

(510) 272-4747

# LEGAL NOTICES

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## CIVIL

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV067573

Superior Court of California, County of ALAMEDA  
Petition of: Phay Tac Lau for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner Phay Tac Lau filed a petition with this court for a decree changing names as follows:

Phay Tac Lau to James Lau  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted.

Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 04/23/2024, Time: 10:00am, Dept.: 14

The address of the court is 24405 AMADOR ST. HAYWARD, CA-94544  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE INTER-CITY EXPRESS

Date: 03/13/2024  
Thomas J. Nixon  
Judge of the Superior Court  
3/15, 3/22, 3/29, 4/5/24

OK-3793744#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV067025

Superior Court of California, County of ALAMEDA  
Petition of: RODRICK PAUL SANDLES for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner RODRICK PAUL SANDLES filed a petition with this court for a decree changing names as follows:

RODRICK PAUL SANDLES to RODRICK PAUL ANDERSON SR.  
RODRICK PAUL SANDLES JR. to RODRICK PAUL ANDERSON JR.

NASYA ZHAVIA-MARIE SANLES to NASYA ZHAVIA-MARIE ANDERSON

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: APR 25, 2024, Time: 10:00AM, Dept.: 14, Room: --

The address of the court is 1221 OAK ST., OAKLAND, CA 94612  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/](http://www.courts.ca.gov/) find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: INTER-CITY EXPRESS DAILY JOURNAL

Date: MAR 08, 2024  
THOMAS J. NIXON  
Judge of the Superior Court  
3/15, 3/22, 3/29, 4/5/24

OK-3793516#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV067204

Superior Court of California, County of ALAMEDA  
Petition of: NICHOLAS ALLEN BENSON for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner NICHOLAS ALLEN BENSON filed a petition with this court for a decree changing names as follows:

NICHOLAS ALLEN BENSON to NIKOLA ALAN COUTURE

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 5/2/2024, Time: 10:00 A.M., Dept.: 14, Room: N/A

The address of the court is 1221 OAK STREET, OAKLAND, CA 94612  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/](http://www.courts.ca.gov/) find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: INTER-CITY EXPRESS  
Date: MARCH 11 2024  
THOMAS NIXON  
Judge of the Superior Court  
3/15, 3/22, 3/29, 4/5/24

OK-3793436#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV066136

Superior Court of California, County of ALAMEDA

Petition of: Samuel Fernandes and Blanca De Benito Verges for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner Samuel Fernandes and Blanca De Benito Verges filed a petition with this court for a decree changing names as follows:

Yvette Maria Fernandes to Yvette Maria Fernandes de Benito

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 04/16/2024, Time: 9:30 am, Dept.: 14  
The address of the court is 1221 OAK ST. OAKLAND, CA-94612

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: Pleasanton Weekly

Date: 3/4/2024  
Thomas J. Nixon  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

OK-3791125#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 24CV065975

Superior Court of California, County of ALAMEDA

Petition of: Khidir Abdumhmoood for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner Khidir Abdumhmoood filed a petition with this court for a decree changing names as follows:

Samaras Adamurk to Mahmoud Khidir Mohammed

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 4/16/2024, Time: 9:30AM, Dept.: 14,  
The address of the court is 1221 Oak Street, Oakland, CA 94612  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to [www.courts.ca.gov/](http://www.courts.ca.gov/) find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE INTER-CITY EXPRESS

Date: MARCH 1, 2024  
THOMAS J. NIXON  
Judge of the Superior Court  
3/8, 3/15, 3/22, 3/29/24

OK-3790965#

## FICTITIOUS BUSINESS NAMES

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 605023

Fictitious Business Name(s):  
ARTHYMNS.COM, 342 Riviera Dr. Union City, CA 94587 County of ALAMEDA

Mailing Address: 342 RIVIERA DR, UNION CITY, CA 94587 - UNIO

Registrant(s):  
LOKENDRA KUMAR, 342 RIVIERA DR, UNION CITY, CA 94587

Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on [WWW.GOOGLEARTSTORE.COM](http://WWW.GOOGLEARTSTORE.COM).

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/LOKENDRA KUMAR,  
This statement was filed with the County Clerk of Alameda County on 03/22/2024.

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 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).  
3/29, 4/5, 4/12, 4/19/24

OK-3797273#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604677

Fictitious Business Name(s):  
RG PAINTING, 5731 E 16TH ST, OAKLAND, CA 94621 County of ALAMEDA

Registrant(s):  
WILLIAMS E. RIVAS GARCIA, 5731 E 16TH ST, OAKLAND, CA 94621

Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on 03/11/2024.

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/ALFONSO RAMOS,  
This statement was filed with the County Clerk of Alameda County on 03/11/2024.

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 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).  
3/29, 4/5, 4/12, 4/19/24

OK-3796946#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604840

Fictitious Business Name(s):  
NEWARK STATION SENIORS, 37433 WILLOW STREET, NEWARK, CA 94560 County of ALAMEDA; MAILING ADDRESS: 3200 DOUGLAS BLVD., STE 200, ROSEVILLE, CA 95661

Registrant(s):  
USA NEWARK 618, INC., GP OF NEWARK 618, LP, 3200 DOUGLAS BLVD., STE. 200, ROSEVILLE, CA 95661 (CA)

RIVERSIDE CHARITABLE CORPORATION, GP OF NEWARK 618, LP, 14131 YORBA STREET, 2ND FLOOR, TUSTIN, CA 92780 (CA)  
Business conducted by: a Limited Partnership

The registrant began to transact business using the fictitious business name(s) listed above on 11/20/2018.

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/JONATHAN C. HARMER  
This statement was filed with the County Clerk of Alameda County on 03/15/2024.

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 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).  
3/29, 4/5, 4/12, 4/19/24

OK-3796696#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604001

Fictitious Business Name(s):  
Ride On Transport & Recycled & new bikes and Parts, 805 Mooney Ave, San Lorenzo, CA 94580 County of ALAMEDA

Mailing Address: 805 Mooney Ave, San Lorenzo, CA 94580  
Registrant(s):  
Kifle Kassa, 805 Mooney Ave, San Lorenzo, CA 94580

Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on 8/5/2021.

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/ Kifle Kassa,  
This statement was filed with the County Clerk of Alameda County on 02/09/2024.

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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3795784#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604373

Fictitious Business Name(s):  
Cape 7 Cafe, 1465 Webster St, Alameda, CA 94501 County of ALAMEDA

Mailing Address: 1465 Webster St, Alameda, CA 94501 - 3342  
Registrant(s):  
Cape 7 Cafe LLC, 1465 Webster St, Alameda, CA 94501

Business conducted by: a limited liability company  
The registrant began to transact business using the fictitious business name(s) listed above on 3/11/2024.

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/ Chi Tai, Manager  
This statement was filed with the County Clerk of Alameda County on 03/01/2024.

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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3794977#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604460

Fictitious Business Name(s):  
HightowerPress, 677 Hampton Rd, Hayward, CA 94541 County of ALAMEDA

Registrant(s):  
Tara Johnson, 677 Hampton Rd, Hayward, CA 94541

Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

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/ Tara Johnson, Owner  
This statement was filed with the County Clerk of Alameda County on 03/04/2024.

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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3793501#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604077

Fictitious Business Name(s):  
Square Root Strategies, 3719 Grand Avenue, Oakland, CA 94610 County of ALAMEDA

Mailing Address: 3719 Grand Avenue, Oakland, CA 94610  
Registrant(s):  
Stephanie Anne Rapp, 3719 Grand Avenue, Oakland, CA 94610

Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on 01/01/2024.

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/ Stephanie Rapp,  
This statement was filed with the County Clerk of Alameda County on 02/15/2024.

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 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).  
3/15, 3/22, 3/29, 4/5/24

OK-3793065#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 603812

Fictitious Business Name(s):  
CASITAVERSE, 4937 Telegraph Avenue, Suite A, Oakland, CA 94609 County of ALAMEDA

Mailing Address: 4937 Telegraph Avenue, Suite A, Berkeley, CA 94702 - Berk  
Registrant(s):  
CASITAVERSE LLC, 2991 Sacramento Street #288, Berkeley, CA 94702

Business conducted by: a limited liability company  
The registrant began to transact business using the fictitious business name(s) listed above on 01/04/2024.

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/ Maricela Negron, President  
This statement was filed with the County Clerk of Alameda County on 02/02/2024.

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 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).  
3/15, 3/22, 3/29, 4/5/24

OK-3792852#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604608

Fictitious Business Name(s):  
LIQUOR HUB 5, 5701 FOOTHILL BLVD, OAKLAND, CA 94605 County of ALAMEDA

Mailing Address: 603 W SOMBRA WAY, MOUNTAIN HOUSE, CA 95391  
Registrant(s):  
P&G 5 CORP, 603 W SOMBRA WAY, MOUNTAIN HOUSE, CA 95391

Business conducted by: a Corporation  
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

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].)

P&G 5 CORP  
S/ ANMOLDEEP SINGH, CEO  
This statement was filed with the County Clerk of Alameda County on 03/07/2024.

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 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).  
3/15, 3/22, 3/29, 4/5/24

OK-3792461#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 604427

Fictitious Business Name(s):  
FABULATORY, 2840 Pearl Harbor Rd, Alameda, CA 94501 County of ALAMEDA

Mailing Address: 2840 Pearl Harbor Rd, Alameda, CA 94501  
Registrant(s):  
Martin Hunter Caplan, 2840 Pearl Harbor Rd, Alameda, CA 94501

Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

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/ Martin Caplan,  
This statement was filed with the County Clerk of Alameda County on 03/04/2024.

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



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# LEGAL NOTICES

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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).  
3/8, 3/15, 3/22, 3/29/24

OK-3790092#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 604319  
Fictitious Business Name(s):  
**NORTHCAL FIRE PROTECTION, 20683 CENTER ST., CASTRO VALLEY, CA 94646; MAILING ADDRESS: PO BOX 2873, CASTRO VALLEY, CA 94546, County of ALAMEDA**  
Registrant(s):  
AMINTA JANSONG, 20683 CENTER ST., CASTRO VALLEY, CA 94546  
Business conducted by: AN INDIVIDUAL  
The registrant began to transact business using the fictitious business name(s) listed above on 06/20/2011

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/ AMINTA JANSONG  
This statement was filed with the County Clerk of Alameda County on FEBRUARY 28, 2024

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 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).  
3/8, 3/15, 3/22, 3/29/24

OK-3789238#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 604320  
Fictitious Business Name(s):  
**TOP THAI CUISINE, 3837 CASTRO VALLEY BLVD., CASTRO VALLEY, CA**

**94546; MAILING ADDRESS: PO BOX 2873, CASTRO VALLEY, CA 94546, County of ALAMEDA**  
Registrant(s):  
SUTHAROD LLC, 3837 CASTRO VALLEY BLVD., CASTRO VALLEY, CA 94546 (CALIFORNIA)

Business conducted by: A LIMITED LIABILITY COMPANY  
This statement was filed with the County Clerk of Alameda County on FEBRUARY 28, 2024  
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/ AMINTA JANSONG

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 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).  
3/8, 3/15, 3/22, 3/29/24

OK-3789237#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 604862  
Fictitious Business Name(s):  
**AR INNOVATION PAINTING, 3262 SCHOOL ST, OAKLAND, CA 94602 County of ALAMEDA**  
Mailing Address: 3262 SCHOOL ST, OAKLAND, CA 94602  
Registrant(s):  
KEVIN AMILCAR AVALOS CHACON, 3262 SCHOOL ST, OAKLAND, CA 94602  
Business conducted by: an Individual  
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

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/ KEVIN AMILCAR AVALOS CHACON  
This statement was filed with the County

Clerk of Alameda County on 03/15/2024.  
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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3784106#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 604843  
Fictitious Business Name(s):  
Juniper Exec, 3225 Garfield Ave., Alameda, CA 94501 County of ALAMEDA  
Mailing Address: 3225 Garfield Ave., Alameda, CA 94501  
Registrant(s):  
Scott Morgan Holdings, LLC, 3225 Garfield Ave., Alameda, CA 94501  
Business conducted by: a limited liability company  
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

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].) Scott Morgan Holdings, LLC  
S/ Robert Scott Morgan, Manager,  
This statement was filed with the County Clerk of Alameda County on 03/15/2024.  
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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3783252#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 604841  
Fictitious Business Name(s):  
Lemonade, 66 Franklin St, Suite 300, Oakland, CA 94607 County of ALAMEDA  
Mailing Address: 66 Franklin St, Suite 300, Oakland, CA 94607  
Registrant(s):  
Lemonade Partners LLC, 66 Franklin St, Suite 300, Oakland, CA 94607  
Business conducted by: a limited liability company  
The registrant began to transact business using the fictitious business name(s) listed above on May 18, 2018.

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].) Lemonade Partners LLC  
S/ Rowan Brooks, Co Founder, Chief Creative Director,  
This statement was filed with the County Clerk of Alameda County on 03/15/2024.

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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3781983#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 604500  
Fictitious Business Name(s):  
LIVERMORE DUBLIN DISPOSAL, 6175 SOUTHWEST ROAD, LIVERMORE, CA 94551 County of ALAMEDA  
Registrant(s):  
WASTE MANAGEMENT OF ALAMEDA COUNTY, INC., 800 CAPITOL ST STE 3000, HOUSTON, TX 77002; State of Incorporation/Organization: California  
Business conducted by: a Corporation  
The registrant began to transact business using the fictitious business name(s) listed above on 01/01/1993.

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].) WASTE MANAGEMENT OF ALAMEDA COUNTY, INC.  
S/ Courtney A. Tippy, Vice President and Secretary  
This statement was filed with the County Clerk of Alameda County on 03/06/2024.

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 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).  
3/22, 3/29, 4/5, 4/12/24

OK-3780445#

**GOVERNMENT**

**NOTICE TO BIDDERS**

On MARCH 26, 2024, the Board of Supervisors for the Alameda County Flood Control and Water Conservation District approved the following project for advertisement and invites all qualified contractors to submit bid proposals for all labor, material, equipment, mechanical workmanship, transportation, and services required for the work to be performed on:  
**J-2 and J-3 Pump Stations Electrical Rehabilitation in Union City, Alameda County, California, Zone No. 5 Project**

GENERAL WORK DESCRIPTION: The work to be done at J-2 Pump Station consists, in general, of installing the District-furnished Remote Monitoring Unit and respective conduits, cables and testing of systems, including required SCADA communications and interface with the

remote District Control center (951 Turner Court); providing complete, continuous, operational, and functioning systems; furnishing all labor, materials, tools, equipment, mechanical workmanship, transportation, and all miscellaneous work necessary to complete said project.

The work to be done at J-3 Pump Station consists, in general, of providing and implementing job site management; removing and disposing of underground fuel tank and all associated above and below ground appurtenances; furnishing, placing and compacting asphalt concrete, aggregate base and structure backfill; furnishing and installing transformer concrete pad per PG&E standard; furnishing and installing transformer barrier wall; furnishing and installing bollards; saw cutting, removing, and disposing CMU wall; removing and replacing exhaust air louver; removing and disposing existing genset and all associated appurtenances; furnishing and installing a new 250 KW generator set with a 660-gallon belly tank and all associated above and below ground appurtenances; furnishing and installing structural supports for electrical and mechanical equipment and associated pipes; coordination with PG&E for installing new outdoor Utility Metering Cabinet and replacing main breaker sections of existing automatic transfer switch with bypass isolation features, motor control center, dry-type transformer, and distribution panelboards; installing District-furnished Remote Monitoring Unit (RMU); modification and installation of various sizes of 600V power, control, and lighting cables, conduits, raceways, both exposed, and underground, and grounding systems associated with the equipment replacement work; designing, submitting, furnishing, programming and verification testing of station operational controls including standby generator, automatic transfer switch, backup control panel, RMUs, and SCADA communications and interface with the remote District control center (951 Turner Court); furnishing and replacing of all existing interior lighting fixtures with new LED fixtures and respective conduits, cables, and switches, receptacles and associated appurtenances; providing complete, continuous, operational, and functioning systems; furnishing all labor, materials, tools, equipment, mechanical workmanship, transportation, and all miscellaneous work necessary to complete said project.

This project is subject to all Local, State, and Federal laws, rules and guidelines contained in the plans and specifications, including but not limited to payment of prevailing wages. These wage rates are available at the Alameda County Public Works Agency's office at 951 Turner Court, Room 300, Hayward, Alameda County. No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5, with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a). The contractor for this project must possess a Class A or Class C-10 license at the time this contract is awarded and throughout the construction contract duration. Contractor must also be properly licensed at the time the bid is submitted, except as provided for in Section 7029.1 of the Business and Profession Code for joint ventures or by Section 20103.5 of the Public Contract Code for federally-funded projects.

BID OPENING: Tuesday, APRIL 23, 2024, 2:00 p.m., Public Works Agency, 951 Turner Court, Room 300, Hayward, CA 94545.  
(INSERT DATE (a minimum of ten (10) calendar days prior to Bid Opening Date), TIME AND ROOM NUMBER BELOW. RESERVE ROOM AT TURNER COURT, SET TIME WITH COP STAFF.)  
A mandatory pre-bid networking/contractor conference will be held virtually for all prime contractors. Interested subcontractors are invited and encouraged to attend the pre-bid meeting. The virtual pre-bid networking/contractor conference has been scheduled for APRIL 9, 2024 at 10:00 AM. The Microsoft Teams link for the mandatory pre-bid meeting is https://bit.ly/ac-floodcontrol, to participate via telephone call locally +1 415-915-3950 or (888) 715-8170 (Toll-free). Phone Conference ID: 653 944 644#. Bid Proposals from prime contractors that fail to attend this mandatory pre-bid networking/contractor conference will be rejected. The project sites will be opened to prospective bidders to examine the project sites on Thursday, APRIL 11, 2024. The J-2 Pump Station will be opened from 9:00 AM to 10:00 AM and the J-3 Pump Station will be opened from 10:00 AM to 11:00 AM. Viewing of the project site is not mandatory; however prospective bidders are encouraged to attend to familiarize themselves with the existing site conditions.

The Alameda County Flood Control and Water Conservation District (District) strongly encourages the participation of disadvantaged/minority/women-owned business enterprises in all District capital improvement construction projects. The District also strongly encourages the hiring of apprentices who reside within the County of Alameda. For more information about the Alameda County

Contractor Technical Assistance Program (CTAP), please contact Johanna Le-Penn, Business Development Manager, at (415) 217-6567 or via email at johanna@imwis.com or CTAP@imwis.com.

All bidders must comply with the California Air Resources Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation and must submit valid Certificates of Reported Compliance for a covered fleet and listed subcontractors, if applicable, no later than 2:00 p.m. on the second business day following bid opening. Bidders shall submit both hard copies and digital PDF copies (on thumb drive) of valid Certificates of Reported Compliance to 951 Turner Court, Room 300, Hayward, CA.  
(MODIFY MBE AND WBE PERCENTAGE IN NEXT PARAGRAPH AS NECESSARY; CONSULT CONTRACT COMPLIANCE OFFICIER.)

{INSERT VOLUME 2 PRICE AS FOLLOWS:  
\$5.00 FOR PROJECTS \$0 THRU \$75,000  
\$15.00 FOR PROJECTS \$75,001 THRU \$750,000  
\$25.00 FOR PROJECTS \$750,001 THRU \$2,500,000  
\$50.00 FOR PROJECTS OVER \$2,500,001}

Plans and specifications may be viewed and purchased by any prospective bidder online at www.ipdservices.com/clients/eastbay?ALCO or by contacting Central Blue Print at 17132 E. 14th Street, Hayward, CA 94541 (510-276-3375), East Bay Blue Print and Supply at 1745 14th Avenue, Oakland, CA 94606 (510-261-2990), or Custom Blue Print, 1944 Mt. Diablo Boulevard, Walnut Creek, CA 94596 (925-932-3113). All questions should be directed to the Contract Administration Office at (510) 870-5450.

The Board of Supervisors reserves the right to reject any or all bids and any or all items of such bids.  
{INSERT AGENDA/ADVERTISEMENT DATE IN NEXT PARAGRAPH.}  
BY ORDER OF THE BOARD OF SUPERVISORS,  
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT,  
STATE OF CALIFORNIA  
ON TUESDAY, MARCH 26, 2024

Clerk of the Board of Supervisors  
County of Alameda, State of California  
3/29, 4/5/24

OK-3798408#

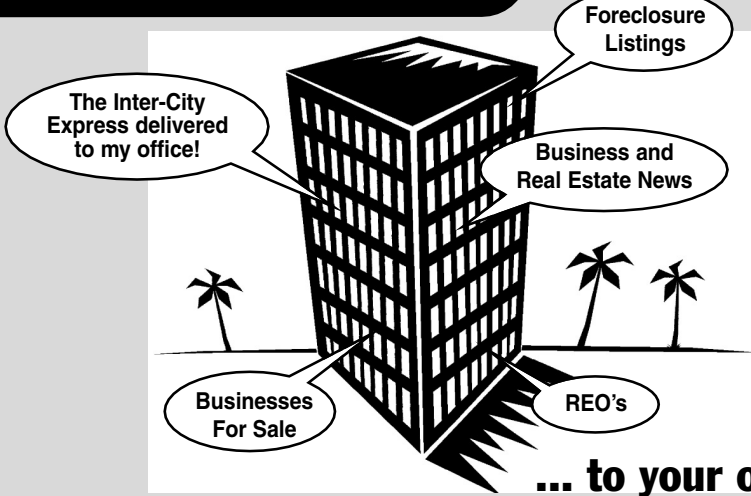
**NOTICE TO BIDDERS**

{MAKE THIS A ONE PAGE DOCUMENT;}  
{INSERT AGENDA/ADVERTISEMENT DATE IN NEXT PARAGRAPH.}  
On March 26, 2024, the Board of Supervisors for the Alameda County Flood Control and Water Conservation District approved the following project for advertisement and hereby invites all qualified contractors to submit bid proposals for all labor, material, equipment, mechanical workmanship, transportation, and services required for the work to be performed on:  
**J-2 and J-3 Pump Stations Flap Gate, Discharge Piping, and Concrete Rehabilitation in Union City, Alameda County, California, Zone No. 5 Project.**

{INSERT PROJECT TITLE. JOB TITLE SHOULD BE IDENTICAL TO TITLE ON SPECIFICATION COVER, TITLE SHEET OF PLANS, BID PROPOSAL, BOARD LETTER, BOARD RESOLUTION AND SECTION 13.1.}  
{INSERT DESCRIPTION OF MAJOR WORK ITEMS, EDIT CONTRACTOR LICENSE TYPE AT END OF PARAGRAPH.}  
GENERAL WORK DESCRIPTION: The project, in general, consists of preparing and implementing Job site management; designing, installing, maintaining and removing temporary de-watering system; removing and replacing flap gates; rehabilitation/recoating of existing flap gates and discharge piping; lining the gravity bypass pipe; concrete repairs; furnishing and installing new anode assembly; and all miscellaneous work necessary to complete said project. This project is subject to all Local, State, and Federal laws, rules and guidelines contained in the plans and specifications, including but not limited to payment of prevailing wages. These wage rates are available at the Alameda County Public Works Agency's office at 951 Turner Court, Room 300, Hayward, Alameda County. No contractor or subcontractor may be listed on a bid proposal for a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5, with limited exceptions from this requirement for bid purposes only under Labor Code section 1771.1(a). The contractor for this project must possess a Class A license at the time this contract is awarded and throughout the construction contract duration. Contractor must also be properly licensed at the time the bid is submitted, except as provided for in Section 7029.1 of the Business and Profession Code for joint ventures or by Section 20103.5 of the Public Contract Code for federally-funded projects.

{INSERT BID OPENING DATE IN NEXT PARAGRAPH.}  
BID OPENING: Tuesday, April 23, 2024, 2:00 p.m., Public Works Agency, 951 Turner Court, Room 300, Hayward, CA 94545.  
{INSERT DATE (a minimum of ten (10)

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# LEGAL NOTICES

FAX (510) 465-1657

calendar days prior to Bid Opening Date), TIME AND ROOM NUMBER BELOW. RESERVE ROOM AT TURNER COURT, SET TIME WITH COP STAFF.}

A mandatory pre-bid networking/contractor conference will be held virtually for all prime contractors. Interested sub-contractors are invited and encouraged to attend the pre-bid meeting. The virtual pre-bid networking/contractor conference has been scheduled for April 9, 2024 at 11:00 AM. The Microsoft Teams link for the mandatory pre-bid meeting is <https://bit.ly/ac-floodcontrol>, to participate via telephone call locally +1 415-915-3950 or (888) 715-8170 (Toll-free). Phone Conference ID: 653 944 644#. Bid Proposals from prime contractors that fail to attend this mandatory pre-bid networking/contractor conference will be rejected. The project sites will be opened to prospective bidders to examine the project sites on Thursday, April 11, 2024. The J-2 Pump Station will be opened from 9:00 a.m. to 10:00 a.m. and the J-3 Pump Station will be opened from 10:00 a.m. to 11:00 a.m. Viewing of the project site is not mandatory; however prospective bidders are encouraged to attend to familiarize themselves with the existing site conditions.

*The Alameda County Flood Control and Water Conservation District (District) strongly encourages the participation of disadvantaged/minority/women-owned business enterprises in all District capital improvement construction projects. The District also strongly encourages the hiring of apprentices who reside within the County of Alameda. For more information about the Alameda County Contractor Technical Assistance Program (CTAP), please contact Johanna Le-Penn, Business Development Manager, at (415) 217-6567 or via email at [johanna@imwis.com](mailto:johanna@imwis.com) or CTAP@imwis.com.*

All bidders must comply with the California Air Resources Board (CARB) In-Use Off-Road Diesel-Fueled Fleets Regulation and must submit valid Certificates of Reported Compliance for a covered fleet and listed subcontractors, if applicable, no later than 2:00 p.m. on the second business day following bid opening. Bidders shall submit both hard copies and digital PDF copies (on thumb drive) of valid Certificates of Reported Compliance to 951 Turner Court, Room 300, Hayward, CA.

{MODIFY MBE AND WBE PERCENTAGE IN NEXT PARAGRAPH AS NECESSARY; CONSULT CONTRACT COMPLIANCE OFFICIER.}

{INSERT VOLUME 2 PRICE AS FOLLOWS:

\$5.00 FOR PROJECTS \$0 THRU \$75,000  
\$15.00 FOR PROJECTS \$75,001 THRU \$750,000

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\$50.00 FOR PROJECTS OVER \$2,500,001

Plans and specifications may be viewed and purchased by any prospective bidder online at [www.ipdservices.com/clients/eastbay?ALCO](http://www.ipdservices.com/clients/eastbay?ALCO) or by contacting Central Blue Print at 17132 E. 14<sup>th</sup> Street, Hayward, CA 94541 (510-276-3375), East Bay Blue Print and Supply at 1745 14<sup>th</sup> Avenue, Oakland, CA 94606 (510-261-2990), or Custom Blue Print, 1944 Mt. Diablo Boulevard, Walnut Creek, CA 94596 (925-932-3113). All questions should be directed to the Contract Administration Office at (510) 670-5450.

The Board of Supervisors reserves the right to reject any or all bids and any or all items of such bids.

{INSERT AGENDA/ADVERTISEMENT DATE IN NEXT PARAGRAPH.}  
BY ORDER OF THE BOARD OF SUPERVISORS,

ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, STATE OF CALIFORNIA  
ON TUESDAY, MARCH 26, 2024

Clerk of the Board of Supervisors  
County of Alameda, State of California  
END OF NOTICE TO BIDDERS  
3/29, 4/5/24

**OK-3798402#**

Notice is hereby given that this is an Online Bid Process; only bids submitted through the online portal will be accepted. Please login or register at <https://ezsourcing.acgov.org/>.

**RFP #902460 Canine Procurement and Training Services - Vendor Outreach:** Wednesday, April 3, 2024 at 10:30AM - **To Attend Online:** Join Microsoft Teams **or Call-in (audio only):** +1 415-915-3950 Conference ID: 504 517 635#. **Non-Mandatory Networking Bidders Conference:** Wednesday, April 3, 2024 at 10:00AM - **To Attend Online:** Join via Microsoft Teams - Meeting ID: 219 805 038 809 Passcode: Euf6K5 **or Call-in (audio only):** +1 415-915-3950 Conference ID: 230 448 583# **Response Due by 2PM** on April 26, 2024. **County Contact:** Paul Biondi at (510) 208-9613 or via email: [Paul.Biondi@acgov.org](mailto:Paul.Biondi@acgov.org). Specifications regarding the above may be obtained at the Alameda County GSA Current Contracting Opportunities Internet website at [www.acgov.org](http://www.acgov.org).

**OK-3798331#**

## PROBATE

### NOTICE OF PETITION TO ADMINISTER ESTATE OF: JUAN JOSE CHAVEZ RAMOS CASE NO. 24PR068680

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JUAN JOSE CHAVEZ RAMOS.

A PETITION FOR PROBATE has been filed by SAYDEH PENA in the Superior Court of California, County of ALAMEDA.

THE PETITION FOR PROBATE requests that SAYDEH PENA be appointed as personal representative to administer the estate of the decedent.

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 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: 05/06/24 at 9:45 AM in Dept. 202 located at 1125 FALLON ST, OAKLAND, CA 94612.

**REMOTE APPEARANCE:** The Court allows, but does not require, all parties who wish to attend the hearing on the above date and time, including those who wish to state objections, to appear by audio or video technology. The parties should consult the court's website for the specific telephonic and video applications available. The parties may also contact the probate clerk in the respective department for information concerning remote appearances. Parties must be present at least five (5) minutes before the scheduled hearing time.

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 a 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 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 or 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  
ROBERT J. SILVERMAN, ESQ. - SBN 165517  
SILVERMAN & JAFFE, P.C., 1910 OLYMPIC BLVD., STE. 330 WALNUT CREEK CA 94596  
Telephone (925) 705-4474  
BSC 224906  
3/28, 3/29, 4/4/24

**OK-3797559#**

### NOTICE TO CREDITORS (PROBATE CODE SECTION 19040(B), 19052)

#### THE SUPERIOR COURT OF CALIFORNIA COUNTY OF ALAMEDA CASE NO. 24PR067654

IN RE THE URITSKY FAMILY TRUST CREATED AUGUST 16, 2013, YURI URITSKY AND SVETLANA URITSKY, SETTLORS

Notice is hereby given to the creditors of contingent creditors of Svetlana Uritsky ("Decedent") that all persons having claims against the Decedent are required to file them with the Superior Court, at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704 and mail or deliver, pursuant to Section 1215 of the California Probate Code, a copy to Irina Lewis, Successor Trustee of The Uritsky Family Trust dated August 16, 2013, of which the Decedent was a settlor, c/o Val Sluetzky, Esq., Johnston, Kinney & Zulaica LLP, 101 Montgomery Street, Suite 1600, San Francisco, CA 94104, within the later of four (4) months after March 22, 2024 (the date of the first publication of notice to creditors), or, if notice is mailed or personally delivered to you, sixty (60) days after the date this Notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Probate Code Section 19103. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

Johnston, Kinney & Zulaica, LLP  
By: Val Sluetzky, Attorneys for Irina Lewis, Trustee of the Uritsky Family Trust dated August 16, 2013  
Date: 3/13/2024  
3/22, 3/29, 4/5/24

**OK-3794519#**

#### Notice to Creditors of VICTORIA O. RUALO SUPERIOR COURT OF CALIFORNIA COUNTY OF ALAMEDA

Notice is hereby given to the creditors and contingent creditors of the above-named Decedent, that all persons having claims against the Decedent are required to file them with the Superior Court, at 2120 MARTIN LUTHER KING JR. WAY, BERKELEY, CALIFORNIA 94704, and mail or deliver a copy to LUZVIMINDA R. ROUGIERI, as Trustee of the Trust dated OCTOBER 21, 2009 wherein the Decedent was a Settlor, at 5665 PORTRUSH COURT, SAN JOSE, CA 95138, within the later of four (4) months after MARCH 15, 2024 (date of the first publication of Notice to Creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this Notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Section 19103 of the Probate Code. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

Trustee:  
LUZVIMINDA R. ROUGIERI, 5665 PORTRUSH COURT, SAN JOSE, CA 95138  
Attorney for Trustee:  
SUJUNG PARK, 2445 AUGUSTINE DR., STE. 150, SANTA CLARA, CALIFORNIA 95054  
3/15, 3/22, 3/29/24

**OK-3793460#**

## PUBLIC AUCTION/ SALES

Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/or other misc. items Auction to be held at 10am April 12th, 2024at [www.selfstorageauction.com](http://www.selfstorageauction.com). The property is stored at: 1205 Franklin Street Oakland, CA 94612 LADISLADO ALVARADO AMEEN MOHAMMED AYOUB KHAN NWAEBUBE UMUNNA Rodriguez Johnson Gregory Hopkins M DAVID CRUSER JAMAADULE EVERETTE  
3/29/24

**OK-3797729#**

## TRUSTEE SALES

T.S. No. 118812-CA APN: 040A-3413-016-00 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/15/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROBATE, 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 5/8/2024 at 12:00 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 10/15/2004 as Instrument No. 2004465533 the subject Deed of Trust was modified by Loan Modification recorded on 06/05/2017 as Instrument 2017121898 of Official Records in the office of the County Recorder of Alameda County, State of CALIFORNIA executed by: CYNTHIA D. SIMMONS, AN UNMARRIED WOMAN 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 ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE FALLON ST. EMERGENCY EXIT OF THE ALAMEDA COUNTY COURTHOUSE, 1225 FALLON ST. , OAKLAND, CA 94612 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: 7414 NEY AVE, OAKLAND, CA 94605 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: \$268,889.06 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 (844) 477-7869 or visit this Internet Web site [WWW.STOXPOSTING.COM](http://WWW.STOXPOSTING.COM), using the file number assigned to this case 118812-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](http://www.clearreconcorp.com), using the file number assigned to this case 118812-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: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 3/29, 4/5, 4/12/24

**OK-3795850#**

T.S. No. 113245-CA APN: 43A-4719-5 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/1/2010. 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 5/16/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/13/2010 as Instrument No. 2010101203 of Official Records in the office of the County Recorder of Alameda County, State of CALIFORNIA executed by: MARIA CHRISTINA ADIAZ, A SINGLE PERSON AND LIONEL E TANNER JR., A SINGLE PERSON 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 ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; at the Fallon Street Steps Alameda County Courthouse, 1225 Fallon Street, Oakland, CA 94612 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 FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 3908 FAIRWAY AVENUE, OAKLAND, CA 94605 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: \$502,848.00 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](http://WWW).

AUCTION.COM, using the file number assigned to this case 113245-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](http://www.clearreconcorp.com), using the file number assigned to this case 113245-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 3/29, 4/5, 4/12/24

**OK-3794753#**

T.S. No.: 231012369  
Notice of Trustee's Sale  
Loan No.: 519344 Order No. 95528198  
APN: 015-1377-039-00 Property Address: 557 63rd Street Oakland, CA 94609 You Are In Default Under A Deed Of Trust Dated 10/8/2021. 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. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings 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. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: CruTrask Inc., a California corporation Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 10/19/2021 as Instrument No. 2021346508 in book , page of Official Records in the office of the Recorder of Alameda County, California, Date of Sale: 4/5/2024 at 12:00 PM Place of Sale: At Fallon Street emergency exit, Alameda County Courthouse, 1225 Fallon St., Oakland, CA Amount of unpaid balance and other charges: \$1,494,097.53 Street Address or other common designation of real property: 557 63rd Street Oakland, CA 94609 A.P.N.: 015-1377-039-00 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



(510) 272-4747

# LEGAL NOTICES

FAX (510) 465-1657

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 (877) 440-4460 or visit this Internet Web site [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 231012369. 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 (877) 440-4460, or visit this internet website site [www.tlssales.info](http://www.tlssales.info), using the file number assigned to this case 231012369 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 3/7/2024 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer 3/15, 3/22, 3/29/24

OK-3792943#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 131875-1 Loan No. 399397257/2775 BUTTERS Title Order No. 95313419 APN 029-1161-024-00 TRA No. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/16/2022. 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. MORTGAGE LENDER SERVICES, INC.

as the duly appointed Trustee 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 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) all right, title and interest conveyed to and now held by it under said Deed of Trust, described as follows: Trustor(s): DEBORAH A. MCFADDEN AND ALEXANDRIA M. HARRIS, AS TRUSTEE OF THE BASTIE FAMILY PROTECTION TRUST 2017 Deed of Trust: recorded on 04/19/2022 as Document No. 2022078043 of official records in the Office of the Recorder of ALAMEDA County, California, Date of Trustee's Sale: 04/05/2024 at 12:00 PM Trustee's Sale Location: At the Fallon Street emergency exit to the Alameda County Courthouse, 1225 Fallon St., Oakland, CA 94612 The property situated in said County, California describing the land therein: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST Parcel One: Lot 2, As Shown On The Map Of Tract 6639, Filed November 22, 1993, Map Book 210, Pages 51 Through 53, Alameda County Records. Parcel Two: A Non-Exclusive, Perpetual Easement For Ingress And Egress, Construction And Maintenance Of Graded Slopes And Retaining Walls And Utility Services Appurtenant To And For The Use Of The Property Described In The Degree Of Distribution For The Estate Of Sidney Victor Chown, Filed November 30, 1962, Under Recorder S Series No. At-164662, Alameda County Records, And More Particularly Described As Follows: Commencing At The Northwestern Corner Of The Property Described In Deed From Sunny Nelson, Also Known As Sunny Nelson Faye, To George W. Kerrick And Jane B. Kerrick Recorded June 24, 1971, At Reel 2882, Image 987, Alameda County Records, Proceedings Thence Along The Southern Line Of Butters Drive As Improved, Westerly Along The Arc Of A Curve To The Right Whose Radius Is 625 Feet, Through A Central Angle Of L2°36'16" And An Arc Length Of 137.49 Feet To The True Point Of Beginning; Continuing Thence Along The Same Curve Through A Central Angle Of 0°26'28" And An Arc Length Of 4.81 Feet; Thence Tangent To Last Named Curve North 65°58'33" West, 19.28 Feet; Thence Leaving The Southern Line Of Butters Drive, As Improved, South 29°00'00" West 98.23 Feet; Thence Leaving The South 20°57'35" West, 26.76 Feet; Thence South 02°38'07" East, 27.74 Feet; Thence South 34°08'45" East, 27.97 Feet Thence South 50°42'15" East, 28.53 Feet, Thence South 63°19'57" East, 36.44 Feet, To A Point On The Westerly Line Of The Aforesaid Sidney Victor Chown Property; Thence Along Said Westerly Line North 22°25'10" East, 34.00 Feet, To The Northwestern Corner Thereof; Thence Westerly Along The Projection Of The Northerly Line Of The Aforesaid Sidney Victor Chown Property North 68°49'50" West, 44.86 Feet, Thence North 28°38'10" East, 0.80 Feet, Thence Northwestery And Northeastery Along The Arc Of A Curve To The Right Whose

Radius Is 38 Feet Through A Central Angle Of 86°05'24" And An Arc Length Of 57.10 Feet; Thence Tangent To Last Named Curve North 29° East, 100.33 Feet, To The True Point Of Beginning. Parcel Three: An Easement (Not To Be Exclusive) For Ingress And Egress, To Be Appurtenant To Parcel One Above, Over, Under And Across Those Portions Of Parcels A And B Of Said Parcel Map 5599 Shown On Said Map As "Driveway Easement" Parcel Four: An Easement (Not To Be Exclusive) For Ingress And Egress, As An Appurtenance To Parcel One Above, Over, Under And Across Those Portions Of Lots 1 And 3 Of Said Tract 6639 Shown As "20 Ft. Driveway Easement". The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2775 BUTTERS DRIVE, OAKLAND, CA 94602. 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, with interest thereon, as provided in said note(s), 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: \$1,571,189.68 (Estimated). \* Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. \*SAID NOTE IS ALSO SECURED BY A DEED OF TRUST WHICH RECORDED ON 04/19/2022 AS DOCUMENT NO. 202278042 AND RECORDED ON 08/15/2023 AS DOCUMENT NO. 023092638 OF OFFICIAL RECORDS OF ALAMEDA COUNTY. 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 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. 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. 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 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 131875-1. 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 website. The best way to verify postponement information is to attend the scheduled sale. IF THE SUBJECT PROPERTY CONTAINS FROM ONE TO FOUR SINGLE FAMILY RESIDENCES, THE FOLLOWING WILL APPLY: 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](http://www.nationwideposting.com), using the file number assigned to this case 131875-1 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. Date: 03/06/2024 MORTGAGE LENDER SERVICES, INC. 7844 Madison Ave., Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Sale Information Line: 916-939-0772 or [www.nationwideposting.com](http://www.nationwideposting.com) Marsha Townsend, Chief Financial Officer MORTGAGE LENDER SERVICES, INC. MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. OAK0457868 TO: INTER CITY EXPRESS 03/15/2024, 03/22/2024, 03/29/2024 3/15, 3/22, 3/29/24

OK-3792204#

T.S. No. 109842-CA APN: 020-0138-001-01 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/23/2016. 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 5/30/2024 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/29/2016 as Instrument No. 2016340121 of Official Records in the office of the County Recorder of Alameda County, State of CALIFORNIA executed by: GLORIA C. GROTTJAN, A SINGLE WOMAN 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 ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; at the Fallon Street Steps Alameda County Courthouse, 1225 Fallon Street, Oakland, CA 94612 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: 1444-1446-1450 9TH AVE, OAKLAND, CA 94606, AKA, 1444 9TH AVE, OAKLAND, CA 94606 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: \$526,827.73 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](http://WWW.AUCTION.COM), using the file number assigned to this case 109842-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](http://www.clearreconcorp.com), using the file number assigned to this case 109842-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 3/15, 3/22, 3/29/24

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