



Electronically
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San Bernardino County

Assessor-Recorder-County Clerk

RECORDING REQUESTED BY:
Orange Coast Title Company

DOC# 2026-0200609

WHEN RECORDED MAIL TO:

Beacon Default Management, Inc.
30101 Agoura Court, Suite 203
Agoura Hills, California 91301

08/04/2026
04:41 PM
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Titles: 1 Pages: 4

Fees	\$35.00
Taxes	\$0.00
CA SB2 Fee	\$75.00
Total	\$110.00

Order #:2474376-05

Trustee's Sale No.: 2026-101023

Loan Number: XXXX2747

Property Address: 9377 Haven Avenue, Unit 200, Rancho Cucamonga, CA 91730

APN: 0210-112-04-0-000 fka 0210-081-33-0-000

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five (5) business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default and Election to Sell under Deed of Trust (this "Notice of Default") is recorded (which date of recordation appears on this Notice of Default). This amount is \$29,077.79 as of 7/24/2026 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your promissory note and the Deed of Trust (as defined below). If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in your promissory note and the Deed of Trust, the Beneficiary (as defined below) may insist that you do so in order to reinstate your account in good standing. In addition, the Beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the Beneficiary will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and the Beneficiary may mutually agree in writing prior to

the time the Notice of Trustee's Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or (3) both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure or if your property is in foreclosure for any other reason, contact:

HARVEST SMALL BUSINESS FINANCE, LLC (the "Beneficiary")
c/o Beacon Default Management, Inc.
30101 Agoura Court, Suite 203
Agoura Hills, California 91301
Phone: (310) 929-5457

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN that Beacon Default Management, Inc., a California corporation, is either the duly appointed trustee, the substitute trustee or acting as agent for the beneficiary under that certain Deed of Trust, dated 7/24/2024 executed by HAVEN9377 LLC, a California limited liability company, as trustor, to secure obligations in favor of HARVEST SMALL BUSINESS FINANCE, LLC, as beneficiary, recorded 7/31/2024, as Instrument No. 2024-0180770, in the Official Records of San Bernardino County, California, as more fully described in the Deed of Trust, including one promissory note in the original principal amount of \$965,600.00. That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of the following:

Failure to make the installment of principal and interest and all subsequent payments, which became due on May 1, 2026, together with late fees, delinquent property taxes, and trustee's and foreclosure fees and expenses, legal fees and court costs arising from or associated with Beneficiary's effort to protect and preserve its security.

It is the intention of the Beneficiary to include herein all delinquent sums or obligations now or hereafter secured by and under the Deed of Trust, whether presently known or unknown, and whether or not specifically set forth herein and,

That by reason thereof, the Beneficiary has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said Trustee, such Deed of Trust and all the documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The Beneficiary has elected to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the non-judicial foreclosure of the estate described in this Notice of Default all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of the Beneficiary. The Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at the Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Default.

Dated: August 4, 2026

**Beacon Default Management, Inc., a California
corporation, as trustee**

By: 
Selina I. Parelskin, Authorized Signatory

Declaration of Mortgage Servicer Pursuant to Civil Code § 2923.5(b)

Borrower(s): HAVEN9377 LLC, a California limited liability company
 Mortgage Servicer: HARVEST SMALL BUSINESS FINANCE, LLC
 Property Address: 9377 Haven Avenue, Unit 200, Rancho Cucamonga, CA 91730
 Trustee.Sale.No.: 2026-101023

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☐ The mortgage servicer has contacted the borrower pursuant to California Civil Code § 2923.5(a)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. ☐ The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.5(e) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☐ No contact was required by the mortgage servicer because the individual(s) did not meet the definition of "borrower" pursuant to subdivision (c) of Section 2920.5.
4. ☒ The requirements of Cal. Civil Code § 2923.5 do not apply because the loan is not secured by a first lien mortgage or first deed of trust that secures a loan, or that encumbers real property, described in Civil Code § 2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence, which the mortgage servicer has reviewed to substantiate that borrower's default and the right to foreclose, including the borrower's loan status and loan information.

HARVEST SMALL BUSINESS FINANCE, LLC

By: 
 Name: ALYSSA SO
 Title: SPECIAL ASSETS ANALYST
 Dated: 08/03/2026