





(510) 272-4747

**LEGAL NOTICES**

FAX (510) 465-1657

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: DOUGLAS W HOUSMAN, 150 N. WIGET LANE, SUITE 105, WALNUT CREEK, CA 94598, Telephone: 925-932-0893 4/22, 4/23, 4/29/24

OK-3805539#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. RP19028091**

In the Superior Court of the State of California, for the County of Alameda In the Matter of the Estate of Ruby Atkins, deceased.

Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 26th day of April, 2024, at the office of Mark DuBois, Keller Williams Realty East Bay, 4937 Telegraph Ave., Ste A Oakland, CA 94609, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain real property, situated in the City of Oakland, County of Alameda, State of California, particularly described as follows:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF ALAMEDA, CITY OF OAKLAND, DESCRIBED AS FOLLOWS: COMMENCING ON THE WESTERN LINE OF MYRTLE STREET, DISTANT THEREON NORTHERLY 248.25 FEET FROM THE POINT FORMED

BY THE INTERSECTION OF THE NORTH LINE OF WEST FOURTEENTH STREET, WITH THE WESTERN LINE OF MYRTLE STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF MYRTLE STREET, 44 FEET; THENCE WESTERLY PARALLEL WITH SAID WEST FOURTEENTH STREET, 125 FEET; THENCE SOUTHERLY PARALLEL WITH SAID MYRTLE STREET, 44 FEET; THENCE EASTERLY PARALLEL WITH SAID WEST FOURTEENTH STREET, 125 FEET TO THE POINT OF COMMENCEMENT. BEING A PORTION OF LOT 7 IN BLOCK 591, AS SAID LOT AND BLOCK ARE SOWN ON THE "MAP OF THE GALINDO TRACT, BEING PORTIONS OF BLOCKS 590, 591, AND 392, OAKLAND, W.F. BOARDMAN, C.E."; FILED JUNE 15, 1878, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY AND OF RECORD IN MAP BOOK 1, AT PAGE 157. A.P. NO.: 5-382-8 APN: 005-382-008 Property more commonly known as 1505 Myrtle St, Oakland, CA 94607

More commonly known as: 1505 Myrtle St, Oakland, CA 94607 APN: 005-382-008 Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid. Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.

Additional Terms of Sale: 1. The sale is subject to current taxes, covenants, conditions, restrictions, rights, rights of way, and easements of record, with any encumbrances of record to be satisfied from the purchase price. 2. Property being sold in its existing "AS IS" condition without warranties expressed or implied. 3. This is a non-contingent all-cash sale. 4. The sale is subject to confirmation of the Alameda Superior Court Probate Division. 5. Escrow shall close ten (10) days after receipt of the signed court order confirming sale. 6. Title fee will be paid by the Buyer. 7. If the sale is confirmed to an overbidder at hearing confirming sale, the overbidder must submit at the time of the hearing a certified or cashier's check in the amount of ten percent (10%) of the initial overbid amount, payable to the Estate of Ruby Atkins, Brian Lane and Larry Ward - Co-Administrators. 8. Any successful overbidder must comply with Local Rules of Court - Alameda 7.310. Successful Overbid must make a 10% deposit - Bids for the purchase of real property must be accompanied by a minimum of ten percent of the amount bid. When an overbid is made in court, the bidder must submit cash, money order, or certified check at the time of the hearing in the amount of ten percent of the minimum overbid.

Dated 04/11/2024

Brian Lane and Larry Ward - Co Administrators

Personal Representative of the Estate.

Attorney(s) at Law:

Thomas Wrobel

T.S. Wrobel Law Group, PC  
870 Market Street Ste 645  
San Francisco, CA 94102  
4/16, 4/17, 4/23/24

OK-3803844#

**PUBLIC AUCTION/ SALES****NOTICE OF AUCTION SALE OF UNPAID MOVING AND STORAGE**

In accordance with the provisions of the California Self Service Storage Facility Act Business and Professions Code, Sections 21700-21716, there being due and unpaid rent, storage charges, fees and costs, notice is hereby given that the goods which are stored at Saf Keep Storage, will be sold by unit and PUBLIC AUCTION at 44705 Osgood Road Fremont, CA 94539, on www.storage-treasures.com by online competitive bid ending after May 22, 2024 at 11:30 am and any following dates announced at the auction until all the goods are sold or until the Lien is satisfied unless the charges are paid before that time. The property consists of articles of household and business property stored by the following parties:

NAME:

Myrayah Ynostrosa

Nakisha McDowell

James Marshall

Liyun Wang

Chyrel Garcia

Swarupananda Saikia Hazarik

Auctioneer: www.storage-treasures.com

Phone (480) 397-6503

SAF KEEP STORAGE

Robyn Hudson, Project Manager

Phone (510) 623-0150

4/23, 4/30/24

OK-3806278#

**Lien Sale Auction Advertisement**

Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.)

Auction to be held at **5:00Pm** On **May 7<sup>th</sup> 2024** at [www.selfstorageauction.com](http://www.selfstorageauction.com).

The property is stored at:  
**FACILITY NAME, STREET, CITY, CA ZIP.**

NAME OF TENANT

Rocio Cepas

Dawnja Lachell Barge

Brian L Cardona

LaTasha Shenise Barker

Robert Williams

Mario Lopez - Saldana

Anabel Flores

Marketta Ellise Lee

Margaret Green

4/23/24

OK-3805089#

**PUBLIC NOTICE NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**

Notice is hereby given that pursuant to Sections 21700-21716 of the California Business and Professions Code, Section 2328 of the California Commercial Code, Section 535 of the California Penal Code, and the provisions of the California Auction Licensing Act, the undersigned will sell at public auction by competitive bidding. The sale will occur as an on-line auction via [www.storage-treasures.com](http://www.storage-treasures.com) on the 30th day of April, 2024, at 12:30 PM, where said property is stored at Allsafe Self-Storage, 6250 Sierra Lane, in the City of Dublin, County of Alameda, State of California. Effects of the general household or business inventory stored by or for the parties:

NAME:

Berberat, Mia

Branner, Nakia

Fields, Shana

King, Lisa

Kutu-Hafoka, Tuli

Ramsey, Rex

Whitaker, Mark

Whitaker, Mark

Landlord reserves the right to bid at the sale, set a minimum bid, or refuse any bids. All purchased goods are sold as is and must be removed at time of sale. Sale is subject to cancellation in the event of a settlement between owner and obligated party.

[www.StorageTreasures.com](http://www.StorageTreasures.com)

Allsafe Self-Storage

925.551.9959

4/16, 4/23/24

OK-3800352#

**TRUSTEE SALES**

NOTICE OF TRUSTEE'S SALE T.S. No. 23-02820-SM-CA Title No. 230559484-CA-VOI A.P.N. 040-3356-004-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/06/2022. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Myria Regina Butler, as Trustee of the Myria Regina Butler Living Trust, U/A dated December 16, 2020 Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/13/2022 as Instrument No. 2022009071 (or Book, Page) of the Official Records of Alameda County, California. Date of Sale: : 05/16/2024 at 9:00 AM Place of Sale: Fallon Street Steps, Alameda County Courthouse, 1225 Fallon Street, Oakland, CA. 94612 Estimated amount of unpaid balance and other charges: \$387,178.06 Street Address or other common designation of real property: 7821 Weld St, Oakland, CA 94621 A.P.N.: 040-3356-004-00 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 23-02820-SM-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 website. 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 a "representative of all eligible tenant buyers" you may be able to 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 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 23-02820-SM-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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 04/09/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4814517 04/16/2024, 04/23/2024, 04/30/2024 4/16, 4/23, 4/30/24

OK-3803102#

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