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Legal Notices-GV

6120-016-043 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/16/05. 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 10/24/18 at 11:00 am, Aztec Foreclosure Corporation as the duly appointed Trustee under and pursuant to the power of sale contained in that certain Deed of Trust executed by Walter Cuttler and Rosalva Cuttler, husband and wife as community property with right of Survivorship, as Trustor(s), in favor of Mortgage Electronic Registration Systems, Inc. as nominee for Homefield Financial, Inc, as Beneficiary, Recorded on 11/28/05 in Instrument No. 05 2871059 of official records in the Office of the county recorder of LOS ANGELES County, California, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, 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), By the fountain located at 400 Civic Center Plaza, Pomona, CA 91766, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California described as: 850 WEST 157TH STREET, #1, GARDENA, CA 90247. The property heretofore described is being sold "as is". 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, 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 said Deed of Trust, 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, to-wit: \$282,791.81 (Estimated). Accrued interest and additional ad-

Legal Notices-GV

vances, if any, will increase this figure prior to sale. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation.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 or visit the Internet Web site, using the file number assigned to this case 18-005761. 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. www.homesearch.com 800-758-8052 or Aztec Foreclosure Corporation (877) 257-0717 www.aztectrustee.com DATE: September 19, 2018 AZTEC FORECLOSURE CORPOR-

Legal Notices-GV

ATION Elaine Malone Assistant Secretary / Assistant Vice President Aztec Foreclosure Corporation, 3636 N. Central Ave., Suite #400, Phoenix, AZ 85012 Phone: (877) 257-0717 or (602) 638-5700; fax: (602) 638-5748 www.aztectrustee.comNPP0340738 To: GARDENA VALLEY NEWS 09/27/2018, 10/04/2018, 10/11/2018, 10/18/2018, 10/24/2018, 10/27/2018, 10/30/2018, 11/03/2018, 11/06/2018, 11/09/2018, 11/12/2018, 11/15/2018, 11/18/2018, 11/21/2018, 11/24/2018, 11/27/2018, 11/30/2018, 12/03/2018, 12/06/2018, 12/09/2018, 12/12/2018, 12/15/2018, 12/18/2018, 12/21/2018, 12/24/2018, 12/27/2018, 12/30/2018, 1/02/2019, 1/05/2019, 1/08/2019, 1/11/2019, 1/14/2019, 1/17/2019, 1/20/2019, 1/23/2019, 1/26/2019, 1/29/2019, 2/01/2019, 2/04/2019, 2/07/2019, 2/10/2019, 2/13/2019, 2/16/2019, 2/19/2019, 2/22/2019, 2/25/2019, 2/28/2019, 3/01/2019, 3/04/2019, 3/07/2019, 3/10/2019, 3/13/2019, 3/16/2019, 3/19/2019, 3/22/2019, 3/25/2019, 3/28/2019, 3/31/2019, 4/03/2019, 4/06/2019, 4/09/2019, 4/12/2019, 4/15/2019, 4/18/2019, 4/21/2019, 4/24/2019, 4/27/2019, 4/30/2019, 5/03/2019, 5/06/2019, 5/09/2019, 5/12/2019, 5/15/2019, 5/18/2019, 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