

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

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/ Juan Mendez
This statement was filed with the County Clerk of Alameda County on 4/15/2025
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).
4/28, 5/5, 5/12, 5/19/25

OK-3911680#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 614356
Fictitious Business Name(s):
BELONG-TOGETHER, 7045 PINEHAVEN RD, OAKLAND, CA 94611 County of ALAMEDA
Registrant(s):
BUILDING BELONGING LLC, 7045 PINEHAVEN RD, OAKLAND, CA 94611
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].)
BUILDING BELONGING LLC
S/ JACOB ROSS, MANAGER
This statement was filed with the County Clerk of Alameda County on 05/02/2025.
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).
5/12, 5/19, 5/27, 6/2/25

OK-3909468#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 614357
Fictitious Business Name(s):
RAYA, 7150 VILLAGE PKWY, DUBLIN, CA 94568 County of ALAMEDA
Registrant(s):
KMK FOODS LLC, 7150 VILLAGE PKWY, DUBLIN, CA 94568
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].)
KMK FOODS LLC
S/ HEMALATHA SHANKAR, MANAGING MEMBER
This statement was filed with the County Clerk of Alameda County on 05/02/2025.
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).
5/12, 5/19, 5/27, 6/2/25

OK-3909452#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 613785
Fictitious Business Name(s):
KAIRO'S ADVOCACY & MEDIATION, 1787 CAMATION CIRCLE LIVERMORE, CA 94551. County of ALAMEDA
MAILING ADDRESS: 4539 GRAY LODGE LOOP ROCKLIN, CA 95677
Registrant(s):
ERICA LEDESMA EDUCATION ADVOCACY LLC, 1787 CARNATION CIRCLE LIVERMORE, CA 94551, CALIFORNIA
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].)
s/ ERICA MARIE LEDESMA, MANAGER
This statement was filed with the County Clerk of Alameda County on 04/10/2025
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).
4/21, 4/28, 5/5, 5/12/25

OK-3905037#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 613951
Fictitious Business Name(s):
Oakland Laurel Dialysis, 3814 Macarthur Blvd., Oakland, CA 94619 - 1315 County of ALAMEDA
Mailing Address: 601 Hawaii St.Attn: JLD/ SecGovFin., El Segundo, CA 90245
Registrant(s):
Minneapolis Dialysis, LLC, 2000 16th Street, Attn: JLD/SecGovFin., Denver, CO 80202
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 05/03/2016.
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].)
Minneapolis Dialysis, LLC
S/ Stephanie N. Berberich, Secretary.
This statement was filed with the County Clerk of Alameda County on 04/16/2025.
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).
4/28, 5/5, 5/12, 5/19/25

OK-3892629#

GOVERNMENT

NOTICE RE: SEIZURE OF PROPERTY AND INITIATION OF FORFEITURE PROCEEDINGS, HEALTH AND SAFETY CODE SECTION 11488.4 TO: ALL PERSONS CLAIMING ANY RIGHT, TITLE OR LEGAL INTEREST IN THE FOLLOWING SEIZED PROPERTY: \$ 43,914.00, Currency of the United States. Notice is hereby given that the property described above (\$43,914.00) was seized by detectives from the Alameda County Narcotics Task Force (ACNTF) on or about April 1, 2025, at 1579 163 rd Avenue, #A, San Leandro, CA, occurring in Alameda County, in connection with the arrest and charging of Sahi Contrerasmolina and Venacio Genaro Avila for violations of Health and Safety Code §§11351.5 and 11351 in Criminal Docket 25-CR-004160AB. On May 2, 2025 , judicial forfeiture proceedings were commenced by the Alameda County

District Attorney in Alameda County Superior Court, Civil Number 25CV121591. You have until thirty (30) days from the date of the last publication of this notice to file a verified claim, unless you have received actual notice. The claim must state the nature and extent of any interest you hold in any of the property, must be verified, and must be filed with the Clerk of the Superior Court, Civil Division, 1225 Fallon Street, Oakland, California 94612-4292, or the property will be forfeited to the State. An endorsed copy of the claim must be served on the District Attorney, Room 900, 1225 Fallon Street, Oakland, within thirty (30) days of the filing of your claim. Claim forms may be obtained from the Office of the Clerk, Civil Division, Forms Section. In the case where a contested hearing is held you will have the following rights which include but are not limited to: you have the right to use the subpoena powers of the court and order witnesses to attend, you have a right to testify on your own behalf, submit evidence showing the legitimacy of the seized assets, and a right to cross examine the petitioner's witnesses. This is a civil action, you have the additional right to represent yourself or hire your own attorney, and there is no right to appointed counsel in this case. If no claim is properly filed within the time allowed, the property will be ordered forfeited to the State, to be disposed of according to law. DATED: May 8, 2025
URSULA JONES DICKSON District Attorney By: Suzanne Simpkins Deputy District Attorney Attorney for Petitioner 5/12, 5/19, 5/27/25

OK-3925474#

NOTICE RE: SEIZURE OF PROPERTY AND INITIATION OF FORFEITURE PROCEEDINGS, HEALTH AND SAFETY CODE SECTION 11488.4 TO: ALL PERSONS CLAIMING ANY RIGHT, TITLE OR LEGAL INTEREST IN THE FOLLOWING SEIZED PROPERTY: \$ 209,398.91 , Currency of the United States and Various High End Jewelry Notice is hereby given that the property described above (\$209,398.91 U.S. Currency and Various High End Jewelry) was seized by officers from the Department of Cannabis Control (DCC) on or about August 27, 2024, at 4867 James Avenue, Castro Valley, CA (\$17,060.00), from CitiBank Accounts including but not limited to accounts ending in x8958 and x8966 belonging to LianLian Li (\$110,974.37), Wells Fargo Accounts including but not limited to account ending in x1555 belonging to LianLian Li (\$46,364.54), CitiBank Safe Deposit box #215 (\$35,000.00), a Cartier Juste un Clou Necklace valued at \$7,400.00, a Cartier Juste un Clou Ring valued at \$4,450.00, a Cartier Juste un Clou Bracelet valued at \$13,300.00, a Cartier LOVE Bracelet valued at \$7,350 and a Rolex 18kt Cosmograph Daytona Oyster Watch valued at \$31,900, occurring in Alameda County, in connection with the arrest and charging of Ruipei Chen, LianLian Li and Xiquan Chen for violations of Health and Safety Code §11359 in Criminal Docket 24-CR-012068ABC. On April 25, 2025 , judicial forfeiture proceedings were commenced by the Alameda County District Attorney in Alameda County Superior Court, Civil Number 25CV120442 . You have until thirty (30) days from the date of the last publication of this notice to file a verified claim, unless you have received actual notice. The claim must state the nature and extent of any interest you hold in any of the property, must be verified, and must be filed with the Clerk of the Superior Court, Civil Division, 1225 Fallon Street, Oakland, California 94612-4292, or the property will be forfeited to the State. An endorsed copy of the claim must be served on the District Attorney, Room 900, 1225 Fallon Street, Oakland, within thirty (30) days of the filing of your claim. Claim forms may be obtained from the Office of the Clerk, Civil Division, Forms Section. In the case where a contested hearing is held you will have the following rights which include but are not limited to: you have the right to use the subpoena powers of the court and order witnesses to attend, you have a right to testify on your own behalf, submit evidence showing the legitimacy of the seized assets, and a right to cross examine the petitioner's witnesses. This is a civil action, you have the additional right to represent yourself or hire your own attorney, and there is no right to appointed counsel in this case. If no claim is properly filed within the time allowed, the property will be ordered forfeited to the State, to be disposed of according to law. DATED: May 1, 2025
URSULA JONES DICKSON District Attorney By: Suzanne Simpkins Deputy District Attorney Attorney for Petitioner 5/5, 5/12, 5/19/25

OK-3922885#

NOTICE OF NON-JUDICIAL FORFEITURE PROCEEDINGS Action Number AF 2025-033 On March 25, 2025, at 2865 E. 16 th St, Apt. #2, Oakland, California officers of the Oakland Police Department seized property for forfeiture due to violations of the California Health and Safety Code. The approximate value of the property is: \$9,113.00. The seized property is described as: Currency of the United States of America. Pursuant to Section 11488.4(i) of the Health and Safety Code, proceedings to forfeit this

property administratively are underway. If you have a legal interest in this property, you must, within thirty (30) days from the date of the last publication of this notice, unless you have received actual notice, file a verified claim stating the nature and extent of your interest, with the Clerk of the Superior Court, Rene C. Davidson Courthouse, Civil Division, 1225 Fallon Street, Oakland, California 94612. An endorsed copy of the verified claim must be served on the District Attorney, 5149 Gleason Drive, #220, Dublin, CA 94568, within thirty (30) days of the filing of the claim . If your claim is properly filed, the District Attorney will decide whether to file a Petition for Forfeiture with the Superior Court to contest your claim. In the case where a Petition is filed and a contested hearing is held you will have the following rights which include but are not limited to: you have the right to use the subpoena powers of the court and order witnesses to attend, you have a right to testify on your own behalf, submit evidence showing the legitimacy of the seized assets, and a right to cross examine the petitioner's witnesses. This is a civil action, you have the additional right to represent yourself or hire your own attorney, and there is no right to appointed counsel in this case. If no claim is properly filed within the time allowed, the property will be ordered forfeited to the State, to be disposed of according to law. DATED: May 1, 2025
URSULA JONES DICKSON District Attorney By: Suzanne Simpkins Deputy District Attorney Attorney for Petitioner 5/5, 5/12, 5/19/25

OK-3922782#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GAYLA DIONNE NEWSOME AKA GAYLA D. NEWSOME AKA GAYLA NEWSOME AKA ANDREA GAYLA DIONNE NEWSOME AKA ANDREA NEWSOME CASE NO. 25PR111308
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GAYLA DIONNE NEWSOME AKA GAYLA D. NEWSOME AKA GAYLA NEWSOME AKA ANDREA GAYLA DIONNE NEWSOME AKA ANDREA NEWSOME.
A PETITION FOR PROBATE has been filed by MAIYA EDGERLY in the Superior Court of California, County of ALAMEDA.
THE PETITION FOR PROBATE requests that MAIYA EDGERLY 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: 06/18/25 at 9:45AM in Dept. 202 located at 2120 MARTIN LUTHER KING JR. WAY, BERKELEY, CA 94704
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.

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
ERIK P. LARSON - SBN 210098
SPENCER T. MALYSIAK LAW CORPORATION
3500 DOUGLAS BL STE 200
ROSEVILLE CA 95661
Telephone (916) 788-1020
5/12, 5/13, 5/19/25

OK-3925380#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARGARET BRADFORD CASE NO. 25PR120968
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARGARET BRADFORD
A Petition for Probate has been filed by JOE L. SESSION in the Superior Court of California, County of ALAMEDA.
The Petition for Probate requests that JOE L. SESSION 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 on JUNE 16, 2025 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.
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
DEBORA YOUNG - SBN 250106
YOUNG LAW FIRM
11500 W. OLYMPIC BLVD., SUITE

(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: PETER SHELTON, PETER SHELTON LAW, 2041 BANCROFT WAY, #206, BERKELEY, CA 94704, Telephone: 510-394-5483
5/9, 5/12, 5/19/25

OK-3924805#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARGO ANN REID CASE NO. 25PR120765
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARGO ANN REID.
A PETITION FOR PROBATE has been filed by ELIZABETH J. REID in the Superior Court of California, County of ALAMEDA.
THE PETITION FOR PROBATE requests that ELIZABETH J. REID 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: 06/06/25 at 9:45AM in Dept. 201 located at 2120 MARTIN LUTHER KING JR. WAY, BERKELEY, CA 94704
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
DEBORA YOUNG - SBN 250106
YOUNG LAW FIRM
11500 W. OLYMPIC BLVD., SUITE

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

400
LOS ANGELES CA 90064
Telephone (310) 444-3003
5/5, 5/6, 5/12/25

OK-3922744#

NOTICE OF HEARING
DECEDENT'S ESTATE OR TRUST
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ALAMEDA
CASE NUMBER: 24PR081159
ESTATE OF: STEPHEN L. ALBERTI
AKA STEPHEN LOUIS ALBERTI AKA
STEPHEN ALBERTI

1. NOTICE is given that: Stephanie Alberti, Personal Representative has filed FIRST & FINAL REPORT OF PERSONAL REPRESENTATIVE ON WAIVER OF ACCOUNT & PETITION FOR ITS APPROVAL, FOR ALLOWANCE OF STATUTORY ATTORNEY FEES, AND FOR ORDER OF FINAL DISTRIBUTION.
2. You may refer to the filed documents for more information. (Some documents filed with the court are confidential.)
3. A HEARING on the matter will be held as follows:
a. Date: June 9, 2025 Time: 9:30 a.m.
Dept. 202 Room: N/A
b. Address of Court: 2120 Martin Luther King Jr Way, Berkeley, CA 94704
Janice Crosetti-Edwards, Esq., SBN100373
Law Offices of Crosetti & Titmus
3445 Golden Gate Way
Mailing Address: PO Box 1428, Lafayette, CA 94549
925-299-2030
5/8, 5/9, 5/12/25

OK-3922706#

SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF ALAMEDA
In re:
THE WILLIE LEE BROWN AND HOSEANN BROWN REVOCABLE LIVING TRUST, DATED JUNE 29, 2006
NOTICE TO CREDITORS AND CONTINGENT CREDITORS OF HOSEANN HARRIETT BROWN, DECEASED SETTLOR OF THE WILLIE LEE BROWN AND HOSEANN BROWN REVOCABLE LIVING TRUST, DATED JUNE 29, 2006
California Probate Code Section 19040
NOTICE IS HEREBY GIVEN to creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the ALAMEDA COUNTY SUPERIOR COURT LOCATED AT 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704, and deliver pursuant to California Probate Code Section 1215 a copy to ENDY UKOHA-AJIKE, Attorney for DIANE LEWIS, TRUSTEE OF THE WILLIE LEE BROWN AND HOSEANN BROWN REVOCABLE LIVING TRUST, DATED JUNE 29, 2006 wherein the decedents were the settlor, at 3640 Grand Ave., Suite 204, Oakland, CA 94610, within the later of four months after MAY 5, 2025,(the date of 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. 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.
Dated:
Endy Ukoha-Ajike, Attorney Attorney for DIANE LEWIS & SHERRY DAVIS, TRUSTEES OF THE WILLIE LEE BROWN AND HOSEANN BROWN REVOCABLE LIVING TRUST, DATED JUNE 29, 2006
The Ukoha-Ajike Law Group, P.C.
3640 Grand Ave., Suite 204
Oakland, CA 94610
5/5, 5/12, 5/19/25

OK-3922624#

Notice of Sale
of Real Property
at Private Sale
Case No. RP23139689

In the Superior Court of the State of California, for the County of Alameda
In the Matter of the Estate of Edna Milner, conservatee.

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 05/19/2025 at the office of 6955 Foothill Blvd. Oakland, CA 94605, all the right, title and interest of said conservatee, in and to all the certain Real property, situated in the City of Fremont, County of Alameda, State of California, particularly described as follows:
The Real Property located at 34607 Wells Ave. Fremont CA 94555
LOT 13, of TRACT 4131, FILED APRIL 15, 1980, IN BOOK 117 of MAPS, PAGES 86 and 87, ALAMEDA COUNTY RECORDS. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY NORTHWOOD HOMES, INC., A CALIFORNIA CORPORATION, FILED APRIL 15, 1980, INSTRUMENT NO. 8G-067815, ALAMEDA COUNTY RECORDS, WHICH ARE HEREBY ADOPTED AND MADE A PART HEREOF.
APN: 543-0403-099
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, in form of cashier check made out to Placer Title, 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.
Dated 04/30/2025
S/ Faith M. Battles, Alameda County Public Guardian
Personal Representative of the Estate.
Attorney(s) at Law:
Donna Ziegler, County Counsel
5/2, 5/5, 5/12/25

OK-3922230#

NOTICE OF PETITION TO ADMINISTER ESTATE OF HOWARD RICHARD ORGERA
CASE NO. 25PR120230
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: HOWARD RICHARD ORGERA
A Petition for Probate has been filed by SUSAN ORGERA in the Superior Court of California, County of ALAMEDA.
The Petition for Probate requests that SUSAN ORGERA 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 on JUNE 9, 2025 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.
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: GRANT TOEPPEN, 11501 DUBLIN BLVD., SUITE 200, DUBLIN, CA 94568, Telephone: 925-336-3632
5/2, 5/5, 5/12/25

OK-3922191#

NOTICE OF PETITION TO ADMINISTER ESTATE OF TERRANCE ERVEN
CASE NO. 25PR120524
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TERRANCE ERVEN
A Petition for Probate has been filed by HEATHER ERVEN in the Superior Court of California, County of ALAMEDA.
The Petition for Probate requests that HEATHER ERVEN 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 on 6/13/2025 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.
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: TERESA L. GREEN 219450, CAMPBELL GREEN LLP, 1970 BROADWAY SUITE 625, OAKLAND, CA 94612, Telephone: 510-832-0742
5/2, 5/5, 5/12/25

OK-3922022#

PUBLIC AUCTION/
SALES

2017 HOND ACCORD VIN# 1HGCR2F56HA076461 NV LIC# 155W51 LIEN SALE: 5/27/2025 AT: 10:00 AM 41585 ALBRAE ST, FREMONT, CA 94538 5/12/25

OK-3925872#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No. CA-24-1001315-CL Order No.: FIN-24013060 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/18/2007. 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 drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): **James E Curtis, a married man as his sole and separate property** Recorded: **4/27/2007** as Instrument No. **2007165197** and modified as per Modification Agreement recorded 6/25/2010 as Instrument No. 2010178208 of Official Records in the office of the Recorder of **ALAMEDA** County, California; Date of Sale: **6/12/2025 at 9:00 AM** Place of Sale: **On the Fallon Street Steps of the Alameda County Courthouse located at 1225 Fallon Street, Oakland, CA 94612** Amount of unpaid balance and other charges: **\$474,168.94** The purported property address is: **5335 BROADWAY TERRACE #204, OAKLAND, CA 94618** Assessor's Parcel No.: **48A-7031-48** Legal Description: **Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto.**A Condominium comprised of Parcel A: Unit 204, including Balcony No. B-204, as shown on that certain Condominium Plan hereinafter referred to as the Plan Excepting therefrom the following 1 - Any portion of the Common Area lying within said Unit 2 - Easements through said Unit, appurtenant to the Common Area and all other Units, for support and repair of the Common Area and all other Units Parcel B: Together with the following appurtenant easements
1 - Non-exclusive easements for support of said Parcel A through the Common Area and for repair of said Parcel A through all other Units and through the Common Area 2 - An exclusive easement to use Parking Space No. PS-13 as shown on the Plan Excepting therefrom, the non-exclusive easements described herein as Parcel D. Parcel C: An undivided Six and 41/100 percent (6.41%) interest as tenant in common in and to the Common Area, as shown on the Plan Excepting therefrom the following: 1 - Non-exclusive easements appurtenant to all Units for support and repair, and 2 - Exclusive easements appurtenant to each Unit for of Parking Spaces not granted herein, for use of the other Units, as shown on the Plan. Parcel D: Together with non-exclusive easements appurtenant to the Common Area through each Unit and Parking Space for support and repair of the Common Area. **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** for information regarding the trustee's sale or visit this internet website **http://**

www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: **CA-24-1001315-CL**. 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 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 **619-645-7711**, or visit this internet website **http://www.qualityloan.com**, using the file number assigned to this foreclosure by the Trustee: **CA-24-1001315-CL** 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. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-1001315-CL and call (866) 645-7711 or login to: **http://www.qualityloan.com**. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-1001315-CL IDSPub #0248145 5/12/2025 5/19/2025 5/26/2025 5/12, 5/19, 5/27/25**

OK-3923281#

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