









(510) 272-4747

LEGAL NOTICES

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**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614330  
Fictitious Business Name(s): JUST A LID, 6251 SHELLMOUND ST 4412, EMERYVILLE, CA 94608 County of ALAMEDA  
Registrant(s): DARKSKY LLC, 6251 SHELLMOUND ST 4412, EMERYVILLE, CA 94608  
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].)  
DARKSKY LLC  
S/ MARIA SKIDANOVA, MANAGER  
This statement was filed with the County Clerk of Alameda County on 05/02/2025.  
NOTICE: In accordance with subdivision (a) of Section 17920, a fictitious name statement generally expires at the end of five years from the date on which it was filed in office of the county clerk, except, as provided in subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new fictitious business name statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a fictitious business name in violation of the rights of another under federal, state, or common law (see Section 14411 et seq., Business and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

**OK-3911111#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614192  
Fictitious Business Name(s): **RIVERCREST PARTNERS, 200 LAKESIDE DRIVE #605 OAKLAND, CA 94612**, County of ALAMEDA  
Registrant(s): BROOKWOOD EQUITIES LLC, 200 LAKESIDE DRIVE #605 OAKLAND, CA 94612; DELAWARE  
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/ CHRISTOPHER WHITE, MEMBER  
This statement was filed with the County Clerk of Alameda County on 04/29/2025.  
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).  
5/9, 5/16, 5/23, 5/30/25

**OK-3909979#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614219  
Fictitious Business Name(s): NorCal Piggy Bank, 224 E 15th St Apt 303, Oakland, CA 94606 County of ALAMEDA  
Mailing Address: 224 E 15th St Apt 303, Oakland, CA 94606  
Registrant(s): Alejandro Carlos Gorostieta, 224 E 15th St Apt 303, 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/ Alejandro Carlos Gorostieta  
This statement was filed with the County Clerk of Alameda County on 04/29/2025.  
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).  
5/2, 5/9, 5/16, 5/23/25

**OK-3909842#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 613964  
Fictitious Business Name(s): 1. Granite Insurance Brokers, 2. E-COMP, 3. E-COMP NOW!, 4. E-COMP PAY-AS-YOU-GO Insurance Solutions, 5. Curated Compliance, 6. CyberMax Project, 7. CyberMax Projects, 8. CyberMaxx Project, 9. CyberMaxx Projects, , 360 LINDBERGH AVENUE, LIVERMORE, CA 94551 County of ALAMEDA  
Registrant(s): GRANITE PROFESSIONAL INSURANCE BROKERAGE INC., 360 LINDBERGH AVENUE, LIVERMORE, CA 94551  
Business conducted by: a Corporation  
The registrant began to transact business using the fictitious business name(s) listed above on 9/1/2006.  
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].)  
GRANITE PROFESSIONAL INSURANCE BROKERAGE INC.  
S/ Shawn Edington, President  
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).  
4/25, 5/2, 5/9, 5/16/25

**OK-3909795#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614299  
Fictitious Business Name(s): Alternate Hair Solutions by Patty, 1522 Paru Street, Alameda, CA 94501 County of ALAMEDA  
Mailing Address: 1522 Paru Street, Alameda, CA 94501  
Registrant(s): Patricia Lipsey, 1522 Paru Street, 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/ Patricia Lipsey  
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).  
5/9, 5/16, 5/23, 5/30/25

**OK-3909469#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614260  
Fictitious Business Name(s): MCGUIRE OLSON REAL ESTATE TEAM, 900 MAIN ST. STE 101, PLEASANTON, CA 94566 County of ALAMEDA  
Registrant(s): LORI OLSON REAL ESTATE, INC., 900 MAIN ST STE 101, PLEASANTON, CA 94566  
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].)  
LORI OLSON REAL ESTATE, INC.  
S/ LORI OLSON, PRESIDENT  
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).  
5/16, 5/23, 5/30, 6/6/25

**OK-3909447#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614196  
Fictitious Business Name(s): **1SPECIMEN COLLECTORS, 1714 FRANKLIN STREET 100 OAKLAND, CA 94612**, County of ALAMEDA  
Registrant(s): STAR CHILD 10000 LLC, 1714 FRANKLIN STREET 100-279 OAKLAND, CA 94612; CALIFORNIA  
Business conducted by: A LIMITED LIABILITY COMPANY  
The registrant began to transact business using the fictitious business name(s) listed above on N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars [\$1,000].)  
/s/ ANSAR MUHAMMAD, MANAGER  
This statement was filed with the County Clerk of Alameda County on 04/29/2025  
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).  
5/9, 5/16, 5/23, 5/30/25

**OK-3909331#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614194  
Fictitious Business Name(s): **LAVISH BEAUTY, 1229 MACARTHUR BOULEVARD, SAN LEANDRO, CA 94577**, County of ALAMEDA  
Registrant(s): TRACY ROCHA, 1229 MACARTHUR BLVD SAN LEANDRO, CA 94577  
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/ TRACY ROCHA, OWNER  
This statement was filed with the County Clerk of Alameda County on 04/29/2025  
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).  
5/9, 5/16, 5/23, 5/30/25

**OK-3909322#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614262  
Fictitious Business Name(s): FREEDOM NARRATIVES FILM, 2816 VIOLA ST, OAKLAND, CA 94619 County of ALAMEDA  
Registrant(s): DAMALI ROBERTSON LLC, 643 VERANDA CIR, 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].)  
DAMALI ROBERTSON LLC  
S/ DAMALI ROBERTSON, MEMBER  
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).  
5/16, 5/23, 5/30, 6/6/25

**OK-3909223#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614261  
Fictitious Business Name(s): DIGICO LABS, 901 E 21ST STREET, OAKLAND, CA 94606 County of ALAMEDA  
Registrant(s): DIGICO LABS, LLC, 901 E 21ST STREET, OAKLAND, CA 94606  
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].)  
DIGICO LABS, LLC  
S/ DAVID WEISMANN, MANAGER  
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).  
5/9, 5/16, 5/23, 5/30/25

**OK-3909201#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. 614415  
Fictitious Business Name(s): 1. Clicknpak, 2. Primisland, 3. TecaTek, 4. Michlene, 5. Blockbuster Games, 6. Sourcefornia, 7. Reddies Games, 8. NilezSprings, 9. Chart to Success, 10. UniSparkle, 11. Yabreezan, 12. Skeyez, 36215 Cabrillo Drive, Fremont, CA 94536 County of ALAMEDA  
Mailing Address: 36367 Pizarro Dr, Fremont, CA 94536  
Registrant(s): EndSource LLC, 36367 Pizarro Dr, Fremont, CA 94536  
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].)  
EndSource LLC  
S/ EDDIE RAMBARAN, PRESIDENT  
This statement was filed with the County Clerk of Alameda County on 05/07/2025.  
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



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and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

OK-3891011#

PROBATE

NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
JOYCE F. BARKS  
CASE NO. 25PR120943

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOYCE F. BARKS AKA JOYCE FLORENCE BARKS

A Petition for Probate has been filed by BRETT LILLEGARD in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that BRETT LILLEGARD 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.

A hearing on the petition will be held in this court on 6/16/2025 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: MARK A. HOMEN, 1728 B STREET, HAYWARD, CA 94541, Telephone: 510-247-0400  
5/16, 5/19, 5/27/25

OK-3927384#

SUPERIOR COURT OF THE STATE OF  
CALIFORNIA  
IN AND FOR THE COUNTY OF  
ALAMEDA

In re:

THE PAUL E. SHEPPARD & MEREDITH RICHARDSON SHEPPARD REVOCABLE LIVING TRUST, DATED APRIL 23, 2020  
NOTICE TO CREDITORS AND CONTINGENT CREDITORS OF PAUL EARL SHEPPARD, DECEASED SETTLOR OF THE PAUL E. SHEPPARD & MEREDITH RICHARDSON SHEPPARD REVOCABLE LIVING TRUST, DATED APRIL 23, 2020

California Probate Code  
Section 19040

NOTICE IS HEREBY GIVEN to creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the ALAMEDA COUNTY SUPERIOR COURT LOCATED AT 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704, and deliver pursuant to California Probate Code Section 1215 a copy to ADILENE HURD, Attorney for MEREDITH RICHARDSON SHEPPARD, TRUSTEE, THE PAUL E. SHEPPARD & MEREDITH RICHARDSON SHEPPARD REVOCABLE LIVING TRUST, DATED APRIL 23, 2020 wherein the decedents were the settlor, at 3640 Grand Ave., Suite 204, Oakland, CA 94610, within the later of four months after MAY 16, 2025, (the date of first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

Dated: 5/13/2025  
ADILENE HURD Attorney for MEREDITH RICHARDSON SHEPPARD, TRUSTEE, THE PAUL E. SHEPPARD & MEREDITH RICHARDSON SHEPPARD REVOCABLE LIVING TRUST, DATED APRIL 23, 2020  
The Ukoha-Ajike Law Group, P.C.  
3640 Grand Ave., Suite 204  
Oakland, CA 94610  
5/16, 5/23, 5/30/25

OK-3927221#

NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
DOROTHY A. ABOUMRAD  
CASE NO. 25PR121801

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DOROTHY A. ABOUMRAD AKA DOROTHY ANN ABOUMRAD AKA DOROTHY ABOUMRAD

A Petition for Probate has been filed by GEORGE ABOUMRAD in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that GEORGE ABOUMRAD be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 6/20/2025 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice

form is available from the court clerk.

Attorney for Petitioner: AMBER C. HASKETT, ESQ., HASKETT LAW FIRM, P.C., 5820 STONERIDGE MALL ROAD, SUITE 207, PLEASANTON, CA 94588, Telephone: 925-460-8850  
5/16, 5/19, 5/27/25

OK-3927004#

NOTICE OF PETITION TO  
ADMINISTER ESTATE OF  
WILLY L. ENRIQUEZ  
CASE NO. 25PR121323

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: WILLY L. ENRIQUEZ AKA WILFREDO L. ENRIQUEZ

A Petition for Probate has been filed by ALICIA L. ENRIQUEZ in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that ALICIA L. ENRIQUEZ be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on JUNE 18, 2025 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: JAY ROADARMEL, 1811 SANTA RITA RD STE 207, PLEASANTON, CA94566, Telephone: 925-271-5646  
5/15, 5/16, 5/22/25

OK-3926705#

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 am On May 30th, 2025 at www.selfstorageauction.com.

The property is stored at: Self-Storage at Telegraph, 2633 Telegraph Ave. Oakland, CA 94612

NAME OF TENANT

LaKeshia Elizabeth  
Lakeshia Boyakins  
5/16/25

OK-3927460#

LIEN SALE NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 3071 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, THE UNDERSIGNED,  
**M I C K I ' S   T O W I N G   1 6 3 9**  
**INTERNATIONAL BLVD OAKLAND CA 94606**  
WILL SELL AT PUBLIC SALE ON; **MAY 30, 2025 9:00AM**  
THE FOLLOWING PROPERTY:  
**2015 BMW X3 LIC# 8CIY211 CA VIN# 5UXWX9C59F0D45748**  
5/16/25

OK-3927248#

LIEN SALE NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 3071 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, THE UNDERSIGNED,  
**AUTO PLUS TOWING 7825 SAN LEANDRO ST OAKLAND CA 94621**  
WILL SELL AT PUBLIC SALE ON; **MAY 29, 2025 10:00AM**  
THE FOLLOWING PROPERTY:  
**2015 FORD FUSION LIC# 8BTY431 CA VIN# 3FA6P0G79FR132326**  
**2018 NISS PATH LIC# 8TDM900 CA VIN# 5N1DR2MN6JC620596**  
**2017 CHEV CRUZE LIC# 8BFG549 CA VIN# 3G1BE6SM4HS607044**  
**2019 INFIN Q50 LIC# 8ZTC719 CA VIN# JN1EV7AP9KM516092**  
**2020 JEEP CHRKEE LIC# 9FZC842 CA VIN# 1C4PJLDB8LD580572**  
**2018 HOND CIV LIC# 9FIK275 CA VIN# 2HGFC2F73JH534304**  
**2017 CHEV VOLT LIC# NONE VIN# 1G1RC6S58HU201071**  
**2017 TOY CAM LIC# 7YEM057 CA VIN# 4T1BF1FK4HU395158**  
**2015 MASE GHIBLI LIC# 9JDZ312 CA VIN# ZAM57RTA0F1144446**  
**2019 INFIN QX80 LIC# 9HZF750 CA VIN# JN8AZ2ZF5K9685425**  
**2018 NISS ALT LIC# NONE VIN# 1N4AL3AP9JC289782**  
**2016 CHEV SS LIC# NONE VIN# 6G3F25RW4GL206197**  
**2022 HOND MS LIC# NONE VIN# JH2AF7711NK502867 ENG# AF74E5109152**  
5/16/25

OK-3927245#

NOTICE OF AUCTION SALE OF UNPAID MOVING AND STORAGE

In accordance with the provisions of the California Self Service Storage Facility Act Business and Professions Code, Sections 21700-21716, there being due and unpaid rent, storage charges, fees and costs, notice is hereby given that the goods which are stored at Saf Keep Storage, will be sold by unit and PUBLIC AUCTION at 44705 Osgood Road Fremont, CA 94539, on www.storage treasures.com by online competitive bid ending after May 28, 2025 at 11:30 am and any following dates announced at the auction until all the goods are sold or until the Lien is satisfied unless the charges are paid before that time. The property consists of articles of household and business property stored by the following parties:

NAME:

**Jonathan Fisher**  
**Richard R. Craig**  
**Erik Schrank**  
**Juan Carlos Vargas Medrano**  
**Auctioneer: www.storage treasures.com**  
Phone (480) 397-6503  
**SAF KEEP STORAGE**  
Robyn Hudson, Project Manager  
Phone (510) 623-0150  
5/16, 5/23/25

OK-3927036#

Lien Sale Auction Advertisement

Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/ or other misc. Items Auction to be held at 10am On May 30th, 2025 at www.selfstorageauction.com. The property is stored at: StoragePRO, 8855 San Leandro Street., Oakland, CA 94621.

Ruben Chavez  
Maimoona U Carroll  
Evans Young  
Ruben Calmo Ramos  
Katie Denise Clark  
Karen Teukihamaoa Taiamoni  
Dairwin Johnson  
Gerardo Garcia-Camarena  
5/16/25

OK-3925251#

ACCORDING TO THE LEASE BY AND BETWEEN THE FOLLOWING:  
**Store # 2450**

**Customers Unit # Content**  
**Curtis 1024 – Tools, Boxes, Tool Boxes**  
**Kaykay Essien 2003 – Bags, Boxes, Totes,**  
**Kimsan Chea- 2011-Bags, Boxes, Totes**  
**Agencia Williams 1026 – Boxes, Totes, Furniture, Mics Items**  
**Govanni Erics-Small- 1041- Boxes, Bags, Sofa**  
**Tina Obina 1081- Boxes, Bags, Microwave, Totes**  
**Earnest Johnson 3063- Boxes, Totes,**

**Bags, Misc**  
**Charles Coffee 3130-Boxes, Totes, Bags, Misc**  
**Jonathan Brown 3139-Boxes, Totes, Bags, Misc**  
**Jesse Adams 4194-Boxes, Totes, Bags, Misc**  
**Doris Lewis 5023-Boxes, Totes, Bags, Misc**  
**Cheyenne Giles 5155 – 2 Bikes, Boxes**  
**Seini Kazibwe 6151 – Totes, Boxes, bags, Mics Items**  
**Marina Martin 6000 - Exercise Equipment, Boxes, Mic Items**  
**Haider Al Mandalway 6001-Boxes, Totes, Bags, Misc**  
**Yvonne Stender 6039- Boxes, Totes, Bags, Misc**  
**Mignon Perry 6047-Boxes, Totes, Bags, Misc**  
**Richard Amissah 6060-Boxes, Totes, Bags, Misc**  
**Hillary Tierney 6170-Boxes, Totes, Bags, Misc**  
**AND TKG-StorageMart and its related parties, assigns and affiliates.**  
**IN ORDER TO PERFECT THE LIEN ON THE GOODS CONTAINED IN THEIR STORAGE UNITS.**  
**THE MANAGER HAS CUT THE LOCK ON THEIR UNITS.**  
**Items will be sold or otherwise disposed of on May 30th, 2025 @ 11:30 am at**  
**storage treasures.com, to satisfy owner's lien in accordance with state statutes, all bids are for the entire contents of the storage unit, No Cash, Credit or Debit cards only.**  
**StorageMart #2450,**  
**2450 Mandela Pkwy**  
**Oakland, CA 94607. (510)465-2450, Option #2**  
**Storage Treasures Bond Number is 63747122.**  
5/9, 5/16/25

OK-3925098#

NOTICE OF PUBLIC SALE OF  
PERSONAL PROPERTY

Notice is hereby given that pursuant to Section 21700-21716 of the California Business and Professions Code, Section 2328 of the Uniform Commercial, Section 535 of the California Penal Code and the provisions of the California Auction Licensing Act, the undersigned will sell at public sale by competitive bidding on the **27TH day of MAY 2025 at 12:00 pm.** The auction will be held online at www.storage treasures.com. Said property is stored and located at **Allsafe Self Storage, 1 Singleton Avenue,** in the City of Alameda, County of Alameda, State of California, the goods, chattels, tools, equipment and other effects of the general household or business inventory stored by or for the parties:

NAME

**BEVERLY HODGE ODABI**  
**TROY KING**  
**STEWART B WHITLOCK**  
**S B WHITLOCK**

Landlord reserves the right to bid at the sale. Purchases must be paid for at the time of purchase, in cash only. All purchased goods are sold as is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.  
www.StorageTreasures.com  
Allsafe Self-Storage  
510-865-6500  
5/9, 5/16/25

OK-3924987#

ACCORDING TO THE LEASE BY AND BETWEEN THE FOLLOWING:

**Store # 2451**  
**Customers Unit # Content**  
**Renee Ellis #2001 - Clothes, Boxes, Mattress, Couch**  
**Latoria Brown #2109 - Bag, Box, Misc.**  
**Eula Carter #2011 - Boxes, Tires, Speakers, Misc.**  
**Larry Cornejo #3012 - Skateboard, Clothes, Misc.**  
**Kenya Neely #1204 - Suitcase, Clothes, Shoes, Misc.**  
**Torrie Pierre #2303 - Tables, Chairs, Printer, Frames, Misc.**  
**Benjamin Chambers #3075 - Clothes, TV, Misc.**  
**Jonathan Grisham #2327 - Tables, Boxes, Clothes, Misc.**  
**Dorian Johnson #1086 - Totes, Boxes, Clothes, Misc.**  
**Charles I. Miller #3078 - Boxes, Totes, Couch, Misc.**  
**Decorea Reed #3026 - Table, Black Bags, Misc.**  
**Jasmine Sales #1149 - Boxes, Totes, Mattress, Dresser, Misc.**  
**Rodney Winters #2279 - Small Tv, Box, Misc.**  
**Bobby Coleman #1209 - Clothes, Chest, Misc.**  
**AND TKG-StorageMart and its related parties, assigns and affiliates IN ORDER TO PERFECT THE LIEN ON THE GOODS CONTAINED IN THEIR STORAGE UNITS.THE MANAGER HAS CUT THE LOCK ON THEIR UNITS.**  
**Items will be sold or otherwise disposed of on MAY 30, 2025 @11:30am at**  
**storageasures.com, to satisfy owner's lien in accordance with state statutes, all bids are for the entire contents of the storage units. No Cash**  
**StorageMart #2451**  
**2743 San Pablo Ave**  
**Oakland, CA 94612.**

(510)839-1889, Opt. #2  
Storage Treasures Bond Number is 63747122.  
5/9, 5/16/25

OK-3924582#

TRUSTEE SALES

Trustee Sale No. F25-00018

Notice of Trustee's Sale  
Loan No. 6723142168 [7241057269 Title Order No. 150-2427734-05 APN: 048-5597-016-02 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 05/30/2023 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Jacqueline Muhoro, Married Recorded: recorded on 05/31/2023 as Instrument No. 2023062025 of Official Records in the office of the Recorder of Alameda County, California; Date of Sale: 06/06/2025 at 12:00PM Place of Sale: At the Fallon Street emergency exit to the Alameda County Courthouse, 1225 Fallon Street, Oakland, CA Amount of unpaid balance and other charges: \$480,583.87 The purported property address is: 9894 MacArthur Boulevard, Oakland, CA 94605-4858, Legal Description Lot 54, Except the Northeastern 93.37 feet, front and rear measurement of Map of the Geary Tract, Brooklyn Township, Alameda Co., Cal., 1907, Filed April 1, 1907, in Book 22 of Maps, Page 60, Records of said County, Personal Property Description See Exhibit "A" attached hereto and made a part hereof Assessors Parcel No. 048-5597-016-02 The beneficiary under the 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 Under Deed of Trust, Security Agreement, Assignment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the 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. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's 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. 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 2524g 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



(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F25-00018. 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, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F25-00018 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.\* NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED HEREIN AND IN EXHIBIT "A" ATTACHED HERETO, IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 5/8/2025 Assured Lender Services, Inc. /s/ Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any

Information Obtained Will Be Used For That Purpose. Exhibit "A" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property. 5/16, 5/23, 5/30/25

OK-3926957#

T.S. No.: 201-019875 Title Order No. 91233434 APN: 032-2087-015 Property Address: 3945 SAN JUAN STREET, OAKLAND, CA 94601 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2023. 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 of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, 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. Trustor: THE NORD GROUP CORPORATION, A CALIFORNIA CORPORATION Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 5/17/2023, as Instrument No. 2023056085, of Official Records in the office of the Recorder of Alameda County, California, Date of Sale: 5/30/2025 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: \$178,541.24 (estimated as of the first publication date) Street Address or other common designation of real property: 3945 SAN JUAN STREET OAKLAND, CA 94601

A.P.N.: 032-2087-015 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". 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 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. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. 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 http://www.nationwideposting.com/, using the file number assigned to this case 201-019875. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and

highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website http://www.nationwideposting.com/, using the file number assigned to this case 201-019875 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: 5/1/2025 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 Elizabeth Godbey, Vice President OAK0474053 To: INTER CITY EXPRESS 05/09/2025, 05/16/2025, 05/23/2025 5/9, 5/16, 5/23/25

OK-3924672#

T.S. No.: 240503194 Notice of Trustee's Sale Loan No.: PMF-001715 Order No. 2468970CAD APN: 024-0557-008 Property Address: 4715 Edgewood Avenue Oakland, CA 94602 You Are In Default Under A Deed Of Trust Dated 1/18/2022. 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 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: Love Bay Area Homes, Inc., a California Corporation Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 2/1/2022 as Instrument No. 2022021773 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 Fallon Street emergency exit, Alameda County Courthouse, 1225 Fallon St., Oakland, CA Amount of unpaid balance and other charges: \$1,484,144.83 Street Address or other common designation of real property: 4715 Edgewood Avenue Oakland, CA 94602 Legal Description: Please See Attached Exhibit "A" 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 (877) 440-4460 or visit this Internet website www.mkconsultantsinc.com, using the file number assigned to this case 240503194. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee

auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 240503194 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: 4/24/2025 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description Parcel One: Lot 39, Block 2, Fourth Avenue Heights, filed March 23, 1910, Map Book 25, Page 43, Alameda County Records. Excepting therefrom the northwestern 20 feet thereof. Parcel Two: To find the point of beginning start at a point on the southwestern line of Hollywood Avenue, distant thereon 10 feet southeasterly from the point of intersection thereof with the north, eastern line of Lot 42, Block 2, as said Avenue, Lot and Block are shown on the map hereinafter referred to; running thence south 24° 00' west 96.70 feet to the point of beginning; thence continuing from said point of beginning; south 24° 00' west 11.99 feet more or less, to the southwestern line of said Lot 42; thence south 66° 00' east along the last said line, and along the southwestern line of Lot 43, in said Block 2, a distance of 40 feet, more or less, to: a point in a line drawn south 24° 00' east from a point on the said line of Hollywood Avenue, distant thereon southeasterly 10 feet from the northwestern line of said Lot 43; thence north 24° 00' east along said line so drawn 11.55 feet, more or less, to a point in a line drawn south 40 feet, more or less, to the Point of Beginning. Being Portions of Lots 42 and 43, Block 2, Fourth Avenue Heights, filed March 23, 1910, Map Book 25, Page 43, Alameda County Records. 5/2, 5/9, 5/16/25

OK-3922120#

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