

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

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: Chiyang, Inc. 1823 Solano Ave., Berkeley, CA 94707 The individuals, partnership, or corporate names and the business addresses of the buyer are: SMISH Smash LLC 1823 Solano Ave., Berkeley, CA 94707 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, COVENANT NOT TO COMPETE, ABC LICENSE & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Oh G Burger AND ARE LOCATED AT: 1823 Solano Ave., Berkeley, CA 94707. 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 September 30, 2026. The last date to file claims is September 29, 2026, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: SMISH Smash LLC By: Victor Apolonio Donado JR, Managing Member By: Amy Han, Managing Member 9/14/26

OK-407788#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. 26CV206741

Superior Court of California, County of ALAMEDA
Petition of: Jamie Patrick Wade for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Jamie Patrick Wade filed a petition with this court for a decree changing names as follows:
Jamie Patrick Wade to James Boissiere
This 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: 10/09/2026, Time: 9:00 AM, Dept.: 514
The address of the court is 24405 AMADOR ST. HAYWARD, CA-94544
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE INTER-CITY EXPRESS
Date: 08/24/2026
Michael Markman
Judge of the Superior Court
8/31, 9/8, 9/14, 9/21/26

OK-4074423#

FICTITIOUS BUSINESS NAMES

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 619164

The following person(s) has (have) abandoned the use of the Fictitious Business Name(s):
The Fictitious Business Name Statement filed on 04/28/2025 in the County of Alameda.
ROBOTHINK EAST BAY, 4396 PECOS AVENUE, FREMONT, CA 94555, County of: ALAMEDA.
Registered Owner(s):
ZENSPIRE LLC, 4396 PECOS AVENUE, FREMONT, CA 94555
This business is conducted by: a Limited Liability Company
I declare that all information in this statement is true and correct. A registrant who declares as true any material matter

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625860
Fictitious Business Name(s):
A.R.P.I., 16115 E 14TH STREET, OFFICE #1, SAN LORENZO, CA 94580 County of ALAMEDA
Mailing Address: P.O. Box 20172, CASTRO VALLEY, CA 94546
Registrant(s):
PARADISE TRAILER COURT, LLC, 16115 E 14TH STREET, OFFICE #1, SAN LORENZO, CA 94580
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 09/08/2026.
Paradise Trailer Court, LLC
S/ Shawn Alkian, Manager
This statement was filed with the County Clerk of Alameda County on 09/08/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4078177#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625750
Fictitious Business Name(s):
TECHGO WIRELESS
699 Lewelling Blvd. Suite 30, San Leandro, CA 94579 County of ALAMEDA
Mailing Address: 2312 Keats Lane, San Ramon, CA 94582
Registrant(s):
GOLDEN TRADING LLC, 2312 Keats Lane, San Ramon, CA 94582
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 09/02/2026.
GOLDEN TRADING LLC
S/ Phu Ngoc Nguyen, Managing Member
This statement was filed with the County Clerk of Alameda County on 09/02/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077806#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625634
Fictitious Business Name(s):
1. UNIQUE REALTY, 2. UNIQUE PROPERTY MANAGEMENT, 11501 Dublin Blvd Ste 200, Dublin, CA 94568 County of ALAMEDA
Registrant(s):
LNL GLOBAL, INC, 11501 Dublin Blvd Ste 200, Dublin, CA 94568
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 08/23/2016.
LNL Global, INC
S/ Ching Kan Lee, CEO
This statement was filed with the County Clerk of Alameda County on 08/27/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077800#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625694
Fictitious Business Name(s):
Oak & Olive Press
1685 Solano Ave, #301, Berkeley, CA 94709
County of Alameda
Mailing Address: 1685 Solano Ave, #301, Berkeley, CA 94707
Registrant(s):
Oliver David Said, 1685 Solano Ave, #301, Berkeley CA 94709
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 08/15/2026.
S/ Oliver Said, Owner
This statement was filed with the County Clerk of Alameda County on 08/31/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077719#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625846
Fictitious Business Name(s):
CHEZ MAEJU, 6200 Claremont Ave, Oakland, CA 94618
County of ALAMEDA
Registrant(s):
CHEZ MAEJU INC, 6200 Claremont Ave, Oakland, CA 94618
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 09/08/2026.
Chez Maejoo Inc.
S/ Soojin Kim, President
This statement was filed with the County Clerk of Alameda County on 09/08/2026.

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625601
Fictitious Business Name(s):
SAMATVA COACHING, 1027 Wisteria Dr, Fremont, CA 94539 County of ALAMEDA
Mailing Address: 1027 Wisteria Dr, Fremont, CA 94539
Registrant(s):
SAMATVA COACHING LLC, 1027 Wisteria Dr, Fremont, CA 94539
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 08/25/2026.
SAMATVA COACHING LLC
S/ Chethana Vijay, Founder & CEO
This statement was filed with the County Clerk of Alameda County on 08/25/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077697#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625834
Fictitious Business Name(s):
CREDENCE HOLDINGS
40 LIMA TER, FREMONT, AL 94539 County of ALAMEDA
Mailing Address: 40 LIMA TER, FREMONT, CA 94539
Registrant(s):
MILAN THANAWALA, 40 LIMA TER, FREMONT, CA 94539
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 09/08/2026.
S/ MILAN THANAWALA, Owner
This statement was filed with the County Clerk of Alameda County on 09/08/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077629#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625844
Fictitious Business Name(s):
JEEKU, 590 Westfield Way, Oakland, CA 94619 County of ALAMEDA
Mailing Address: 590 Westfield Way, Oakland, CA 94619
Registrant(s):
JEEKU LLC, 590 Westfield Way, Oakland, CA 94619
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 09/01/2026.
JEEKU LLC
S/ Saman Askari, Sole Member
This statement was filed with the County Clerk of Alameda County on 09/08/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077587#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625823
Fictitious Business Name(s):
NOBLECARE DENTAL PRACTICE OF NORTHERN CALIFORNIA, 14895 East 14th Street, Suite 420, San Leandro, CA 94578 County of ALAMEDA
Registrant(s):
MITCHELL DENTAL CORP. 14895 E 14th St, Ste 420, San Leandro, CA 94578
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 09/04/2026.
Mitchell Dental Corp
S/ Teri Mitchell, President
This statement was filed with the County Clerk of Alameda County on 09/04/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077479#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625694
Fictitious Business Name(s):
OAK & OLIVE PRESS, 1685 Solano Ave, Berkeley, CA 94707 County of ALAMEDA
Mailing Address: 1685 Solano Ave, Berkeley, CA 94707
Registrant(s):
OLIVIER DAVID SAID, 1685 Solano Ave, Berkeley, CA 94707
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 08/31/2026.
S/ OLIVIER DAVID SAID, Owner
This statement was filed with the County Clerk of Alameda County on 08/31/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077471#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625692
Fictitious Business Name(s):
PEARL9, 3318 chestnut st, Oakland, CA 94608 County of ALAMEDA
Mailing Address: 3318 chestnut st, Oakland, CA 94608

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625505
Fictitious Business Name(s):
30 20 MINERALS, 2342 17th Ave, Oakland, CA 94606 County of ALAMEDA
Registrant(s):
CONAN LEE, INC, 2342 17th Ave, Oakland, CA 94606
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 12/03/2025.
CONAN LEE, INC
S/ Lloyd Hutchinson, CEO
This statement was filed with the County Clerk of Alameda County on 08/20/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077359#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625504
Fictitious Business Name(s):
SPRIHA YOGA, 4559 ROSS GATE WAY, PLEASANTON, AL 94566 County of ALAMEDA
Mailing Address: 2108 N ST STEN, SACRAMENTO, CA 95816
Registrant(s):
SPRIHA LLC, 4559 ROSS GATE WAY, PLEASANTON, CA 94566
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
Spriha LLC
S/ Shailendra Deshmukh, Member
This statement was filed with the County Clerk of Alameda County on 08/20/2026.
Original Filing
9/14, 9/21, 9/28, 10/5/26

OK-4077330#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625441
Fictitious Business Name(s):
EMCOR SERVICES MESA ENERGY 14450 Doolittle Drive, San Leandro, CA 94577
County of Alameda
Mailing Address: 301 Merritt 7, 6th flr., Norwalk, CT 06851
Registrant(s):
MESA ENERGY SYSTEMS, INC. 301 Merritt 7, 6th flr., Norwalk, CT 06851
State of Incorporation:CA
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 08/15/2016.
S/ Thomas Hiebert, Vice President
This statement was filed with the County Clerk of Alameda County on 08/18/2026.
8/31, 9/8, 9/14, 9/21/26

OK-4074238#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625546
Fictitious Business Name(s):
MEIMEI SEAFOOD MARKET, 7305 VILLAGE PARKWAY, DUBLIN, CA 94568 County of ALAMEDA
Registrant(s):
MEIMEI SEAFOOD MARKET INC, 7305 VILLAGE PARKWAY, DUBLIN, CA 94588 (CALIFORNIA)
Business conducted by: A CORPORATION
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
S/ WANYI ZHANG
This statement was filed with the County Clerk of Alameda County on AUGUST 21, 2026
8/31, 9/8, 9/14, 9/21/26

OK-4073383#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625733
Fictitious Business Name(s):
MATTIE'S COUNSELING CORNER: CAREER AND INTERPERSONAL RELATIONSHIP COACHING, 21109 Gary Dr Apt 311 Hayward, CA 94546 County of Alameda
Registrant(s):
MATLYN BROWN, 21109 Gary Dr Apt 311 Hayward, CA 94546
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on N/A
S/ MATLYN BROWN, OWNER
This statement was filed with the County Clerk of Alameda County on 09/02/2026
NEW FILING
9/14, 9/21, 9/28, 10/5/26

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625478
Fictitious Business Name(s):
GENESIS PREMIER ROOFING & CONSTRUCTION / GENESIS PREMIER COMMERCIAL CLEANING, 1100 82ND AVE APT B, OAKLAND, CA 94621, County of ALAMEDA
Registrant(s):
KEVIN EDUARDO ESQUIVEL MINCO, 1100 82ND AVE APT B, OAKLAND, CA 94621, County of ALAMEDA
MARISSA ESQUIVEL CASTANEDA, 1100 82ND AVE APT B, OAKLAND, CA 94621 County of ALAMEDA
Business conducted by: MARRIED COUPLE
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
This statement was filed with the County Clerk of Alameda County on 08/19/2026.
S/ KEVIN EDUARDO ESQUIVEL MINCO 8/24, 8/31, 9/8, 9/14/26

OK-4072589#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625380
Fictitious Business Name(s):
A.G.P. - CLEANING SERVICES, 620 DOYLE ST #21, EMERYVILLE, CA 94608 County of ALAMEDA
Registrant(s):
ANDREW PIAZZA, 6200 DOYLE ST, EMERYVILLE, CA 94608
Business conducted by: AN INDIVIDUAL
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
S/ ANDREW PIAZZA
This statement was filed with the County Clerk of Alameda County on AUGUST 14, 2026
8/24, 8/31, 9/8, 9/14/26

OK-4072582#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625499
Fictitious Business Name(s):
IVY PARK AT HAYWARD, ONE TOWN CENTER RD, 3RD FLOOR BOCA RATON, FL 33486 County of PALM BEACH
Registrant(s):
HAYWARD SENIOR HOUSING I OPCO. LLC, ONE TOWN CENTER RD, 3RD FLOOR BOCA RATON, FL 33486; Delaware
Business conducted by: A LIMITED LIABILITY COMPANY
The registrant began to transact business using the fictitious business name(s) listed above on 5/1/2025.
S/ JOHN A. WAIN, VICE PRESIDENT AND TREASURER
HAYWARD SENIOR HOUSING I OPCO, LLC
This statement was filed with the County Clerk of Alameda County on 08/20/2026.
NEW FILING
8/31, 9/8, 9/14, 9/21/26

OK-4070642#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625511
Fictitious Business Name(s):
HAPPY ME STUDIO, 20910 Redwood Rd Ste C, Castro Valley, CA 94546 County of Alameda
Registrant(s):
TATYANA CHERESHANSKAYA, 20910 Redwood Rd Ste C, Castro Valley, CA 94546
Business conducted by: An Individual
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
S/ Tatyana Cheresanskaya, Owner
This statement was filed with the County Clerk of Alameda County on 08/20/2026.
New Filing
8/31, 9/8, 9/14, 9/21/26

OK-4070315#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625510
Fictitious Business Name(s):
AG TERMITE CONTROL, 1081 82nd Ave, Oakland, CA 94621 County of Alameda
Registrant(s):
ARNOLDO GARCIA, 1081 82nd Ave, Oakland, CA 94621
Business conducted by: An Individual
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
S/ Arnoldo Garcia, Owner
This statement was filed with the County Clerk of Alameda County on 08/20/2026.
New Filing
8/31, 9/8, 9/14, 9/21/26

OK-4069707#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625486
Fictitious Business Name(s):
NxtEra AI, 2648 International Blvd Ste 301, Oakland, CA 94601, County of Alameda
Registrant(s):

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625385
Fictitious Business Name(s):
LAB READY CONSULTING SERVICES, 330 WILLIAMS WAY HAYWARD, CA 94541 County of ALAMEDA
Registrant(s):
TRINI MARINAS, 330 WILLIAMS WAY 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.
S/ TRINI MARINAS, OWNER
This statement was filed with the County Clerk of Alameda County on 08/14/2026.
NEW FILING
8/24, 8/31, 9/8, 9/14/26

OK-4068111#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625384
Fictitious Business Name(s):
PICKLEBALL KINGDOM LIVERMORE, 4650 ARROYO VISTA LIVERMORE, CA 94551 County of ALAMEDA
Registrant(s):
EASTBAYSPTS LLC, 4650 ARROYO VISTA LIVERMORE, CA 94551; CALIFORNIA
Business conducted by: A LIMITED LIABILITY COMPANY
The registrant began to transact business using the fictitious business name(s) listed above on 07/21/2026.
S/ ABHIMANYU DHARIWAL, MANAGING MEMBER
This statement was filed with the County Clerk of Alameda County on 08/14/2026.
NEW FILING
8/24, 8/31, 9/8, 9/14/26

OK-4068100#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625383
Fictitious Business Name(s):
VINE & SMOKE BBQ, 1048 Glenn Cmn, Livermore, CA 94551, County of Alameda
Mailing Address: 1048 Glenn Cmn, Livermore, CA 94551
Registrant(s):
VINE AND SMOKE BBQ LLC, 1048 Glenn Cmn, Livermore, CA 94551; California
Business conducted by: a Limited Liability Company
The registrant began to transact business using the fictitious business name(s) listed above on N/A.
S/ Jarred Bitcon, Managing Member
This statement was filed with the County Clerk of Alameda County on 08/14/2026.
New Filing
8/24, 8/31, 9/8, 9/14/26

OK-4068093#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625377
Fictitious Business Name(s):
BAR NONE REFRESHMENTS, 7345 Starward Dr, Dublin, CA 94568, County of Alameda
Registrant(s):
FRANCISCO MORA, 7345 Starward Dr, Dublin, CA 94568
Business conducted by: An Individual
The registrant began to transact business using the fictitious business name(s) listed above on 10/23/2025.
S/ Francisco Mora, Owner
This statement was filed with the County Clerk of Alameda County on 08/14/2026.
New Filing
8/24, 8/31, 9/8, 9/14/26

OK-4068077#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 625399
Fictitious Business Name(s):
ELEVATED HAIR BY SYLVIA, 441 Smalley Ave, Hayward, CA 94541, County of Alameda
Registrant(s):
SYLVIA MANRIQUEZ, 441 Smalley 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.
S/ Sylvia Manriquez, Owner
This statement was filed with the County Clerk of Alameda County on 08/14/2026.
New Filing
8/24, 8/31, 9/8, 9/14/26

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

OK-4067487#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 625736

Fictitious Business Name(s): MEANINGFUL PHYSICAL THERAPY, 26437 UNDERWOOD AVE HAYWARD, CA 94544 County of ALAMEDA

Registrant(s): LEXUS DENISE JACKSON, 26437 UNDERWOOD AVE HAYWARD, CA 94544

Business conducted by: AN INDIVIDUAL

The registrant began to transact business using the fictitious business name(s) listed above on N/A.

/S/ LEXUS DENISE JACKSON, OWNER

This statement was filed with the County Clerk of Alameda County on 09/02/2026.

NEW FILING

9/14, 9/21, 9/28, 10/5/26

OK-4056931#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 625758

Fictitious Business Name(s): LoresbyNari, 35476 Tampico Rd, Fremont, CA 94536 County of ALAMEDA

Mailing Address: 35476 Tampico Rd, Fremont, CA 94536

Registrant(s): Priyanka Sarkar, 35476 Tampico Rd, Fremont, CA 94536

Priyanka Bhople, 3735 Independence Rd, Fremont, CA 94538

Aparna Rele, 8536 Beverly Ln, Dublin, CA 94568

Business conducted by: a General Partnership

The registrant began to transact business using the fictitious business name(s) listed above on N/A.

S/ Priyanka Sarkar, GENERAL PARTNER

This statement was filed with the County Clerk of Alameda County on 09/02/2026.

Original Filing

9/14, 9/21, 9/28, 10/5/26

OK-4052402#

PUBLIC AUCTION/SALES

Notice of Lien Sale Pursuant to California Business & Professions Code §21700 et seq., notice is hereby given that the following tenants are in lien at: Allsafe Self Storage Fremont 4771 Thornton Ave, Fremont, CA 94536 Tenants: Ronald Eades, Marcy Gentry, Kathy Marie Cuevas Property to be sold: Boxes, kitchen appliances, totes, homegoods, clothes, electronics, tools Sale Location: www.storage treasures.com Date: Goods may be sold on 09/28/2026 at any time after 7:00 a.m. 9/14, 9/21/26

OK-4074563#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1021448-CL Order No.: FIN-25010695 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/24/2017. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Grove Street Management LLC, a South Carolina limited liability company and Dianne Arancibia Recorded: 5/30/2017 as Instrument No. 2017116883 of Official Records in the office of the Recorder of ALAMEDA County, California; Date of Sale: 10/13/2026 at 12:00 PM Place of Sale: At the Fallon Street emergency exit to

the Alameda County Courthouse, located at 1225 Fallon St., Oakland, CA 94612 Amount of unpaid balance and other charges: \$906,441.31 The purported property address is: 365 SANTA CLARA AVENUE, OAKLAND, CA 94610 Assessor's Parcel No. : 010-0823-008-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1021448-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1021448-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1021448-CL and call (866) 645-7711 or login to: http://www.qualityloan.com. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid

to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1021448-CL IDSPub #0316997 9/14/2026 9/21/2026 9/28/2026 9/14, 9/21, 9/28/26

OK-4075931#

T.S. No. 26-78217 APN: 039-3249-032-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/11/2025. 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. Trustor: ZONIA AMAYA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 1/16/2025, as Instrument No. 2025009789, of Official Records in the office of the Recorder of Alameda County, California, Date of Sale :10/8/2026 at 9:00 AM Place of Sale: Alameda County Courthouse, 1225 Fallon Street, Oakland, CA 94612 Estimated amount of unpaid balance and other charges: \$341,362.47 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 1516 68TH AVE OAKLAND, CALIFORNIA 94621 Described as follows: AS MORE FULLY DESCRIBED ON SAID DEED OF TRUST. A.P.N #.: 039-3249-032-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If 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. IMPORTANT NOTICE : Starting March 1, 2026, Federal Law may prohibit ZBS Law from issuing a Trustee's Deed Upon Sale in connection with this trustee's sale until information about the winning bidder is reported to the U.S. Treasury's Financial Crimes Enforcement Network. See, 31 CFR § 1031.320 (https://www.ecfr.gov/current/title-31/subtitle-B/chapter-X/part-1031/subpart-C/section-1031.320). If this trustee's sale qualifies as a "reportable transfer" under 31 CFR § 1031.320(b), and you, as buyer, qualify as a "transferee entity" under 31 CFR § 1031.320(e)(1) or "transferee trust" under 31 CFR § 1031.320(e)(2), you will be

obligated to provide information about the Beneficial Owner(s) of the transferee to ZBS Law or ZBS Law's designated representative. If you qualify as an exempt entity or trust under 31 CFR § 1031.320(n)(10)-(11), you may be required to provide evidence of the exemption supported by a declaration under penalty of perjury. If the Trustee's Deed Upon Sale cannot be issued due to a qualified transferee's failure or inability to provide the necessary reporting information, the qualified transferee will be responsible for all fees and costs to re-notice the trustee's sale. 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 (855) 976-3916 or visit this internet website www.auction.com, using the 26-78217. 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 (855) 976-3916, or visit this internet website tracker.auction.com/sb1079, using the 26-78217 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. Dated: 8/31/2026 ZBS LAW, LLP, as Trustee 30 Corporate Park, Suite 450 Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: (855) 976-3916 www.auction.com Michael Busby, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment or any attempt to collect such obligation. EPP 49155 Pub Dates 09/14, 09/21, 09/28/2026 9/14, 9/21, 9/28/26

OK-4075696#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1018562-CL Order No.: 250375032-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/3/2023. 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 cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): CARY B FELIX AND DEBORAH L. FELIX, TRUSTEES OF THE FELIX FAMILY TRUST, DATED MARCH 07, 2022 Recorded: 7/11/2023 as Instrument No. 2023078506 of Official Records in the office of the Recorder of ALAMEDA County, California; Date of Sale: 10/15/2026 at 12:00 PM Place of Sale: At the Fallon Street emergency exit to the Alameda County Courthouse, located at 1225 Fallon St., Oakland, CA 94612 Amount of unpaid balance and other

charges: \$1,042,921.87 The purported property address is: 3001 BROOKFIELD AVE, OAKLAND, CA 94605 Assessor's Parcel No. : 48-6158-025-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1018562-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 866-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1018562-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1018562-CL and call (866) 645-7711 or login to: http://www.qualityloan.com. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee,

the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1018562-CL IDSPub #0316819 8/31/2026 9/7/2026 9/14/2026 8/31, 9/8, 9/14/26

OK-4073833#

APN: 036-2431-014-00 TS No.: 26-12856CA TSG Order No.: 260228074 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 3, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 10, 2021 as Document No.: 2021393900 of Official Records in the office of the Recorder of Alameda County, California, executed by: Stephen W. Leffridge, a married man as his sole and separate property, 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. As more fully described in the attached legal description. See Exhibit A. Sale Date: September 24, 2026 Sale Time: 09:00 AM Sale Location: Fallon Street Steps Alameda County Courthouse, 1225 Fallon Street, Oakland, CA 94612 2 File No.:26-12856CA The street address and other common designation, if any, of the real property described above is purported to be: 4850 - 4854 Gordon Street, Oakland, CA 94601. 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: \$556,526.42 (Estimated). 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, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 26-12856CA. Information about postponements that are very short in

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

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 (800) 280-2832, or visit this internet website www.auction.com, using the file number assigned to this case 26-12856CA 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.:26-12856CA 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 or Call: (800) 280-2832. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: August 20,

2026 By: Carlos Quezada Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.:26-12856CA LEGAL DESCRIPTION EXHIBIT A LOTS 18 AND 19 IN BLOCK "F" OF ORLAND HEIGHTS, IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF, FILED MAY 18, 1910, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ALAMEDA COUNTY, AND OF RECORD IN MAP BOOK 25, PAGE 60. OAK0493380 TO: INTER CITY EXPRESS 08/31/2026, 09/07/2026, 09/14/2026 8/31, 9/8, 9/14/26

OK-4073405#

NOTICE OF TRUSTEE'S SALE TS No. CA-26-1053699-BF Order No.: 260269426-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/29/2005. 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, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s)

secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): RUBEN GONZALEZ, JR., A SINGLE MAN Recorded: 5/12/2005 as Instrument No. 2005197155 of Official Records in the office of the Recorder of Alameda County, California; Date of Sale: 9/24/2026 at 09:00 AM Place of Sale: On the Fallon Street Steps of the Alameda County Courthouse located at 1225 Fallon Street, Oakland, CA 94612 Amount of unpaid balance and other charges: \$136,113.04 The purported property address is: 2009 18TH AVE, OAKLAND, CA 94606 Assessor's Parcel No. : 021-0257-011-00 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled 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 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-26-1053699-BF. 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 866-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-26-1053699-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-26-1053699-BF and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The

undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-26-1053699-BF IDSPub #0316682 8/31/2026 9/7/2026 9/14/2026 8/31, 9/8, 9/14/26

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