

(510) 272-4747

# LEGAL NOTICES

FAX (510) 465-1657

**NOTICE OF PUBLIC HEARING**

Public Notice is hereby given that a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “*Code*”), will be held by the City of Oakland on Wednesday, May 21, 2025, at 10:00 a.m. local time, or as soon thereafter as the matter may be heard, and will be held by toll-free teleconference accessible by dialing (844) 854-2222, and when prompted, by entering Access Code 920111, regarding the proposed issuance by the California Municipal Finance Authority (the “*Authority*”) of its revenue bonds in one or more series in an aggregate principal amount not to exceed \$205,000,000 (the “*Series 2025 Bonds*”). The proceeds of the Series 2025 Bonds will be loaned to HumanGood, HumanGood NorCal, HumanGood SoCal or HumanGood Fresno, each a California nonprofit public benefit corporation and an organization described in Section 501(c)(3) of the Code, or a tax-exempt affiliate thereof that is a related party (collectively, the “*Borrower*”). The proceeds of the Series 2025 Bonds will be applied, together with other available funds, (a) in a principal amount not to exceed \$35,000,000, to refund all or a portion of the outstanding \$52,080,000 original principal amount California Statewide Communities Development Authority Revenue Bonds, Series 2015 (American Baptist Homes of the West) (the “*Series 2015 NorCal Bonds*”), (b) in a principal amount not to exceed \$40,000,000, to refund all or a portion of the outstanding \$47,900,000 original principal amount California Municipal Finance Authority Senior Living Revenue Bonds (Southern California Presbyterian Homes) Series 2015 (the “*Series 2015 SoCal Bonds*”), (c) in a principal amount not to exceed \$15,000,000, to refund all or a portion of the outstanding \$15,480,000 original principal amount California Municipal Finance Authority Revenue and Refunding Bonds, Series 2020A (HumanGood – California Obligated Group) (the “*Series 2020A Bonds*”), (d) in a principal amount not to exceed \$60,000,000, to refund all or a portion of the outstanding \$64,765,000 original principal amount California Municipal Finance Authority Revenue and Refunding Bonds, Series 2020B (HumanGood – California Obligated Group) (the “*Series 2020B Bonds*”), (e) in a principal amount not to exceed \$55,000,000, to finance or reimburse the cost of constructing, building, remodeling, renovating, rehabilitating, upgrading, furnishing and equipping certain of the Borrower’s continuing care retirement communities (the “*Communities*”) located in several jurisdictions throughout the state of California, including in the City of Oakland, (f) to pay a portion of the interest on the Series 2025 Bonds, if deemed necessary or advisable by the Authority or the Borrower, (g) to provide working capital to the Borrower, if deemed necessary or advisable by the Authority or the Borrower, (h) to fund a debt service reserve fund, if deemed necessary or advisable by the Authority or the Borrower, and (i) to pay certain expenses incurred in connection with the issuance of the Series 2025 Bonds. The Series 2025 Bonds will be issued as qualified 501(c)(3) bonds pursuant to Section 145 of the Code.

The proceeds of the Series 2015 NorCal Bonds were used, among other things, to (1) refund all or a portion of the \$50,000,000 original principal amount California Statewide Communities Development Authority Variable Rate Demand Revenue Bonds, Series 2006 (American Baptist Homes of the West) (the “*Series 2006 Bonds*”), (2) finance or reimburse the cost of the remodeling, renovation, furnishing and equipping of the Borrower’s continuing care facilities located in several jurisdictions, including the City of Oakland, (3) pay a portion of the interest on the Series 2015 NorCal Bonds, (4) provide working capital to the Borrower, (5) fund a debt service reserve fund, and (6) pay certain expenses incurred in connection with the issuance of the Series 2015 NorCal Bonds.

Public approval by each local jurisdiction has been or will be obtained following a public notice and public hearing regarding the Series 2025 Bonds and the Communities financed in that local jurisdiction. A portion of the proceeds of the Series 2025 Bonds in a principal amount not to exceed \$20,000,000 will be used to finance expenditures for various renovations to existing infrastructure and upgrades to housing units and amenities at the following continuing care retirement community located in the City of Oakland: Piedmont Gardens located at 110 41st Street, Oakland, California, 94611. A portion of the proceeds of the Series 2025 Bonds will be used to refund all or a portion of the Series 2015 NorCal Bonds, a portion of the proceeds of which were used to finance or refinance expenditures at Piedmont Gardens located at 110 41st Street, Oakland, California, 94611.

All property and facilities to be financed or refinanced with the proceeds of the Series 2025 Bonds have been and will be owned and principally used operated by the Borrower.

The Series 2025 Bonds and the obligation to pay principal of and interest thereon and any redemption premium with respect thereto do not constitute indebtedness or an obligation of the City of Oakland, the Authority, the State of California or any political subdivision thereof, within the meaning of any constitutional or statutory debt limitation, or a charge against the general credit or taxing powers of any of them. The Series 2025 Bonds shall be a limited obligation of the Authority, payable solely from certain revenues duly pledged therefor and generally representing amounts paid by the Borrower.

Interested persons wishing to express their views on the issuance of the Series 2025 Bonds or on the nature and location of the continuing care community in the City of Oakland proposed to be financed or refinanced may attend the public hearing by teleconference or, prior to the time of the hearing, submit written comments to Finance Department – Treasury Bureau of the City of Oakland, 150 Frank H. Ogawa Plaza, Suite 5330, Oakland, California 94612.

Additional information concerning the above matter may be obtained from Bethany Ghassemi, HumanGood General Counsel, 1900 Huntington Drive, Duarte, California, 91010.

NOTICE DATED: May 14, 2025.

**BULK SALES**

**NOTICE TO CREDITORS OF BULK SALE**  
(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.)

Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: T&J Company, a California corporation 33460 Fremont Blvd. #F, Fremont, CA 94555 The individuals, partnership, or corporate names and the business addresses of the buyer are: Golden Dreams Group, Inc. 33460 Fremont Blvd. #F, Fremont, CA 94555 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Ten Seconds Rice Noodle AND ARE LOCATED AT: 33460 Fremont Blvd. #F, Fremont, CA 94555. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before June 2, 2025. The last date to file claims is May 30, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER’S SIGNATURE: Golden Dreams Group, Inc. By: Danny Khoo, Chief Executive Officer 5/14/25

**OK-3925795#**

**CIVIL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV120470  
Superior Court of California, County of

ALAMEDA  
Petition of: ALECIA JOY ANDREWS for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner ALECIA JOY ANDREWS filed a petition with this court for a decree changing names as follows:  
ALECIA JOY ANDREWS to ADRIAN JACKALOPE ANDREWS  
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: 9/5/2025, Time: 9:30 AM, Dept.: 514,  
The address of the court is 24405 AMADOR STREET HAYWARD, CA 94544 (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: 04/25/2025  
THOMAS NIXON  
Judge of the Superior Court  
5/7, 5/14, 5/21, 5/28/25

**OK-3923958#**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV120645  
Superior Court of California, County of ALAMEDA  
Petition of: NANCY WEN LI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner NANCY WEN LI filed a petition with this court for a decree changing names as follows:  
NANCY WEN LI to JUI YUN WEN  
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: 8/8/2025, Time: 9:30 A.M., Dept.: 514, Room: N/A  
The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544 (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: APRIL 30, 2025  
THOMAS J. NIXON  
Judge of the Superior Court  
5/7, 5/14, 5/21, 5/28/25

**OK-3923787#**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV120656  
Superior Court of California, County of ALAMEDA  
Petition of: ELTON YENPANG LI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner ELTON YENPANG LI filed a petition with this court for a decree changing names as follows:  
ELTON YENPANG LI to YENPANG LI  
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: 8/8/2025, Time: 9:30 A.M., Dept.: 514, Room: N/A  
The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544 (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: APRIL 30, 2025  
THOMAS J. NIXON  
Judge of the Superior Court  
5/7, 5/14, 5/21, 5/28/25

**OK-3923524#**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV110796  
Superior Court of California, County of ALAMEDA  
Petition of: PAULA JIAOLONG BURGER-WU for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner PAULA JIAOLONG BURGER-WU filed a petition with this court for a decree changing names as follows:  
PAULA JIAOLONG BURGER-WU to JIAOLONG WU  
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: 6/6/2025, Time: 9:30 A.M., Dept.: 514, Room: N/A  
The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94541 (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: FEBRUARY 18, 2025  
THOMAS J. NIXON  
Judge of the Superior Court  
5/7, 5/14, 5/21, 5/28/25

**OK-3922631#**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV119587

Superior Court of California, County of ALAMEDA  
Petition of: KEVIN AUSTIN for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner KEVIN AUSTIN filed a petition with this court for a decree changing names as follows:  
KEVIN ARLINZO ALEXANDER to KEVIN ARLINZA ALEXANDER AUSTIN  
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: 08/29/2025, Time: 9:30AM, Dept.: 514, Room: 108  
The address of the court is 24405 AMADOR ST., HAYWARD, CA 94544 (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: APR 21, 2025  
THOMAS J. NIXON  
Judge of the Superior Court  
4/30, 5/7, 5/14, 5/21/25

**OK-3920781#**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV117891  
Superior Court of California, County of ALAMEDA  
Petition of: PERLA IVON MOLINA ON BEHALF OF AIDEN VITALI MORONES, A MINOR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner PERLA IVON MOLINA ON BEHALF OF AIDEN VITALI MORONES, A MINOR filed a petition with this court for a decree changing names as follows:  
AIDEN VITALI MORONES to AIDEN MERCADO  
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: 8/15/2025, Time: 9:30 A.M., Dept.: 514, Room: N/A  
The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544 (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: 4/7/2025  
THOMAS NIXON  
Judge of the Superior Court  
4/30, 5/7, 5/14, 5/21/25

**OK-3920114#**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV118041  
Superior Court of California, County of ALAMEDA  
Petition of: SHAWN MICHELLE LIVINGSTON for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SHAWN MICHELLE LIVINGSTON filed a petition with this court for a decree changing names as follows:  
SHAWN MICHELLE LIVINGSTON to SHAWN LIVINGSTON YORK  
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: 8/15/2025, Time: 9:30 A.M., Dept.: 514, Room: N/A  
The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544 (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: APRIL 9, 2025  
THOMAS NIXON  
Judge of the Superior Court  
4/23, 4/30, 5/7, 5/14/25

**OK-3917502#**

## FICTITIOUS BUSINESS NAMES

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614471  
Fictitious Business Name(s):  
JL COMMUNICATIONS, 42840 CHRISTY ST STE 201, FREMONT, CA 94538  
County of ALAMEDA  
Registrant(s):  
5M PROMOTIONS, INC., 42840 CHRISTY ST STE 201, FREMONT, CA 94538  
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].)  
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).  
5/14, 5/21, 5/28, 6/4/25

**OK-3925399#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614010  
Fictitious Business Name(s):  
PEOPLE’S EYE PHOTOGRAPHY, 484 LAKE PARK AVE #673, OAKLAND, CA 94610  
County of ALAMEDA  
Registrant(s):  
MALAIKA H. KAMBON, 484 LAKE PARK AVE #673, OAKLAND, CA 94610  
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].)  
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).  
5/14, 5/21, 5/28, 6/4/25

**OK-3925745#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614284  
Fictitious Business Name(s):  
WE ARE HEMP LLC, 913 E LEWELLING BLVD., HAYWARD, CA 94541  
County of ALAMEDA  
Registrant(s):  
WE ARE HEMP LLC, 913 E LEWELLING BLVD., HAYWARD, CA 94541  
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].)  
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).  
5/14, 5/21, 5/28, 6/4/25

**OK-3925409#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 613508  
Fictitious Business Name(s):  
CLAREMONT BRIDAL, 2907 CLAREMONT AVE 3220, BERKERY, CA 94705; MAILING ADDRESS: 1099 SILER PLACE, BERKERY, CA 94705,  
County of ALAMEDA  
Registrant(s):  
ANTING CHANG, 1099 SILER PLACE, BERKERY, CA 94705  
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/ ANTING CHANG  
This statement was filed with the County Clerk of Alameda County on MARCH 28, 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 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).  
5/14, 5/21, 5/28, 6/4/25

**OK-3925475#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614222  
Fictitious Business Name(s):  
MELT N DRIZZLE, 40645 FREMONT BLVD #8, FREMONT, CA 94538  
County of ALAMEDA

Mailing Address: 2108 N St Ste N, Sacramento, CA 95816  
Registrant(s):  
AYNN LLC, 2108 N ST STE N, SACRAMENTO, CA 95816  
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].)  
AYNN LLC  
S/ Nayeem Sadiq Shaik, Member  
This statement was filed with the County Clerk of Alameda County on 04/30/2025.  
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).  
5/14, 5/21, 5/28, 6/4/25

**OK-3925399#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614010  
Fictitious Business Name(s):  
PEOPLE’S EYE PHOTOGRAPHY, 484 LAKE PARK AVE #673, OAKLAND, CA 94610  
County of ALAMEDA  
Registrant(s):  
MALAIKA H. KAMBON, 484 LAKE PARK AVE #673, OAKLAND, CA 94610  
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/ MALAIKA H. KAMBON,  
This statement was filed with the County Clerk of Alameda County on 04/18/2025.  
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).  
5/14, 5/21, 5/28, 6/4/25

**OK-3924409#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 613508  
Fictitious Business Name(s):  
CLAREMONT BRIDAL, 2907 CLAREMONT AVE 3220, BERKERY, CA 94705; MAILING ADDRESS: 1099 SILER PLACE, BERKERY, CA 94705,  
County of ALAMEDA  
Registrant(s):  
ANTING CHANG, 1099 SILER PLACE, BERKERY, CA 94705  
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/ ANTING CHANG  
This statement was filed with the County Clerk of Alameda County on MARCH 28, 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







(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613676  
Fictitious Business Name(s):  
SUSHI PLACE, 1603 2ND AVE, OAKLAND, CA 94606 County of ALAMEDA  
Registrant(s):  
JIA RONG LIANG, 1603 2ND AVE, OAKLAND, CA 94606  
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/ JIA RONG LIANG,  
This statement was filed with the County Clerk of Alameda County on 04/04/2025.  
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 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).  
4/23, 4/30, 5/7, 5/14/25

OK-3917019#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 614269  
Fictitious Business Name(s):  
PAUL STEVEN CONSULTING, 4341 2ND ST, PLEASANTON, CA 94566 County of ALAMEDA  
Registrant(s):  
MARK MCCONVILLE, 4341 2ND ST, PLEASANTON, CA 94566  
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/ MARK MCCONVILLE,  
This statement was filed with the County Clerk of Alameda County on 05/01/2025.  
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).  
5/14, 5/21, 5/28, 6/4/25

OK-3911358#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 614179  
Fictitious Business Name(s):  
UNIQUE EUPHORIA, 385 Adams St Apt 5, Oakland, CA 94610 County of ALAMEDA  
Mailing Address: 385 Adams St Apt 5, Oakland, CA 94610  
Registrant(s):  
REED BAILEY ENTERPRISES LLC, 3400 COTTAGE WAY, STE G2 #24925, SACRAMENTO, CA 95825  
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].)  
REED BAILEY ENTERPRISES LLC  
S/ PIAGET BAILEY, MANAGING MEMBER,  
This statement was filed with the County Clerk of Alameda County on 04/28/2025.  
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).  
5/7, 5/14, 5/21, 5/28/25

OK-3908265#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613929  
Fictitious Business Name(s):  
ONTASK VAP SERVICES, 260 BROOKLYN BASIN WAY UNIT 625, OAKLAND, CA 94606 County of ALAMEDA  
Registrant(s):  
CICELY WILLIAMS, 260 BROOKLYN BASIN WAY UNIT 625, OAKLAND, CA 94606  
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/ CICELY WILLIAMS, OWNER,  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3906168#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613933  
Fictitious Business Name(s):  
OY VEY CRAFTS, 104 SUNNYSIDE AVE, PIEDMONT, CA 94611 County of ALAMEDA  
Registrant(s):  
ANDREA VOLLMER, 104 SUNNYSIDE AVE, PIEDMONT, CA 94611  
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/ ANDREA VOLLMER, OWNER,  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904369#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613926  
Fictitious Business Name(s):  
RTC CALIBRATION AND SURFACE PREP, 2601 BLANDING AVE STE C #246, ALAMEDA, CA 94501 County of ALAMEDA  
Registrant(s):  
MICHAEL KIM, 2601 BLANDING AVE STE C #246, 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/ MICHAEL KIM, OWNER  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904350#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613931  
Fictitious Business Name(s):  
APEX PROPERTY MAINTENANCE, 1468 EAST AVE, HAYWARD, CA 94541 County of ALAMEDA  
Registrant(s):  
FRANKLIN DIBLASI, 1468 EAST AVE, 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/ FRANKLIN DIBLASI, MEMBER  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904334#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613922  
Fictitious Business Name(s):  
PARADISE TRAVEL SEEKERS, 6200 STONERIDGE MALL RD SUITE 300, PLEASANTON, CA 94588 County of ALAMEDA  
Registrant(s):  
BRILLIANT SEEKERS LLC, 2108 N ST STE N, SACRAMENTO, CA 95816  
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/ MARICAR CARSON, MEMBER  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904333#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613923  
Fictitious Business Name(s):  
GDOB PUBLISHING, 657 CAPISTRANO DR, OAKLAND, CA 94603 County of ALAMEDA  
Registrant(s):

GREGORY WILLIAMS, 657 CAPISTRANO DR, OAKLAND, CA 94603  
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/ GREGORY WILLIAMS, OWNER  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904328#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613925  
Fictitious Business Name(s):  
RUGGED AI SOLUTIONS, 5561 COSMOS CMN, FREMONT, CA 94538 County of ALAMEDA  
Registrant(s):  
WRAYZE SOLUTIONS LLC, 5561 COSMOS CMN, FREMONT, CA 94538  
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].)  
WRAYZE SOLUTIONS LLC  
S/ TOM WANG, MEMBER  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904316#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613928  
Fictitious Business Name(s):  
BEVEL & AWL, 2600 AMANTEA WAY, DUBLIN, CA 94568 County of ALAMEDA  
Registrant(s):  
PEAK BROAD VENTURES LLC, 2600 AMANTEA WAY, 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].)  
PEAK BROAD VENTURES LLC  
S/ AHMAD AI-SALMAN, MEMBER  
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).  
4/30, 5/7, 5/14, 5/21/25

OK-3904315#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613822  
Fictitious Business Name(s):  
Selby Wealth Management, 1900 Powell Street, Suite 700, Emeryville, CA 94608 County of ALAMEDA  
Mailing Address: 42 VIA LA CUMBRE, GREENBRAE, CA 94904  
Registrant(s):  
Selby Wealth Management, LLC, 42 VIA LA CUMBRE, GREENBRAE, CA 94904  
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].)  
Selby Wealth Management, LLC  
S/ ROBERT WELLS, MANAGING MEMBER,  
This statement was filed with the County Clerk of Alameda County on 04/11/2025.  
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).  
4/23, 4/30, 5/7, 5/14/25

OK-3903940#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613821  
Fictitious Business Name(s):  
The Gideon Chronicles, 248 3rd Street #1239, Oakland, CA 94607 - 4375 County of ALAMEDA  
Mailing Address: 248 3rd Street #1239, Oakland, CA 94607 - 4375  
Registrant(s):  
Nankhat Felock, 248 3rd Street #1239, Oakland, CA 94607  
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/ Nankhat Felock  
This statement was filed with the County Clerk of Alameda County on 04/11/2025.  
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).  
4/23, 4/30, 5/7, 5/14/25

OK-3902430#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613477  
Fictitious Business Name(s):  
DOUBLE M MEDIA, 2600 AMANTEA WAY, DUBLIN, CA 94568 County of ALAMEDA  
Registrant(s):  
PEAK BROAD VENTURES LLC, 2600 AMANTEA WAY, 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 11/27/2024.

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].)  
PEAK BROAD VENTURES LLC  
S/ AHMED AJ-SALAMN, MEMBER  
This statement was filed with the County Clerk of Alameda County on 03/26/2025.

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).  
4/23, 4/30, 5/7, 5/14/25

OK-3899632#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 613811  
Fictitious Business Name(s):  
Kidder Mathews, 7901 Stoneridge Drive, Suite 211, Pleasanton, CA 94588 County of ALAMEDA  
Mailing Address: 1201 Pacific Avenue Suite 1400, Tacoma, WA 98402  
Registrant(s):  
Kidder Mathews of California Inc, 1201 Pacific Avenue Suite 1400, Tacoma, WA 98402  
Business conducted by: a Corporation  
The registrant began to transact business using the fictitious business name(s) listed above on 1/1/2014.

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].)  
Kidder Mathews of California Inc  
S/ D. WILLIAM FRAME, III, CEO ,  
This statement was filed with the County Clerk of Alameda County on 04/11/2025.  
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).  
4/23, 4/30, 5/7, 5/14/25

OK-3892494#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN HOWELL WILLIAMSON CASE NO. 25PR121600

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOHN HOWELL WILLIAMSON

A Petition for Probate has been filed by EVELYN MAY WILLIAMSON in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that EVELYN MAY WILLIAMSON be appointed as personal representative to administer the estate of the decedent.

The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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.



(510) 272-4747

A hearing on the petition will be held in this court on 6/20/2025 at 9:45 A.M. in Dept. 201 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: EVELYN MAY WILLIAMSON, 4058 WHITTLE AVE, OAKLAND, CA 94602, Telephone: 510-253-6138 5/13, 5/14, 5/20/25

OK-3925752#

PUBLIC AUCTION/ SALES

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 **10:00 AM** on **May 30th, 2025** at [www.selfstorageauction.com](http://www.selfstorageauction.com).

The property is stored at: **STORAGEPRO IN HAYWARD 1820 PACHECO WAY HAYWARD, CA 94544** NAME OF TENANT **Shane D Olberg Wilbert Brown Bilal Muhammad Alma Villalobos Hector Vargas Kevin Cumble Langaola Filimoeahala Leandre Wright Candis Martin-Black Michael Brandenburg Monica L Lucero Peter Sanchez**

5/14/25 OK-3926218#

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.storagetreasures.com](http://www.storagetreasures.com) on the 28<sup>th</sup> day of May, 2025, at 3:00 PM, where said property is stored at Allsafe Self-Storage, 6250 Sierra Lane, in the City of Dublin, County of Alameda, State of California. Furniture, boxes, electronics, tools, appliances, sports and outdoor equipment, and other effects of the general household or business inventory stored by or for the parties:

NAME: Berberat, Mia Johns, Elizabeth R /Make Your Way Jones, Osei 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 925.551.5959 5/14, 5/21/25

OK-3925964#

TRUSTEE SALES

T.S. No.: 250110033-5 Loan No.: 0240 Order No. 95530740 APN: 021-0272-003-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2023. 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: Illuminate Properties & Investments Capital Group LLC Duly Appointed Trustee: Mortgage Lender Services Recorded 3/22/2023 as Instrument No. 2023033249 in book N/A, page N/A of Official Records in the office of the Recorder of Alameda County, California, Date of Sale: 6/3/2025 at 12:00 PM Place of Sale: At the Fallon Street emergency exit to the Alameda County Courthouse, 1225 Fallon St., Oakland, CA 94612 Amount of unpaid balance and other charges: \$716,190.99 (estimated) Street Address or other common designation of real property: 725 East 21st Street Oakland, CA 94606 Legal Description: PLEASE SEE ATTACHED EXHIBIT "A" EXHIBIT "A" LEGAL DESCRIPTION BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF EAST 21ST STREET, DISTANT THEREON NORTHWESTERLY 99 FEET 6-19/32 INCHES FROM THE INTERSECTION THEREOF WITH THE NORTHWESTERN LINE OF 8TH AVENUE; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF EAST 21ST STREET, 50 FEET; THENCE AT RIGHT ANGLES SOUTHWESTERLY 100 FEET; THENCE AT RIGHT ANGLES SOUTHEASTERLY 50 FEET; THENCE AT RIGHT ANGLES NORTHEASTERLY 100 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF BLOCK 125, AS SAID BLOCK IS SHOWN ON THE "MAP OF CLINTON AS SURVEYED BY H. A. HIGLEY", FILED JUNE 10, 1854, IN BOOK B OF DEEDS, PAGE 537, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY. 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 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 250110033-5. 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 (916) 939-0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 250110033-5 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: 5/6/2025 Mortgage Lender Services 7844 Madison Avenue #145 Fair Oaks, CA 95628 Phone: 916-962-3453 Sale Line: (916) 939-0772 BY: Lauren Meyer, Vice President OKA0474204 TO: INTER CITY EXPRESS 05/14/2025, 05/21/2025, 05/28/2025 5/14, 5/21, 5/28/25

OK-3926610#

NOTICE OF TRUSTEE'S SALE T.S. No. 24-01984-QQ-CA Title No. 240350810-CA-VOI A.P.N. 044-5052-004-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/28/2022. 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: Troy Gak Mattos, a married man, as his sole and separate property and Raymond Carter, a single man and Raymond Carter, Jr., a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/15/2022 as Instrument No. 2022142963 (or Book, Page) of the Official Records of Alameda County, California. Date of Sale: : 06/12/2025 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: \$451,122.61 Street Address or other common designation of real property: 9143 Date St, Oakland, CA 94603-1111 A.P.N.: 044-5052-004-00 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 24-01984-QQ-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 24-01984-QQ-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: 04/25/2025 National Default Servicing Corporation c/o Tiffany & 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-FN4841562 05/14/2025, 05/21/2025, 05/28/2025 5/14, 5/21, 5/28/25

OK-3925249#

T.S. No.: 24-32998 A.P.N.: 40-3327-37 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/4/2022. 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 drawn on a state or national bank, check drawn by a 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 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Keyo Romon

Johnson and Rasheeda West husband and wife, as joint tenants with the right of survivorship Duly Appointed Trustee: Vylla Solutions, LLC Recorded 2/3/2022 as Instrument No. 2022023838 in book NA, page NA of Official Records in the office of the Recorder of Alameda County, California , Described as follows: As more fully described in the Deed of Trust Date of Sale: 5/28/2025 at 12:00 PM Place of Sale: At the Fallon Street entrance to the County Courthouse, 1225 Fallon Street, Oakland, CA 94612 Amount of unpaid balance and other charges: \$548,242.05 (Estimated) Street Address or other common designation of real property: 7332 ARTHUR STREET OAKLAND, CA 94605 A.P.N.: 40-3327-37 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee'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 holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE. ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. 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) 758-8052 or visit this Internet Web site [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 24-32998. 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. For sales conducted after January 1, 2021: 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 (800) 758-8052, or visit this internet website [www.Xome.com](http://www.Xome.com), using the file number assigned to this case 24-32998 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. Date: 04/29/2025 Vylla Solutions, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (800) 758-8052 or [www.Xome.com](http://www.Xome.com) for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sales Specialist 5/7, 5/14, 5/21/25

OK-3922036#

APN: 049-1174-046-00 TS No.: 24-08933CA TSG Order No.: 240708370 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 24, 2012. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded December 31, 2012 as Document No.: 2012435805 of Official Records in the office of the Recorder of Alameda County, California, executed by: Charles V. Soper, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale 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 in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: May 29, 2025 Sale Time: 9:00 AM Sale Location: Fallon Street Steps Alameda County Courthouse, 1225 Fallon Street, Oakland, CA 94612 2 File No.:24-08933CA The street address and other common designation, if any, of the real property described above is purported to be: 1043 47th Street, Emeryville, CA 94608. 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 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 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: \$386,092.61 (Estimated) as of . Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08933CA. 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.



(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

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 (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-08933CA 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. 3 File No.:24-08933CA 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. For Pre Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: April 17, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 OAK0473391 To: INTER CITY EXPRESS 04/30/2025, 05/07/2025, 05/14/2025 4/30, 5/7, 5/14/25

OK-3921037#

Trustee Sale No. 132732-5 Loan No. SER3001 - lewis Title Order No. 95314199 APN 004-0099-002-00 TRA No. NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/20/2021. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. IRON OAK HOME LOANS, 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): ALEJANDRO SERRANO Deed of Trust: recorded on 07/28/2021 as Document No. 2021259927 of official records in the Office of the Recorder of Alameda County, California, Date of Trustee's Sale: 05/20/2025 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: BEGINNING AT A POINT ON THE WESTERN LINE OF LEWIS STREET, DISTANT THEREON, 100 FEET NORTHERLY FROM THE POINT OF INTERSECTION THEREOF, WITH THE NORTHERN LINE OF WEST 5TH STREET, SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 3, IN BLOCK 'A', AS SAID STREETS, LOT AND BLOCK ARE SHOWN ON THE MAP HEREIN REFERRED TO; RUNNING THENCE NORTHERLY ALONG SAID LINE OF LEWIS STREET, 54.30 FEET; THENCE WESTERLY IN A DIRECT LINE TO A POINT ON THE EASTERN LINE OF PERALTA STREET, DISTANT 168.57 FEET NORTHERLY FROM THE INTERSECTION THEREOF, WITH THE NORTHERN LINE OF WEST 5TH STREET; THENCE SOUTHERLY ALONG SAID LINE PERALTA STREET TO THE INTERSECTION THEREOF, WITH THE NORTHERN BOUNDARY LINE OF LOTS 1 AND 2 IN BLOCK 'A', ACCORDING TO THE MAP HEREIN REFERRED TO; THENCE EASTERLY ALONG SAID BOUNDARY LINE, 53 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF LOT 3 IN BLOCK 'A', AS SAID LOT AND BLOCK ARE SHOWN ON THE 'MAP OF THE BAY VIEW HOMESTEAD, OAKLAND', ETC., FILED APRIL 15, 1869, IN MAP BOOK 4, PAGE 5, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY. 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: 533 LEWIS STREET, OAKLAND, CA 94607. 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: \$632,477.27\* (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. \*The Note is additionally

secured by Deeds of Trust recorded on 07/27/2021 as Document No. 2021115444 in the Official Records of San Francisco County and 08/02/2021 as Document No. 2021264058 in the 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 132732-5. 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. Date: April 21, 2025 MORTGAGE

LENDER SERVICES, as Agent for IRON OAK HOME LOANS, INC., as Trustee 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) Lauren Meyer, Vice President MORTGAGE LENDER SERVICES MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. OAK0473576 To: INTER CITY EXPRESS 04/30/2025, 05/07/2025, 05/14/2025 4/30, 5/7, 5/14/25

OK-3921034#

Trustee Sale No. 132734-5 Loan No. SER3001 - patricia Title Order No. 95314201 APN 045-5371-005-06 TRA No. NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/20/2021. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. IRON OAK HOME LOANS, 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): ALEJANDRO SERRANO Deed of Trust: recorded on 08/02/2021 as Document No. 2021264058 of official records in the Office of the Recorder of Alameda County, California, Date of Trustee's Sale: 05/20/2025 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: LOT 11, AS SAID LOT IS SHOWN ON MAP ENTITLED TRACT 780 OAKLAND, ALAMEDA COUNTY, FILED AUGUST 30, 1946 IN BOOK 9 OF MAPS, PAGE 38 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY. 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: 10473 PATRICIA COURT, OAKLAND, CA 94603. 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: \$632,477.27\* (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. \*The Note is additionally secured by Deeds of Trust recorded on 07/27/2021 as Document No. 2021115444 in the Official Records of San Francisco County and 07/28/2021 as Document No. 2021259927 in the 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 132734-5. 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 132734-5 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: April 21, 2025 MORTGAGE LENDER SERVICES, as Agent for IRON OAK HOME LOANS, INC., as Trustee 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) Lauren Meyer, Vice President MORTGAGE LENDER SERVICES MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE OAK0473578 To: INTER CITY EXPRESS 04/30/2025, 05/07/2025, 05/14/2025 4/30, 5/7, 5/14/25

OK-3921033#

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