

MODOC COUNTY
RECORD

LEGAL NOTICES

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-088**
Exp: November 5, 2028
Original

The following person is doing business as: **(1) SRS Construction, (2) SRS Construction Services**, 2622 Tarmac Road, Redding, CA 96003. Mailing Address: 5451 Industrial Way, Benicia, CA 94510. Phone: 1-800-480-8439.

Registered Owner: **(1) Sharjo, LLC**, 5451 Industrial Way, Benicia, CA 94510. Phone: 1-800-480-8439.

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 **November 6, 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/ Bryan Gelnett, CEO
This statement was filed with the **County Clerk of Modoc County** on **November 6, 2023**.

Published in the *Modoc County Record* on November 23, 30, December 7, and 14, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-086**
Exp: November 15, 2028
Original

The following person is doing business as: **Wonderstone Gifts**, 595 Lincoln Street, Cedarville, CA 96104. Mailing address: PO Box

536, Cedarville, CA 96101. Phone: 530-279-6257.

Registered Owner: **(1) Wonderstone Gifts, LLC**, 595 Lincoln Street, Cedarville, CA 96104. Phone: 530-279-6257.

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 **November 16, 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/ David M. Schulz, Manager.

This statement was filed with the **County Clerk of Modoc County** on **November 16, 2023**.

Published in the *Modoc County Record* on November 23, 30, December 7 and 14, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-090**
Exp: November 16, 2028
Original

The following person is doing business as: **Trunk Monkey, LLC**, 421 Patterson Street, Cedarville, CA 96104.

Registered Owner: **(1) Trunk Monkey, LLC**, 421 Patterson Street, Cedarville, CA 96104.

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 **November 17, 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/ Craig D. Carpenter, Owner.

This statement was filed with the **County Clerk of Modoc County** on **November 17, 2023**.

Published in the *Modoc County Record* on November 23, 30, December 7 and 14, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-076**
Exp: August 30, 2028
Original

The following person is doing business as: **His & Her Attic**, 231 N. Main Street, Alturas, CA 96101. Mailing address: 404 E. Modoc Street, Alturas, CA 96101. Phone: 530-708-7754.

Registered Owner: **(1) Linda D. Wilson**, 2026 N. East Street, Alturas, CA 96101.

This business is conducted by: **An Individual**.

The registrant commenced to transact business under the fictitious business name or names listed above on **August 31, 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/ Linda D. Wilson, Owner.

This statement was filed with the **County Clerk of Modoc County** on **August 31, 2023**.

Published in the *Modoc County Record* on November 30, December 7, 14 and 21, 2023.

TRUSTEE'S SALE

T.S. No. 115215-CA APN: 002-150-010-000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/24/2007. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER **On 1/25/2024 at 10:30 AM**, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/28/2007 as Instrument No. 2007-0002695-00 of Official Records in the office of the County Recorder of Modoc County, State of CALIFORNIA executed by: PAMELA P MARR WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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 BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE FRONT STEPS TO THE MODOC COUNTY COURTHOUSE, 204 SOUTH COURT STREET, ALTURAS, CA 96101 all

right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: **507 EAST STREET, ALTURAS, CA 96101** 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$68,576.56**. 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 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 or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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

(800) 280-2832 or visit this Internet Web site WWW.AUCTION.COM, using the file number assigned to this case 115215-CA. 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. **NOTICE TO TENANT:** Effective 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 (855) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 115215-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. 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. FOR SALES INFORMATION: (800) 280-2832 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108.

Published in the *Modoc County Record* on December 7, 14 and 21, 2023.

FICTITIOUS BUSINESS NAME STATEMENT
File No. **2023-091**
Exp: November 27, 2028
Original

The following person is doing business as: **Butte Creek Mobile & RV Park**, 107 Cemetery Road, Adin, CA 96006. Mailing address: PO Box 194, Adin, CA 96006. Phone: 530-260-3268.

Registered Owner: **(1) Walking 5, LLC**, 4730 S. Fort Apache Road, Ste. 300, Las Vegas, NV 89147. Phone: 702-873-3488.

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 **November 28, 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/ Bonnie Mejia, Manager.

This statement was filed with the **County Clerk of Modoc County** on **November 28, 2023**.

Published in the *Modoc County Record* on December 7, 14, 21 and 28, 2023.

**Public Notice
County of Modoc
Department of Agriculture**

The Modoc County Department of Agriculture is considering a draft apiary ordinance, which would affect commercial and hobbyist beekeepers and landowners in Modoc County. The department is seeking your input in evaluating a draft ordinance. The ordinance would consider the protection of local bees, non-local bees, and private property rights.

To determine the need for an ordinance, the department would like to conduct a survey to gather information regarding bee yard locations, distance requirements for placing bee yards, and land use.

All input is welcome. If the need for an ordinance is determined, the ordinance will be published next spring after it goes through the governmental process.

Apiary ordinance surveys are available at the Modoc County Department of Agriculture, 202 W. 4th St. Alturas, California, or call 530-233-6401.

Surveys are available on November 14, 2023. Please have all surveys returned to the Department of Agriculture by December 14, 2023.

Published in the *Modoc County Record* on November 16, 23, 30 and December 7 and 14, 2023.

**MODOC COUNTY BOARD OF SUPERVISORS
SUMMARY OF ORDINANCES**

On November 28, 2023, the Modoc County Board of Supervisors enacted the following ordinance:

Zoning Ordinance No. 236-157 amending the Zoning maps under Chapter 18.30 of the Modoc County code, as recommended by the Modoc County Planning Commission.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN THE COUNTY OF MODOC, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

APN: 023-260-042-000

RESULT: APPROVED [UNANIMOUS]

MOVER: Elizabeth Cavasso, Supervisor District IV
SECONDER: Ned Coe, Supervisor District I
AYES: Ned Coe, Supervisor District I, Shane Starr, Supervisor District II, Kathie Rhoads, Supervisor District III, Elizabeth Cavasso, Supervisor District IV, Geri Byrne, Supervisor District V

FULL AND COMPLETE COPIES OF THE ORDINANCE ARE AVAILABLE AT THE OFFICE OF THE CLERK OF THE BOARD, 204 S. COURT ST., ROOM 204, ALTURAS, CALIFORNIA 96101, TELEPHONE NUMBER (530) 233-6201.

/s/ Tiffany Martinez, Clerk of the Board

Published in the *Modoc County Record* on December 7, 2023.

**NOTICE OF PUBLIC HEARING
FOR ABANDONMENT OF A PORTION OF
LAUREL WAY AND PALM WAY IN THE
SPAULDING COMMUNITY (EAGLE LAKE)**

NOTICE IS HEREBY GIVEN that:

At: 10:15 AM

On: December 19, 2023

Location: Board of Supervisors Meeting Lassen County Board of Supervisor Chambers 707 Nevada Street Susanville, CA

A public hearing will be held to consider the abandonment, in accordance with Section 8320 et seq. of the Streets and Highways Code, of a portion of Poplar Way described as follows:

That a section 0.037 miles long and starts at its intersection with Palm Way and east through APNs 077-344-19 and 077-343-24, in Sections 7, Township 32 North, Range 11 East, MDB&M, to approximately 195 feet east of Palm and Laurel intersection.

That a section 0.042 miles long and starts at its intersection with Laurel and runs north through APNs 077-343-23 and 077-343-24, in Sections 7, Township 32 North, Range 11 East, MDB&M, to the intersection of Linden Way.

All interested persons are invited to attend and be heard.

Dated: November 28, 2023

Pete Heimbigner

Director – Lassen County Public Works

Published in the *Modoc County Record* on December 7 and 14, 2023.

**SUMMARY OF PROPOSED ORDINANCE
OF THE COUNTY OF LASSEN TO ADOPT
MILITARY EQUIPMENT USE POLICY
PURSUANT TO AB 481 TO BE CONSIDERED
FOR ADOPTION BY THE LASSEN COUNTY
BOARD OF SUPERVISORS
ON DECEMBER 12, 2023.**

This proposed Ordinance will be considered for adoption at the regular meeting of the Lassen County Board of Supervisors located at 707 Nevada St. in Susanville, CA on December 12, 2023.

Governor Newsom signed AB 481 (Cal. Gov't Code 7070-7074) into law on September 30, 2021.

The legislative intent behind AB 481 is to increase public transparency by which California law enforcement agencies fund, acquire, and/or use military equipment, as defined under AB 481.

AB 481 requires California law enforcement to obtain approval of their applicable governing body, by adoption of a military equipment use policy, prior to taking certain actions related to the funding, acquisition, and/or use of military equipment.

AB 481 requires California law enforcement agencies that receive approval for a military equipment use policy to submit to the applicable governing body an annual military equipment report for each type of military equipment approved by the governing body within one year of approval, and annually thereafter so long as the military equipment is available for use.

AB 481 requires the applicable governing body of the California law enforcement agency to annually review the military equipment use policy to either disapprove a renewal of the authorization of a type of military equipment or amend the military equipment use policy.

A complete copy of the ordinance is available for review in the office of the Clerk of the Board of Supervisors located at 220 South Lassen St., Ste 5, Susanville, CA, 96130.

Amanda Uhrhammer

Lassen County, County Counsel

Published in the *Modoc County Record* on December 7, 2023.

**Legals
continued
on page 15**

**Legal Notice
NOTICE TO BIDDERS**

Notice is hereby given that the Modoc County Road Department will accept bids for the

ASPHALT

portion of the **Veterans Memorial and Dorris Park Renovation Project.**

Bid documents may be downloaded from the <https://ciplist.com/plans/?Modoc/county/211> website or digital copy from the Road Department.

Bids will be received at the Modoc County Road Department office by 4:00 pm on December 21, 2023, at 202 West 4th Street, Alturas, CA 96101, at which time they will be publicly opened and read in the office conference room. The County of Modoc reserves the right to reject any and all bids and to waive informalities and minor irregularities in the bids.

/s/ **Chairman,**
Board of Supervisors
County of Modoc

By: **Mitch Crosby,** Road Commissioner

Published in the *Modoc County Record* on December 7 and 14, 2023.

**Legal Notice
NOTICE TO BIDDERS**

Notice is hereby given that the Modoc County Road Department will accept bids for the

ELECTRICAL

portion of the **Veterans Memorial and Dorris Park Renovation Project.**

Bid documents may be downloaded from the <https://ciplist.com/plans/?Modoc/county/211> website or digital copy from the Road Department.

Bids will be received at the Modoc County Road Department office by 4:00 pm on December 21, 2023, at 202 West 4th Street, Alturas, CA 96101, at which time they will be publicly opened and read in the office conference room. The County of Modoc reserves the right to reject any and all bids and to waive informalities and minor irregularities in the bids.

/s/ **Chairman,**
Board of Supervisors
County of Modoc

By: **Mitch Crosby,** Road Commissioner

Published in the *Modoc County Record* on December 7 and 14, 2023.

**Legal Notice
NOTICE TO BIDDERS**

Notice is hereby given that the Modoc County Road Department will accept bids for the

FENCING

portion of the **Veterans Memorial and Dorris Park Renovation Project.**

Bid documents may be downloaded from the <https://ciplist.com/plans/?Modoc/county/211> website or digital copy from the Road Department.

Bids will be received at the Modoc County Road Department office by 4:00 pm on December 21, 2023, at 202 West 4th Street, Alturas, CA 96101, at which time they will be publicly opened and read in the office conference room. The County of Modoc reserves the right to reject any and all bids and to waive informalities and minor irregularities in the bids.

/s/ **Chairman,**
Board of Supervisors
County of Modoc

By: **Mitch Crosby,** Road Commissioner

Published in the *Modoc County Record* on December 7 and 14, 2023.

**Legal Notice
NOTICE TO BIDDERS**

Notice is hereby given that the Modoc County Road Department will accept bids for the

**CHAMBER BUILDING RENOVATION/
STRUCTURES**

portion of the **Veterans Memorial and Dorris Park Renovation Project.**

Bid documents may be downloaded from the <https://ciplist.com/plans/?Modoc/county/211> website or digital copy from the Road Department.

Bids will be received at the Modoc County Road Department office by 4:00 pm on December 21, 2023, at 202 West 4th Street, Alturas, CA 96101, at which time they will be publicly opened and read in the office conference room. The County of Modoc reserves the right to reject any and all bids and to waive informalities and minor irregularities in the bids.

/s/ **Chairman,**
Board of Supervisors
County of Modoc

By: **Mitch Crosby,** Road Commissioner

Published in the *Modoc County Record* on December 7 and 14, 2023.

**Legal Notice
NOTICE TO BIDDERS**

Notice is hereby given that the Modoc County Road Department will accept bids for the

CONCRETE

portion of the **Veterans Memorial and Dorris Park Renovation Project.** Bid documents may be downloaded from the <https://ciplist.com/plans/?Modoc/county/211> website or digital copy from the Road Department.

Bids will be received at the Modoc County Road Department office by 4:00 pm on December 21, 2023, at 202 West 4th Street, Alturas, CA 96101, at which time they will be publicly opened and read in the office conference room. The County of Modoc reserves the right to reject any and all bids and to waive informalities and minor irregularities in the bids.

/s/ **Chairman,**
Board of Supervisors
County of Modoc

By: **Mitch Crosby,** Road Commissioner

Published in the *Modoc County Record* on December 7 and 14, 2023.

**FIRST 5 MODOC Multi-County Request
for Proposal for Audit Services**

For Fiscal Years 2023-2024, 2024-2025 and 2025-2026

First 5 Modoc Commission is requesting proposals from qualified firms of Certified Public Accountants for financial and compliance audits for the fiscal years ending June 30, 2024, June 30, 2025, and June 30, 2026. Audit(s) shall be performed in accordance with the generally acceptable accounting principles (GAAP) for governmental accounting.

Proposal information and RFP packages may be obtained from **First 5 Modoc, 802 N. East St, Alturas, CA 96101**, at www.First5Modoc.com, or call 530-233-7122. Proposal(s) **must be received by 5:00 p.m. on January 31, 2024** to First 5 Modoc, 802 N. East St, Alturas, CA 96101. First 5 Modoc reserves the right to reject any and/or all proposals.

Published in the *Modoc County Record* on December 7 and 14, 2023.

**Legal Notice
NOTICE TO BIDDERS**

Notice is hereby given that the Modoc County Road Department will accept bids for the

LANDSCAPE/DG

portion of the **Veterans Memorial and Dorris Park Renovation Project.**

Bid documents may be downloaded from the <https://ciplist.com/plans/?Modoc/county/211> website or digital copy from the Road Department.

Bids will be received at the Modoc County Road Department office by 4:00 pm on December 21, 2023, at 202 West 4th Street, Alturas, CA 96101, at which time they will be publicly opened and read in the office conference room. The County of Modoc reserves the right to reject any and all bids and to waive informalities and minor irregularities in the bids.

/s/ **Chairman,**
Board of Supervisors
County of Modoc

By: **Mitch Crosby,** Road Commissioner

Published in the *Modoc County Record* on December 7 and 14, 2023.

**NOTICE OF
TRUSTEE'S SALE
PURSUANT TO CIVIL
CODE § 2923.3(a) and
(d), THE SUMMARY
OF INFORMATION
REFERRED TO BELOW
IS NOT ATTACHED TO
THE RECORDED COPY
OF THIS DOCUMENT
BUT ONLY TO THE
COPIES PROVIDED TO
THE TRUSTOR.**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED. **IMPORTANT NOTICE TO PROPERTY OWNER:** YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/02/2006. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: **SANDRA LEE EDGERTON, AN UNMARRIED WOMAN.** Duly Appointed Trustee: **Western Progressive, LLC.** Deed of Trust Recorded **10/17/2006** as Instrument No. **2006-09469** in book —, page—

and of Official Records in the office of the Recorder of **Lassen County, California.** Date of Sale: **01/24/2024 at 11:00 AM.** Place of Sale: **AT THE MAIN ENTRANCE TO THE LASSEN COUNTY COURTHOUSE, 200 BLOCK OF SOUTH LASSEN STREET, SUSANVILLE, CA 96130.** Estimated amount of unpaid balance, reasonably estimated costs and other charges: **\$118,003.94.**

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, 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, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

All right, title, and interest conveyed to and now held by the trustee in

the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: **500 FIR ST, BIEBER, CA 96009.** A.P.N.: **001-560-023-000**

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 reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$118,003.94.**

Note: Because the Beneficiary 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 delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

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 this 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 **(866)-960-8299** or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case **2023-00559-CA.** 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.

NOTICE TO TENANT:

You may have a right to purchase this property after the trustee auction, if conducted after **January 1, 2021**, 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)-960-8299**, or visit this internet website <https://www.altisource.com/loginpage.aspx>, using the file number assigned to this case **2023-00559-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. 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. **Western Progressive, LLC, as Trustee for beneficiary**

C/o 1500 Palma Drive, Suite 238Ventura, CA 93003Sale Informaton Line: (866) 960-8299. Date: November 23, 2023.

Trustee Sale Assistant
WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Published in the *Modoc County Record* on December 7, 14 and 21, 2023.

**Classifieds cont.
from pg. 13**

for a Grade II Operator is \$38,128 - \$57,680. All candidates must pass a drug and alcohol test as well as a background check prior to final hiring. The City of Alturas offers dental, vision, GAP, and life insurance at no cost to the employee and medical insurance with 80% of the cost paid by the City. The City participates in CalPERS retirement and has 13 paid holidays. Applications can be obtained at City Hall located at 200 W. North Street. Applications will be accepted until position is filled. Any questions can be directed to Human Resources via email at dlong@cityofalturas.us or by phone at 530-233-2512. The City of Alturas is an Equal Opportunity Employer. (30Nov-14Dec)

TRIBAL OFFICE RECEPTIONIST/ FILE CLERK. Location is position is open in Cedarville and Alturas. Pay rate is \$17 an hour. Duties: filing, answering phones, cleaning, organizing and other duties as assigned. Full time. Will have to drug test. Indian Preference. Deadline: until filled. Contact the office at 530-233-3969 or Jessica Correa at jcorrea@cedarville-rancheria.com for full job duties. (16Nov-TFN)

CEDARVILLE RANCHERIA TRIBAL OFFICE, Tribal Administrator.

Location: Alturas. The Salary rate: \$64,995.24 DOE. Position is full time, the position is subjected to drug testing, and the first line of job duty, Indian Preference. Deadline: until filled. Contact the Alturas office at 530-233-3969 or email Jessica Correa at jcorrea@cedarville-rancheria.com. (21Sept-TFN)

CEDARVILLE RANCHERIA EPA DEPARTMENT. Job title: **EPA Director.** Location: Cedarville, CA. Department: Environmental Protection. Reports to: Tribal Administrator. Compensation: \$25- \$28 DOE. Applications due: Open until filled. e-mail: jcorrea@cedarville-rancheria.com. Or call the office at 530-233-3969. (17July-TFN)

REAL ESTATE

LOTS FOR SALE. West side of Alturas. Corner lots \$12,000 and others \$10,000. Call 530-708-5141. (30Nov-7Dec)

SERVICES

WORKER FOR HIRE. IHSS or housekeeping. Home or business. 20 plus years experience. Through the state of California or reasonable private pay. Organizing, cleaning, shopping and more. Serving Alturas. Call or text 530-640-2532. (30Nov-7Dec)

VEHICLES

FOR SALE: CLEAN 1961 PISCAYNE CHEVROLET. 4 - Door, all-original. Please call 530-640-1441. (7Dec)

WANTED

WANT TO BUY: PROPERTY IN Modoc, Lassen, Plumas. Quick Cash. Call Now: (530) 670-0253 . (TFN)

YARD SALES

TOY SALE SATURDAY, December 9, 10:00 a.m. -noon. Toys for all ages! Stocking stuffers, Games, dolls, stuffed animals, baby items, cars, new items added each week. At the Federated Church, 307 E. 1st Street. (7Dec)