NOTICE IS HEREBY GIVEN that the Board of Trustees ("Board") of the Anaheim Union High School District ("District") at its regular meeting to be held on Septem-ber 13, 2022, will conduct a public hearing to consider adopting a Resolution to Increase Statutory School Fees Imposed on New Residential, Commercial/Indus-trial and Senior Housing Construction Pursuant to Edu-cation Code Section 17620 and 65995 of the Government Code, and report entitled 1) Residential and Com-mercial/Industrial Development School Fee Justification Study, dated July 28, 2022, thereof justifying such in-creases which are on file at the District Office and herein incorporated by reference.

> The regular Board of Trustees meeting will be held on September 13, 2022, at 6:00 p.m. Documents regarding the proposed fee increase are available for public review at the District Office loc-ated at 501 Crescent Way, Anaheim, California 92801.

> Questions and/or comments should be directed to Patri-

cia Neelv. at (714) 999-5454

/s/ Patricia Neeley AIA, Executive Director Facilities, Maintenance & Operations Buena Park/Anaheim Independent 8/31,9/7/2022 -122527

ancial Inc. dba Trustee Corps TS No. Corps TS No. CA08000522-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Loan Quema, Author-ized Signatory SALE IN-FORMATION CAN BE OBTAINED ONLINE AT https://www.ser-vicelinkauction.com/FOR AUTOMATED SALES IN-AUTOMATED SALES IN-FORMATION PLEASE CALL: ServiceLink Auc-tion | Hudson and Mar-shall at (866) 539-4173 NPP0415488 To: INDE-PENDENT 09/07/2022, 09/14/2022, 09/21/2022 Anaheim Independent 9/7,14,21/22-122688

Legals-IND

FICTITIOUS BUSINESS NAME STATEMENT NO. 20226643098

GLAM LAB OC, Located at: 13532 LORETTA DR, TUSTIN, CA 92780. County: Orange. This is a New Statement. Regis-trant(s): JENNIFER NEW-COMER, 13532 LOR-ETTA DR, TUSTIN, CA 92780. Have you started doing business yet? YES, 08/29/2022. This business is conducted by: INDI-VIDUAL. Registrant(s): /s/ JENNIFER NEWCOMER I declare that all information in this statement is true and correct. (A regis-trant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Or-ange County on 08/30/2022. Buena Park/Anaheim

Independent 9/7,14,21,28/22-122708

FICTITIOUS BUSINESS NAME STATEMENT

NO. 20226643089 OC GLAM LAB, Located at: 13532 LORETTA DR, at TUSTIN, CA 92780-9278. County: Orange. This is a New Statement. Registrant(s): JENNIFER NEW-COMER, 13532 LOR-ETTA DR, TUSTIN, CA 92780. Have you started doing business yet? NO. This business is conduc-ted by: INDIVIDUAL. Re-gistrant(s): /s/ JENNIFER NEWCOMER. I declare that all information in this that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Orange County on 08/30/2022. Buena Park/Anaheim

Independent 9/7,14,21,28/22-122709

NOTICE OF PUBLIC SAL F

NOTICE OF PUBLIC HEARING ANAHEIM UNION HIGH SCHOOL DISTRICT

NOTICE OF PUBLIC HEARING OF THE ANAHEIM UNION HIGH SCHOOL DISTRICT APPROVING AN INCREASE IN STATUTORY SCHOOL FEES IM-POSED ON NEW RESIDENTIAL, COMMERCIAL/IN-DUSTRIAL AND SENIOR HOUSING CONSTRUC-TION PURSUANT TO EDUCATION CODE SECTION 17620 AND GOVERNMENT CODE SECTION 65995

UNDERSIGNED WILL SELL AT PUBLIC AUCTION, ON <u>SEPTEM-BER 27, 2022</u>. THE PERSONAL PROPERTY INCLUDING BUT NOT LIMITED TO: FURNITURE CLOTHING, ELECTRON-ICS, TOOLS,

BUSINESS EQUIPMENT, APPLIANCES AND/OR MISC. HOUSEHOLD ITEMS

Legals-IND

PURSUANT TO THE

CALIFORNIA SELF-SERVICE STOR-AGE FACILITY

ACT (B & P CODE 21700

ET SEQ.) THE UNDERSIGNED WILL

LOCATED AT:

STORAGE ETC ANA-

STORAGE ETC ANA-HEIM 900 E. ORANGETH-ORPE AVE ANAHEIM, CA 92801 714-992-2874 TIME: 12:00 P.M.

THE AUCTION WILL BE LISTED AND ADVERTISED ON WWW.STORAGETREAS-URES.COM

No.: 2018-02225 T.S. CA

A.P.N.:939-78-047 Property Address: 1250 South Brookhurst Street 1104, Anaheim, CA 92804

NOTICE OF TRUSTEE'S SALE

PURSUANT ΤO CIVII CODE § 2923.3(a) and (d), THE SUMMARY OF IN-FORMATION REFERRED TO BELOW IS NOT AT-TACHED TO THE RE-CORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVID-ED TO THE TPL ISTOP ED TO THE TRUSTOR.

NOTE: THERE IS A SUM-MARY OF THE INFORMA-TION IN THIS DOCUMENT ATTACHED

: 本文件包含一个信息

描要 참고사항: 본 첨부 문서에 정보 요약서가 있습니다.... NOTA: SE ADJUNTA UN RESUMEN DE LA INFOR-MACIÓN DE ESTE DOCU-MENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN

TRÔNG TÀI LIỆU NÀY IMPORTANT NOTICE TO

PROPERTY OWNER: YOU ARE IN DEFAULT UN-DER A DEED OF TRUST DATED 06/24/2005. UN-LESS YOU TAKE ACTION TO PROTECT YOUR TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLA-NATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A Α I AW/YER

Trustor: Porfirio Ibarra Married Man as His Sole And Separate Property Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 07/08/2005 as Instrument

No. 2005000526179 in book ---, page--- and of Official Records in the office of the Recorder of Orange County, California of Sale: 10/24/2022 at Date 03:00 PM

Place of Sale: O N THE FRONT STEPS TO THE ENTRANCE OF THE ORANGE CIVIC CENTER, 300 E. CHAPMAN AVE-NUE, ORANGE, CA 92866

Estimated amount of un-paid balance, reasonably estimated costs and other charges: \$ 511,641.57

NOTICE OF TRUSTEE'S SALE

Legals-IND

ASHLEY BRAVO

"DAVID D DREWLO" "JUSTIN AHMAD JONES"

"MARIA LILIA MOR-ALES" "GABRIEL OLIVERA"

ALL SALES ARE SUB-JECT TO PRIOR CAN-CELLATION. TERMS, RULES, AND REGULATIONS AVAIL-

ABLE AT SALE. DATED THIS "SEPTEM-BER 7TH, 2022 AND SEPTEMBER 14th, 2022" BY STORAGE ETC

PROPERTY MANAGE-MENT. LLC. 2870 LOS FELIZ PLACE, LOS ANGELES, CA

90039, (323) 852-1400,

09/07/2022, 09/14/2022

THE TRUSTEE WILL SELL

τÒ

PUBLIC AUCTION HIGHEST BIDDER

PURCHASES MUST BE MADE WISH CASH OR CREDIT/DEBIT CARD ONLY AND PAID AT THE ABOVE REFERENCED FACILITY IN ORDER TO COMPLETE THE TRANSACTION STORED BY THE FOL-LOWING PERSONS:

Anaheim

Independent 9/7,14/2022-122716

FICTITIOUS BUSINESS

Legals-IND

NAME STATEMENT NO. 20226641960 RO'S ALPHABET SOUP 201 S Located at: 201 S MAGNOLIA AVE, 112 ANAHEIM, CA 92804-9280. County: Orange. This is a New Statement. Registrant(s): COLLEEN ROSE MOUNT, 201 S ROSE MOUNT, 201 S MAGNOLIA AVE, 112, ANAHEIM, CA 92804. Have you started doing business yet? YES, 08/01/2022. This business is conducted by: INDI-VIDIAL Bogistrat(s): (s/ VIDUAL. Registrant(s): /s/ COLLEEN MOUNT. I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is quilty of a crime.) This state-ment was filed with the County Clerk of Orange County on 08/16/2022. Buena Park/Anaheim Independent 8/24,31,9/7,14/22-122081

Legals-IND

FICTITIOUS BUSINESS NAME STATEMENT

NO. 20226640235 NO. 20226640235 EXPREBUCS, Located at 17 CORPORATE PLAZA DR #488, NEWPORT BEACH, CA 92660 County: Orange. This is a New Statement. Regis-trant(s): EQUATOR TECH LLC, 17 CORPORATE PLAZA DR #488, NEW-PORT BEACH, CA 92660 Have you started doing Have you started doing business yet? NO. This business is conducted by LIMITED LIABILITY COM PANY. Registrant(s): /s/ SU TJEN TJIA, CHIEF EXECUTIVE OFFICER. I declare that all information in this statement is true and correct. (A regis-trant who declares as true information which he or she knows to be false is guilty of a crime.) This statement was filed with the County Clerk of Or-ange County on 7/26/2022. Buena Park/Anaheim

Independent 8/17,24,31,9/7/22-121433

may have a right to pur-chase this property after the

trustee auction, if conducted

after January 1, 2021, pur-suant 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 ast 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 (866)-960-8299, or visit this internet website https://www.

altisource.com/loginpage. aspx, using the file number assigned to this case 2018-02225-CA 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. Sec-

scheduled sale.

a written request to com-mence foreclosure, and the undersigned caused a No-tice of Default and Election to Sell to be recorded in the NOTICE OF TRUSTEE'S SAL F county where the real prop erty is located. NOTICE TO TENANT: You

NOTICE OF TRUSTEE'S SAL F

delivered to the undersigned

NOTICE TO POTENTIAL BIDDERS: If you are con-sidering 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 at a trustee auc Placing the tion 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 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 th resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property.

NOTICE TO PROPERTY OWNER: The sale date OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, mortgagee, beneficiary, trustee, or a court, pursu-ant 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 re scheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site https://www.altisource.com/ loginpage.aspx using the file number assigned to this case 2018-02225-CA. In-

formation 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 In-ternet Web site. The best way to verify postponement information is to attend the

ond, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days af-ter the trustee's sale. Third, ter the trustee's sale. Third you must submit a bid, by remitting the funds and af-fidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days af-ter 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 es-tate professional immediate-ly for advice regarding this potential right to purchase.

Date: August 23, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite

238 Ventura, CA 93003

Sale Information Line: (866) 960-8299 https://www.alti-source.com/loginpage.aspx

Trustee Sale Assistant

WESTERN PROGRES WESTERN PROGRES-SIVE, LLC MAY BE ACT-ING AS A DEBT COLLEC-TOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Independent 9/7,14,21,/2022-122593

RIZED TO DO BUSINESS IN THIS STATE: Street Address or other

common designation of real property: 1250 South Brookhurst Street 1104, Anaheim, CA 92804 A.P.N.: 939-78-047

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above

The 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 the Deed of Trust with interest thereon, as provided in said note(s) advances under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and rea-sonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$511,641.57.

Note: Because the Ben eficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt.

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

The beneficiary of the Deed of Trust has executed and

TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDER-AL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAV-INGS AND LOAN ASSO-CIATION, A SAVINGS AS-SOCIATION OR SAVINGS BANK SPECIFIED IN SEC-TION 5102 OF THE FINAN-CIAL CODE AND AUTHO-

All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property un-der and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.