



RECORDING REQUESTED BY:

Doc # 2023013053

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AND WHEN RECORDED MAIL TO:

Date: 12/7/2023 08:49A

Filed by: MAIL

Filed & Recorded in Official Records
of COUNTY OF LAKE

RICHARD A. FORD

COUNTY RECORDER

Fee: \$95.00

REDWOOD TRUST DEED SERVICES, INC.

P.O. BOX 6875

SANTA ROSA, CA 95406-0875

LOAN: GUSTAFSON

OTHER: 91227321

T.S. #: 23132-PR

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED *

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

* PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT, BUT TO THE COPIES PROVIDED TO THE TRUSTOR.

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/3/2021.
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.**

NOTICE is hereby given that **REDWOOD TRUST DEED SERVICES, INC.**, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by **JOSEPH GUSTAFSON, an unmarried man**, recorded on **7/14/2021** as Instrument No. **2021011784** in Book --, Page -- of Official Records in the office of the County Recorder of **LAKE County, California**, and pursuant to the Notice of Default and Election to Sell thereunder recorded **7/19/2023** in Book --, Page --, as Instrument No. **2023007793** of said Official Records, **WILL SELL on 1/3/2024 At the front door to the Lake County Courthouse, 255 Forbes Street, Lakeport, CA 95453 at 1:00 PM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at the time of sale in lawful money of the United States), 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 hereinafter described:

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE LAKE COUNTY RECORDER ON DECEMBER 6, 1975, IN BOOK 10 OF PARCEL MAPS, AT PAGE 4 AS AMENDED BY THAT CERTAIN CERTIFICATE OF CORRECTIONS, RECORDED JANUARY 14, 1976, IN BOOK 819, PAGE 112, OF OFFICIAL RECORDS, BEING FORMERLY PART OF SOUTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 9 WEST, M.D.M.

EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON.

Assessor's Parcel Number: 008-038-400

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Beneficiary hereby elects to conduct a Unified Foreclosure Sale pursuant to the provisions of California Commercial Code Section 9604 (a)(1), et seq., and to include in the non-judicial foreclosure of the real property, interest described in the Security Agreement dated June 3, 2021. The personal property which was given as security for Trustor's obligations is described as a 1980 56' x 24' Skyline, Decal No. ABC1304, Serial No.(s): 01750594AN and 01750594BN, DOH/Insignia No.(s): CAL183026 and CAL183027, which is purported to be on the property described above. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which will be sold "AS IS", "WHERE IS".

The property address and other common designation, if any, of the real property described above is purported to be: **3360 Merritt Road, Kelseyville, CA**

The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. 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 undersigned within 10 days of the date of first publication of this Notice of Sale. The property heretofore described is being sold "as is".

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: **\$1,882,928.25.**

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 Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.

Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note(s) secured by said Deed of Trust with interest thereon as provided in said Note(s), fees, charges and expenses of the trustee and the trusts created by said Deed of Trust.

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.

Dated: **December 4, 2023**

REDWOOD TRUST DEED SERVICES, INC., as said Trustee
ATTN: ROBERT CULLEN
P.O. BOX 6875
SANTA ROSA, CA 95406-0875

By: _____

ROBERT CULLEN, President

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.

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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) 683-2468 or visit this Internet Web site: www.servicelinkASAP.com, using the Trustee Sale number assigned to this file, T.S. #23132-PR. 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 (800) 683-2468, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 23132-PR 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.

Unofficial