

MODOC COUNTY
RECORD

LEGAL NOTICES

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023-077**
Exp: September 6, 2028
Original
The following person is doing business as: **Keegan's IT Services, LLC**, 402 E. Modoc Street, Alturas, CA 96101.
Registered Owner: **(1) Keegan Richardson**, 402 E. Modoc Street, Alturas, CA 96101. Phone: 530-708-2484.
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 **September 7, 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/ Keegan Richardson, Owner

This statement was filed with the **County Clerk of Modoc County** on **September 7, 2023**.
Published in the *Modoc County Record* on September 14, 21, 28 and October 5, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023-078**
Exp: September 13, 2028
Original

The following person is doing business as: **Peachy Kleen**, 155 Townsend Street, Cedarville, CA 96104. Mailing Address: PO Box 262, Cedarville, CA 96104. Phone: 971-395-8499.
Registered Owner: **(1) Brandi Knox**, 155 Townsend Street, Cedarville, CA 96104. Phone: 971-395-8499.
This business is conducted by: **An Individual**.
The registrant commenced

to transact business under the fictitious business name or names listed above on **September 14, 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/ Brandi Knox, Owner
This statement was filed with the **County Clerk of Modoc County** on **September 14, 2023**.
Published in the *Modoc County Record* on September 21, 28, October 5 and 12, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F088**
First Filing

The following person is doing business as: **Bezalel Handyman Service**, 718-850 Alexander Lane, Standish, CA 96128.
Registered Owner: **(1) Jeremiah W. Loubet**, 718-850 Alexander Lane, Standish, CA 96128.
This business is conducted by: **An Individual**.
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/ Jeremiah W. Loubet, Owner

This statement was filed with the **Clerk-Recorder of Lassen County** on **September 18, 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* on September 21, 28, October 5 and 12, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
NO. 2023F081
The following person(s) is/are doing business as: **The Golden Poppy, Lassen County**, Business Address: 724 Main St., Susanville, Ca 96130
Thompson Peak Partners Inc., 709-050 Pine Street 709-050, Janesville, CA 96114
This business is conducted by: **Corporation**.
Registrant has not yet begun to transact business under the fictitious business name listed herein.
Signed: **/s/ Kelli Thompson**, President
Thompson Peak Partners, Inc.

This statement was filed in the office of the County Clerk of Lassen County on the date indicated below:
Filed: **9/7/2023**
Julie M. Bustamante, Clerk-Recorder
9/21, 9/28, 10/5, 10/12/23
CNS-3740167#
MODOC COUNTY RECORD
Published in the *Modoc County Record* on September 21, 28, October 5 and 12, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F078**
First Filing

The following persons are doing business as: **Eagle Lake Self Storage**, 509-760 Stone Road, Susanville, CA 96130.
Registered Owners: **(1) Donna L. Smith**, 472-750 Richmond Road N, Susanville, CA 96130.
(2) Larry G. Smith, 472-750 Richmond Road N, Susanville, CA 96130.
This business is conducted by: **Husband and Wife**.
The registrant commenced to transact business under the fictitious business name or names listed above on **September 1, 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/ D. L. Smith, Owner
/s/ Larry G. Smith, Owner
This statement was filed with the **Clerk-Recorder of Lassen County** on **September 1, 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* on September 14, 21, 28 and October 5, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023-081**
Exp: September 25, 2028
The following person is doing business as: **The Kozy Kandle**, 34640 Hwy 299, Alturas, CA 96101. Phone: 530-640-3083.
(1) Maria Paulette Horst, 34640 Hwy 299, Alturas, CA 96101. Phone: 530-640-3083.
This business is conducted by: **An Individual**.
The registrant commenced to transact business under the fictitious business name or names listed above on **September 26, 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/ Maria P. Horst, Owner

This statement was filed with the **County Clerk of Modoc County** on **September 26, 2023**.
Published in the *Modoc County Record* on September 28, October 5, 12 and 19, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F086**
First Filing

The following persons are doing business as: **Mountain Yoga and Fitness Studio**, 2005 Main Street, Susanville, CA 96130.
Registered Owner(s): **(1) Prairie Rose Burt**, 403-535 Raines, Janesville, CA 96114.
(2) Laura Ann Rolisberger, 701-070 Richmond Road E, Susanville, CA 96130.
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 **September 15, 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/ Prairie R. Burt, Member/ Partner
Mountain Yoga and Fitness Studio

This statement was filed with the **Clerk-Recorder of Lassen County** on **September 15, 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* on October 5, 12, 19 and 26, 2023.

Legal Notice
NOTICE TO BIDDERS

Notice is hereby given that the **Modoc County Board of Supervisors** will accept bids for the **Veterans Memorial and Dorris Park Renovation** that may be downloaded from the <https://cpllist.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 October 19, 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 October 5 and 12, 2023.

PUBLIC NOTICE

“Notice is hereby given that the **City Council of the City of Susanville** will consider a **Water Shortage Contingency Plan and Urban Water Management Plan** at its regular scheduled meeting on October 18, 2023 at 5:15 P.M. at the City of Susanville City Council Chambers located at 66 N. Lassen Street, Susanville, CA 96130. Members of the public are encouraged to attend the Public Hearing and provide input. Written comments may also be submitted to the city of Susanville by emailing Marci Rojas at mrojas@cityofsusanville.org. Public comments will be accepting up to noon on October 18, 2023. The Urban Water Management Plan 2020 Update and full public hearing notice are available on the city’s website at www.cityofsusanville.net/rooptown/public-works/water-department/ “
Published in the *Modoc County Record* on October 5 and 12, 2023.

ADVERTISEMENT
OF SALE

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on the **15th day of October 2023, at 12:00 p.m.** on the premises where said property has been stored and which are located at **Modoc Storage, 1300 W. 12th Street, Alturas, California, County of Modoc, State of California**, the following:
Darrel Palmer: couch, dining table, chest of drawers, mattress, desk and misc. boxes and bags (contents unknown).
Jannel Pimentel: mattress, storage cart and misc. boxes (contents unknown).
Yvette Armstrong: couch, rocking chair, nightstand, baby items, chest of drawers and misc. boxes (contents unknown).
Emma Taylor: flat screen tv, armoire, misc. furniture, boxes (contents unknown).
Rylee Pedotti: mattress, occasion tables, ironing board, plastic bins (contents unknown).
Dated this 5th day of October 2023.
Tyler Morgan
Phone 530-924-5222
Published in the *Modoc County Record* on Oct. 5 and Oct. 12, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F090**
First Filing

The following persons are doing business as: **Sitspot Gardens, LLC**, 472-380 Johnstonville Road, Susanville, CA 96130.
Registered Owners: **(1) Jacqueline Earnshaw**, 472-380 Johnstonville Road, Susanville, CA 96130.
(2) Julia A. Harvey, 1155 S. St. Vrain Street, Estes Park, CO 80517
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/ Jacqueline Earnshaw, Manager.
Sitspot Gardens, LLC

This statement was filed with the **Clerk-Recorder of Lassen County** on **October 2, 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* on October 5, 12, 19 and 26, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. 20230000079

Fictitious Business Name(s)/Trade Name (DBA): **TAMALESY PANADERIA ROSALES**, 334 N. MAIN STREET, ALTURAS, CA 96101 County of MODOC.
Registered Owner: **MARIA HERNANDEZ**, 85704 HWY 140, LAKEVIEW, OR 97630
This business is conducted by: **An Individual**.
The registrant commenced to transact business under the fictitious business name or names listed above on **SEPT 15TH 2023**.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the

registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).
/s/ MARIA HERNANDEZ.
This statement was filed with the County Clerk of San Francisco County on **09/15/2023**.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
9/28, 10/5, 10/12, 10/19/23
CNS-3740542#
MODOC COUNTY RECORD
Published in the *Modoc County Record* on September 28, October 5, 12 and 19, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F077**
First Filing
The following person is doing business as: **Beach'n Vacations**, 721 Willow Street, Susanville, CA 96130.
Registered Owner: **(1) Lacey Lively**, 721 Willow Street, Susanville, CA 96130.
This business is conducted by: **An Individual**.
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/ Lacey Lively, Owner
This statement was filed with the **Clerk-Recorder of Lassen County** on **August 25, 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* on October 5, 12, 19 and 26, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F084**
First Filing

The following persons are doing business as: **Roop Town Auto Detailing**, 699-815 Old Archery Road, Susanville, CA 96130.
Registered Owners: **(1) Elgin Wesley Cannon**, 699-815 Old Archery Road, Susanville, CA 96130.
This business is conducted by: **An Individual**.
The registrant commenced to transact business under the fictitious business name or names listed above on **August 24, 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/ Elgin W. Cannon, Owner
This statement was filed with the **Clerk-Recorder of Lassen County** on **September 12, 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* on September 14, 21, 28 and October 5, 2023.

**FICTITIOUS
BUSINESS NAME
STATEMENT**
File No. **2023F084**
First Filing

The following persons are doing business as: **Roop Town Auto Detailing**, 699-815 Old Archery Road, Susanville, CA 96130.
Registered Owners: **(1) Elgin Wesley Cannon**, 699-815 Old Archery Road, Susanville, CA 96130.
This business is conducted by: **An Individual**.
The registrant commenced to transact business under the fictitious business name or names listed above on **August 24, 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/ Elgin W. Cannon, Owner
This statement was filed with the **Clerk-Recorder of Lassen County** on **September 12, 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* on September 14, 21, 28 and October 5, 2023.

NOTICE OF PETITION TO ADMINISTER
ESTATE OF: **Hannah O. Satica**,
aka, **Hannah Olive Satica**,
aka, **Hannah Olive Holland Satica**Case No: **2023-PR0290763**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **Hannah O. Satica**, aka **Hannah Olive Satica**, aka **Hannah Olive Holland Satica**
A **Petition for Probate** has been filed by: **Robert Satica** in the Superior Court of California, County of **Lassen**.
The **Petition for Probate** requests that: **Robert Satica**, be appointed as personal representative to administer the estate of the decedent.
• The petition requests the decedent’s will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
• The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or have consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A **hearing on the petition will be held in this court as follows: October 31, 2023, at 10:00 a.m. Dept. 2 Room TBA**
Address of court: **Superior Court of California, County of Lassen, Hall of Justice, 2610 Riverside Drive, Susanville, CA 96130**.
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the **later of either (1) four months** from the date of the first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or **(2) 60 days** from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a *Request for Special Notice* (form DE-154) of the filing of an inventory and appraisal of estate assets and of any petition or account as provided in Probate Code section 1250. A *Request for Special Notice* form is available from the court clerk.
Attorney for petitioner: **Carol Elias Zolla, Esq.**, #186805, Zolla Law Firm, 16450 Los Gatos Blvd., Suite 209, Los Gatos, CA 95032. Phone: **(408) 358-6900**. Fax: (408) 358-6903. Email: carol@zollalawfirm.com.
Filed with the **Lassen County Superior Court** on **September 14, 2023**.
Published in the *Modoc County Record* on September 21, 28 and October 5, 2023.

Legals
continued
on page 19

TRUSTEE'S SALE

T.S. No. 113445-CA APN: 038-071-024-000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 1/23/2004. 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 11/2/2023 at 10:30 AM**. CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 2/3/2004 as Instrument No. 2004-0000835-00 of Official Records in the office of the County Recorder of Modoc County, State of CALIFORNIA executed by: **FRANK TORRANO 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, SAVING ASSOCIATION, OR 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: **380 SILVERADO ROAD, 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: **\$106,710.44** 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 113445-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.clearreconcorp.com, using the file number assigned to this case 113445-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 September 21, 28 and October 5, 2023.

TRUSTEE'S SALE

T.S. No.: 22-7502 Loan No.: **6416 APN: 005-311-022-000 **NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/14/1997. 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.** A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of 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 below. 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 and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: **BETTY J. JOHNSON, AN UNMARRIED WOMAN AND MICHAEL J. WHITNEY, AN UNMARRIED MAN, AS JOINT TENANTS.** Duly Appointed Trustee: Prestige Default Services, LLC Recorded 8/29/1997 as Instrument No. 002556 in book 0433, page 0023 of Official Records in the office of the Recorder of Modoc County, California, **Date of Sale: 10/12/2023 at 10:30 AM.** Place of Sale: At the steps of the County Courthouse at 204 S. Court Street, Alturas, CA 96101 Amount of unpaid balance and other charges: **\$53,122.16** Street Address or other common designation of real property: 504 FIFTH AVE, TULELAKE, California 96134 aka 504 5TH AVE, NEWELL, California 96134 A.P.N.: 005-311-022-000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. **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. All checks payable to Prestige Default Services, LLC. **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 (916) 939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case 22-7502. 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 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, using the file number assigned to this case 22-7502 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: 9/18/2023 Prestige Default Services, LLC 1920 Old Tustin Ave. Santa Ana, California 92705 Questions: 949-427-2010 Sale Line: (916) 939-0772 Patricia Sanchez, Trustee Sale Officer NPP0440792 To: MODOC COUNTY RECORD 09/21/2023, 09/28/2023, 10/05/2023

Published in the *Modoc County Record* on September 21, 28 and October 5, 2023.

**Classifieds cont.
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cluding strategies, risk management, and long-term financial planning. Oversee internal budget formulation and monitor operations, payroll, budget endorsements, and fiscal control of all grants and contracts. Ensure the effective and efficient management of all financial affairs, complying with accounting and governmental standards, including proper internal accounting controls. Provide financial analysis and recommendations to support decision-making, resource allocation, and investment in new projects and ventures. Serve as a liaison on fiscal affairs with funding sources. Develop and monitor budgets and project proposals for state, federal, and private funding sources, and prepare timely reports for submission to funding agencies, program directors, and the Tribal Council. Establish and maintain strong relationships with financial institutions, auditors, government agencies, and other external partners. Coordinate and solicit an annual financial audit. Develop and implement internal controls and financial procedures to safeguard the tribe's assets, ensure the integrity of financial data, and support the efficient management of resources. Identify and assess potential revenue streams and funding opportunities to support the tribe's growth and development. Ensure sufficient insurance coverage and conduct periodic reviews. Develop credibility for the finance group by providing timely and accurate analysis of budgets and financial reports that assist the Tribal Administrator, Tribal Council, and other Directors in managing their responsibilities. Continually improve the budgeting process through education of department managers on financial issues impacting their budgets. Participate in the negotiation of contracts. Lead and mentor the Fiscal Department staff, fostering a culture of continuous improvement, collaboration, and professional development. Participate in the negotiations and purchase of capital expenditures. Perform other responsibilities as assigned. Develops and negotiates Indirect Cost Proposals with the Interior Business Center. Meets and regularly consults with department directors to advise on department functions and activities, seek solutions to management problems, and make recommendations on opportunities to improve efficiency and cost-effectiveness. **INDIAN PREFERENCE.** In accordance with CFR 25, Part 276 and in accordance with Title VII of the Civil Rights Act, Section 701 (b) and 703(I), preference in filling all vacancies will be given to qualified American Indian Candidates. To Apply: You may pick up an application at the Cedarville Rancheria Office, 300 West 1st Street, Alturas, California 96101. E-mail: jcorrea@cedarvilleraancheria.com Application Deadline: Open Until Filled. (20July-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. Schedule: 40 hours per week. Full-time. For application call: Nikki Munholand at 530-233-3969. Position Summary: Under the guidance and supervision of the Tribal Administrator, the EPA Director will effectively manage the operations of the Tribe's natural resource and environmental programs by directing and coordinating activities consistent with the established goals and objectives of the Cedarville Rancheria. The

EPA Director will need to be a self-motivated professional who will serve as the main liaison between the Cedarville Rancheria and tribal, federal, and state environmental agencies. Skills and Qualifications: High School Diploma or Equivalent. Must provide a valid CA Driver's License and current auto insurance. Must be able to pass pre-employment drug/alcohol testing. AA/BA in Environmental Science or another relevant field OR 3 years' experience in environmental protection or other relevant field. Ability to understand research program operations, analyze and systematically compile technical and statistical information, and to prepare reports and correspondence for technical and non-technical audiences. Ability to understand and follow Federal, State, local, and tribal laws and regulations regarding grant administration and implementation. Knowledge of current trends in natural resource management with relation to water, land, and air. Review the work products and progress of others to ensure conformance to standards. Ability to work effectively with and communicate orally and in writing with the Tribal Council, Tribal Institutions, Tribal Members, stakeholder groups, and the public. Advanced knowledge and experience with Microsoft Office Suite, including Microsoft Word, Excel, PowerPoint, etc. Must have grant writing experience to ensure continued program funding. **INDIAN PREFERENCE.** In accordance with CFR 25, Part 276 and in accordance with Title VI of the Civil Rights Act, Section 701 (b) and 703(I), preference in filling all vacancies will be given to qualified American Indian Candidates. To Apply: You may pick up an application at the Cedarville Rancheria Office, 300 West 1st Street, Alturas, California 96101, or Environmental Department, 120 Rancheria Way, Cedarville, CA 96104 e-mail: jcorrea@cedarvilleraancheria.com Application Deadline: Open Until Filled. (17July-TFN)

SERVICES

RV WINTERIZATION. It's that time of year again! Eddie formerly of Hill's R.V. Service, is again doing R.V. winterizations, your place or mine. \$50.00 if you furnish the anti-freeze, otherwise \$65.00. Call for an appointment if needed. 20 plus years experience, work guaranteed. Call 530-640-1719. (5Oct)

VEHICLES

2007 BUICK RENDEZVOUS. FWD, 141K miles. Runs great! \$4200.00 OBO. Call 406-250-9854. (5Oct)

WANTED

WANT TO BUY: PROPERTY In Modoc, Lassen, Plumas. Quick Cash. Call Now: (530) 282-5660 .(TFN)

YARD SALES

SATURDAY, OCTOBER 7 from 8:00 a.m.- 1:00 p.m. 727 Pencil Road, Alturas. (Oct5)

MOVING SALE. 708 W 3rd Street. Friday, October 6 and Saturday, October 7 from 8:00 a.m.- 3:00 p.m. Something for everyone! (5Oct)

802 GARFIELD, CEDARVILLE, by the old school. Friday, October 6 and Saturday, October 7 from 8:00 a.m.- 3:00 p.m. Hand and small power tools, bookshelves, miscellaneous. Great prices! Park on street, turquoise house. (5Oct)

ESTATE SALE. All must go. Make offer. Saturday, October 14, 10:00 a.m.- 5:00 p.m. 2250 Mountain Quail Lane, MRE, Alturas. (5Oct-12Oct)

THE SURPRISE VALLEY VFW 7888 AUXILIARY RUMMAGE SALE is Oct. 6-9. Sale hours will be Fri. and Sat. from 9 a.m. to 4 p.m. and Sunday from 9 am. to 3 p.m. at the VFW Hall on County Road 1, just north of Cedarville on the left hand side. Half day sale on Monday 9 a.m. to noon. (28Sept-5Oct)