



Sears Road, Janesville, CA 96114.

This business is conducted by: **A Limited Liability Company.**

The registrant commenced to transact business under the fictitious business name or names listed above on **NA.**

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 guilty of a crime).

/s/ **Krista Lopez**, Owner

This statement was filed with the **Clerk-Recorder of Lassen County** on **November 20, 2023**, 220 South Lassen Street, Suite 5, Susanville, CA 96130.

This Fictitious Business Name Statement expires five years from the date it was filed.

Published in the *Modoc County Record* December 21 and 28, 2023 and January 4 and 11, 2024.

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. **2023-097**

Exp: December 12, 2028

**Original**

The following person is doing business as: **From the Heart Consulting**, 205 Juniper Street, Adin, CA 96006. Mailing address: PO Box 124, Adin, CA 96006. Phone: 530-249-3647.

Registered Owner: **(1) Ronald R. Freise**, 4205 Juniper Street, Adin, CA 96006. Phone: 702-249-3647. **(2) Deborah J. Freise**, 4205 Juniper Street, Adin, CA 96006. Phone: 702-249-3647.

This business is conducted by: **A Married Couple.**

The registrant commenced to transact business under the fictitious business name or names listed above on **December 13, 2023.**

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 guilty of a crime).

/s/ **Deborah J. Freise**, Owner

This statement was filed with the **County Clerk of Modoc County** on **December 13, 2023.**

Published in the *Modoc County Record* on December 21 and 28, 2023 and January 4 and 11, 2024.

**NOTICE OF TRUSTEE'S SALE**

TS No: CA07001059-22-1 APN: 001-067-007-000 TO No: 8778365 (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary 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 27, 2007. 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 February 15, 2024 at 10:30 AM**, at the steps of the County Courthouse at **204 S. Court Street, Alturas, CA 96101**, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on November 1, 2007 as Instrument No. 2007-0004543-00, of official records in the Office of the Recorder of Modoc County, California, executed by **MICHELLE ANDERSON**, AS SURVIVING JOINT TENANT, as Trustor(s), in favor of GENERATION MORTGAGE COMPANY DBA CALIFORNIA REVERSE MORTGAGE

CO. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 1310 SPRUCE ST, ALTURAS, CA 96101-3230 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 without covenant or warranty, express 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 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 estimated to be **\$124,048.54** (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept 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, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable 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 excludes all funds held on account by the property receiver, if applicable. 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. 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 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 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 this property, you may call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale or visit the Internet Website [www.nationwideposting.com](http://www.nationwideposting.com) for information regarding the sale of this property, using the file number assigned to this case, CA07001059-22-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to TENANT FOR FORECLOSURES 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 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA07001059-22-1 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 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. Date: December 14, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07001059-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALE INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 NPP0444800 To: MODOC COUNTY

RECORD 12/28/2023, 01/04/2024, 01/11/2024

Published in the *Modoc County Record* on December 28, 2023 and January 4 and 11, 2023.



**ANNOUNCEMENT OF PRE-QUALIFICATION PROCEDURES AND OPEN DATES FOR ANNUAL PRE-QUALIFICATION**

Notice is hereby given that on **December 19, 2023**, **Modoc Joint Unified School District ("District")** determined that, pursuant to Public Contract Code section 20111.6, all General Contractors and MEP Subcontractors who intend to submit a bid for lease-leaseback projects to be undertaken by the District must be pre-qualified prior to submitting bids. It is mandatory that all licensed contractors who intend to submit bids fully complete the pre-qualification questionnaire, provide all materials requested herein, and be approved by the District to be on the final bidders list. No bid will be accepted from a Contractor that has failed to comply with these requirements. If two or more business entities submit a bid on a project as a Joint Venture, or expect to submit a bid as part of a Joint Venture, each entity within the Joint Venture must be separately qualified to bid.

Pre-qualification applications must be submitted by **Friday, January 19, 2024, before 4:00 pm**. Contractors who submit a complete pre-qualification application will be notified by e-mail of their qualification status on or before **February 9th, 2024**, such notice will also be mailed thereafter.

Answers to questions contained in the attached questionnaire, information about current bonding capacity on an aggregate and per project limit, notarized statement from surety, and the most recent reviewed or audited financial statements, with accompanying notes and supplemental information, are required. The District will use these documents as the basis of rating Contractors in respect to the size and scope of contracts upon which each Contractor is qualified to bid. The District reserves the right to check other sources available. The District's decision will be based on objective evaluation criteria.

Pre-qualification approval will remain valid for one (1) calendar year from the date of notice of qualification, **except that** the District reserves the right during that calendar year to adjust, increase, limit, suspend, or rescind the pre-qualification ratings based on subsequently learned information and after giving notice of the proposed action to the Contractor and an opportunity for a hearing consistent with the hearing procedures described below for appealing a pre-qualification determination.

While it is the intent of the pre-qualification questionnaire and documents required therewith to assist the District in determining bidder responsibility prior to the submission of bids and to aid the District in selecting the lowest responsible bidder, neither the fact of pre-qualification, nor any prequalification rating, will preclude the District from a post-bid consideration and determination on a specific project of whether a bidder has the quality, fitness, capacity and experience to satisfactorily perform the proposed work, and has demonstrated the requisite trustworthiness. Contractors are encouraged to submit pre-qualification applications as soon as possible, so that they may be notified of pre-qualification status well in advance of upcoming projects.

The pre-qualification applications should be submitted under seal and marked "CONFIDENTIAL" to Modoc Joint Unified School District, Attn: Wendy Ewing, Bid Application Contact, 906 W. 4<sup>th</sup> Street, Alturas, California, 96101. The application packet can be found on our website at <https://www.modoc.k12.ca.us/>.

The pre-qualification applications (questionnaire answers and financial statements) submitted by Contractors are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law, although the contents may be disclosed to third parties for the purpose of verification, investigation of substantial allegations, and in the process of an appeal hearing. State law requires that the names of contractors applying for pre-qualification status shall be public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Contractor on whose behalf that person is signing. If any information provided by a Contractor becomes inaccurate, the Contractor must immediately notify the District and provide updated accurate information in writing, under penalty of perjury.

The District reserves the right to waive minor irregularities and omissions in the information contained in the pre-qualification application submitted, to make all final determinations, and to determine at any time that the pre-qualification procedures will not be applied to a future public works project.

A contractor who has submitted a completed application, and who receives a rating of "not qualified" from the District may appeal that determination. There is no appeal from a finding that a contractor is not pre-qualified because of a failure to submit required information, but re-application during one of the designated time periods is permitted. A contractor may appeal the District's decision with respect to its request for pre-qualification, and request a hearing, by giving notice to the District no later than ten business days after receipt of notice of its qualification status. Unless a Contractor files a timely appeal, the Contractor waives any and all rights to challenge the qualification decision of the District, whether by administrative process, judicial process or any other legal process or proceeding.

If the Contractor gives the required notice of appeal and requests a hearing, the hearing shall be conducted so that it is concluded no later than ten business days after the District's receipt of its Notice of Appeal. The hearing so provided shall be an informal process conducted by a panel to whom the District's Board of Trustees has delegated responsibility to hear such appeals (the "Appeals Panel"). At or prior to the hearing, the Contractor will be advised of the basis for the District's pre-qualification determination. The Contractor will be given the opportunity to present information and present reasons in opposition to the pre-qualification determination. At the conclusion of the hearing or no later than one day after completion of the hearing, the Appeals Panel will render its decision. The date for submission and opening of bids for a specific project will not be delayed or postponed to allow for completion of an appeal process.

**Note:** A contractor may be found not pre-qualified for bidding on a specific public works contract to be let by the District, or on all contracts to be let by the District until the contractor meets the District's requirements. In addition, a contractor may be found not pre-qualified for either:

- (1) Omission of requested information, or
- (2) Falsification of information

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**NOTICE:** To contractors who are using subcontractors for this job, please be advised that the District **may** require, as to subcontractors one of the following:

- The qualification of subcontractors in the following crafts or trades, following acceptance of your bid, but before the award is made:
- Pre-qualification of all subcontractors.
- Pre-qualification of subcontractors in certain crafts.
- Post-bid qualification review.

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**SOMETHING ON YOUR MIND?**  
Write a **"Letter to the Editor"**  
PO Box 531, Alturas, CA 96101  
Letters must be signed.  
Writer's address and phone number required, but not for print.