

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26CV212816
Superior Court of California, County of ALAMEDA

Petition of: XIUHUA PAN & FREE YIH WONG for Change of Name

TO ALL INTERESTED PERSONS: Petitioner XIUHUA PAN & FREE YIH WONG filed a petition with this court for a decree changing names as follows:

SI QI WONG to JULIE YIN WONG

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 11/20/2026, 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: 09/29/2026

MICHAEL MARKMAN

Judge of the Superior Court

10/7, 10/14, 10/21, 10/28/26

OK-4085282#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26CV211995
Superior Court of California, County of ALAMEDA

Petition of: NINA PERSOTEM PATEL & JOAQUIN POCHAT for Change of Name

TO ALL INTERESTED PERSONS: Petitioner NINA PERSOTEM PATEL & JOAQUIN POCHAT filed a petition with this court for a decree changing names as follows:

ILIANA JAMNA POCHAT PATEL to NEETA ILIANA POCHAT PATEL

MATEO VANMALI POCHAT PATEL to ANAND MATEO POCHAT PATEL

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 11/20/2026, Time: 9:00 A.M., Dept.: 514, Room: N/A

The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to

www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: INTER CITY EXPRESS

Date: 9/21/2026

MICHAEL MARKMAN

Judge of the Superior Court

9/30, 10/7, 10/14, 10/21/26

OK-4083022#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26CV211190
Superior Court of California, County of ALAMEDA

Petition of: LUCYNA CONSTANZE CYGANEK for Change of Name

TO ALL INTERESTED PERSONS: Petitioner LUCYNA CONSTANZE CYGANEK filed a petition with this court for a decree changing names as follows:

LUCYNA CONSTANZE CYGANEK to LUCYNA CONSTANZE MCDOWELL

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing: Date: 9/21/2026

MICHAEL MARKMAN

Judge of the Superior Court

9/30, 10/7, 10/14, 10/21/26

OK-4083022#

Notice of Hearing: Date: 11/6/2026, Time: 9:00 A.M., Dept.: 514, Room: N/A

The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to

www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: INTER CITY EXPRESS

Date: 9/18/2026

MICHAEL MARKMAN

Judge of the Superior Court

9/30, 10/7, 10/14, 10/21/26

OK-4082614#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626477

Fictitious Business Name(s):

SOGU ENTERPRISES, 189 3rd Street 114, Oakland, CA 94607 County of ALAMEDA

Mailing Address: 2201 Shore Line Drive, , CA 94501

Registrant(s):

GREGORIO ELLIOTT GUTIERREZ, 189 3rd Street 114, Oakland, CA 94607

Business conducted by: an Individual

The registrant began to transact business using the fictitious business name(s) listed above on 10/01/2026.

S/ GREGORIO ELLIOTT GUTIERREZ, Owner

This statement was filed with the County Clerk of Alameda County on 10/01/2026.

Original Filing

10/7, 10/14, 10/21, 10/28/26

OK-4084600#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626393

Fictitious Business Name(s):

Sunbird Media Co

3410 Manchester Common, Fremont, CA 94536

County of ALAMEDA

Mailing Address: 4061 E Castro Valley Blvd, PMB 447, Castro Valley, CA 94552

Registrant(s):

Teshar Solanki, 4061 E Castro Valley Blvd, PMB 447, Castro Valley, CA 94552

Business conducted by: an Individual

The registrant began to transact business using the fictitious business name(s) listed above on 4/15/2026.

S/ Teshar Solanki

This statement was filed with the County Clerk of Alameda County on 09/29/2026.

Original Filing

10/7, 10/14, 10/21, 10/28/26

OK-4084380#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626454

Fictitious Business Name(s):

1. YARRA DAY STUDIO, 2. YARRA DAY CONSULTING, 2169 51st Ave, Oakland, CA 94601 - 5432 County of ALAMEDA

Registrant(s):

YARRA DAY, 2169 51st Avenue, Oakland, CA 94601

Business conducted by: an Individual

The registrant began to transact business using the fictitious business name(s) listed above on 09/30/2026.

S/ YARRA DAY, Owner

This statement was filed with the County Clerk of Alameda County on 09/30/2026.

Original Filing

10/7, 10/14, 10/21, 10/28/26

OK-4084347#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 625903

Fictitious Business Name(s):

ACCESS SOCIETY, 27691 Seminole Way, Hayward, CA 94544 County of ALAMEDA

Registrant(s):

KRISTOFFER GARCIA, 27691 Seminole way, Hayward, CA 94555

Business conducted by: an Individual

The registrant began to transact business using the fictitious business name(s) listed above on 09/10/2026.

S/ KRISTOFFER GARCIA, Owner

This statement was filed with the County Clerk of Alameda County on 09/10/2026.

Original Filing

10/7, 10/14, 10/21, 10/28/26

OK-4084331#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626364

Fictitious Business Name(s):

ORANGE BELLE CARE HOME, 22147 ORANGE AVENUE, CASTRO VALLEY, CA 94546 County of ALAMEDA

Registrant(s):

BELLE SUITE HOMES, LLC, 799 FLETCHER LANE, SUITE 201F, HAYWARD, CA 94544 (CA)

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/ RONALDO DE LEON - CEO

This statement was filed with the County Clerk of Alameda County on SEPTEMBER 28, 2026

10/7, 10/14, 10/21, 10/28/26

OK-4083861#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626363

Fictitious Business Name(s):

GOLDEN BELLE CARE HOME, 22590 NORWOOD DRIVE, HAYWARD, CA 94541 County of ALAMEDA

Registrant(s):

BELLA SUITE HOMES, LLC, 799 FLETCHER LANE, SUITE 201F, HAYWARD, CA 94544 (CA)

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/ RONALDO DE LEON, CEO

This statement was filed with the County Clerk of Alameda County on SEPTEMBER 28, 2026

10/7, 10/14, 10/21, 10/28/26

OK-4083860#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626289

Fictitious Business Name(s):

Pacific Aura Experience

934 57th street, Oakland, CA 94608 County of ALAMEDA

Mailing Address: 934 57th Street, Oakland, CA 94608

Registrant(s):

Saul Ramirez Gonzalez

934 57th street, Oakland, 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/ Saul Ramirez Gonzalez,

This statement was filed with the County Clerk of Alameda County on 09/24/2026.

Original Filing

9/30, 10/7, 10/14, 10/21/26

OK-4082387#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 625618

Fictitious Business Name(s):

THE RYZE ON MARKET STREET, 1919 MARKET ST., OAKLAND, CA 94607 County of ALAMEDA

Registrant(s):

1919 MARKET REO LLC, 1919 MARKET ST., OAKLAND, CA 94607 County of ALAMEDA

Business conducted by: A LIMITED LIABILITY COMPANY

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 06/26/2026.

S/ THALIA AGUILAR

9/30, 10/7, 10/14, 10/21/26

OK-4081816#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626044

Fictitious Business Name(s):

MA'S CURRY TABLE, 1527 JULIA ST., BERKELEY, CA 94703 County of ALAMEDA

Registrant(s):

PRIYA SAWHNEY, 1527 JULIA ST., BERKELEY, CA 94703 County of ALAMEDA

Business conducted by: AN INDIVIDUAL

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 09/14/2026.

S/ PRIYA SAWHNEY

9/30, 10/7, 10/14, 10/21/26

OK-4081436#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626155

Fictitious Business Name(s):

UKIYO SUSHI, 3417 GRAND AVE., OAKLAND, CA 94610 County of ALAMEDA

Registrant(s):

ONE BOAT JAPANESE RESTAURANT, 3417 GRAND AVE., OAKLAND, CA 94610 County of ALAMEDA

Business conducted by: A COPROATION

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 09/17/2026.

S/ YUKANG CHEN

9/30, 10/7, 10/14, 10/21/26

OK-4081435#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 625254

Fictitious Business Name(s):

55 COFFEE CO., 4395 PIEDMONT AVE #2, OAKLAND, CA 94611 County of ALAMEDA

Mailing Address: 130 OBSIDIAN WAY, HERCULES, CA 94547

Registrant(s):

55 COFFEE CO LLC, 130 OBSIDIAN WAY, HERCULES, CA 94547

Business conducted by: A LIMITED LIABILITY COMPANY

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 08/10/2026.

S/ HELEN DAO

9/23, 9/30, 10/7, 10/14/26

OK-4081375#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626151

Fictitious Business Name(s):

MS TEE'S FABULOUS SOCIAL TRIBE LLC, 1585 62ND St 8253, Emeryville, CA 95662 County of ALAMEDA

Mailing Address: 1585 62ND St 8253, Emeryville, CA 94662

Registrant(s):

MS TEE'S FABULOUS SOCIAL TRIBE LLC, 1585 62ND 8243, Emeryville, CA 94662

Business conducted by: a limited liability company

The registrant began to transact business using the fictitious business name(s) listed above on 09/17/2026.

Ms Tee's Fabulous Social Tribe LLC

S/ Tamesa Carter, CEO

This statement was filed with the County Clerk of Alameda County on 09/17/2026.

Original Filing

9/23, 9/30, 10/7, 10/14/26

OK-4080453#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626143

Fictitious Business Name(s):

NETWORK CONCEPTS, 20032 Shadow Creek Circle, Castro Valley, CA 94552

Business conducted by: an Individual

The registrant began to transact business using the fictitious business name(s) listed above on 09/17/2026.

S/ ANTHONY XU, Owner

This statement was filed with the County Clerk of Alameda County on 09/17/2026.

Original Filing

9/23, 9/30, 10/7, 10/14/26

OK-4080451#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626156

Fictitious Business Name(s):

POPPY DESIGN COMPANY, 2705 webster st #5074, Oakland, CA 94705 - 9991 County of ALAMEDA

Registrant(s):

Steven Falk, 2705 webster st #5074, Oakland, CA 94705

Angela Falk, 2705 webster st #5074, Oakland, CA 94705

Business conducted by: Co-Partners

The registrant began to transact business using the fictitious business name(s) listed above on 09/01/2026.

S/ Steven Falk,

This statement was filed with the County Clerk of Alameda County on 09/17/2026.

Original Filing

9/23, 9/30, 10/7, 10/14/26

OK-4080450#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626132

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

Clerk of Alameda County on 09/14/2026.
New Filing
9/23, 9/30, 10/7, 10/14/26

OK-4075382#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626020
Fictitious Business Name(s):
IIDANN, 27735 Havana Ave, Hayward, CA 94544 County of Alameda
Registrant(s):
Daniel Williams, 27735 Havana 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.
Daniel Williams, Owner
This statement was filed with the County Clerk of Alameda County on 09/14/2026.
New Filing
9/23, 9/30, 10/7, 10/14/26

OK-4075376#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 626188
Fictitious Business Name(s):
1. Washington Avenue Veterinary Emergency & Specialty Hospital, 2. WAVES, 3. WAVES Washington Avenue Veterinary Emergency & Specialty Hospital, 14790 Washington Ave, San Leandro, CA 94578 County of ALAMEDA
Mailing Address: 802 Montgomery Street STE 220, San Francisco, CA 94133
Registrant(s):
Curo Pet LLC, 802 Montgomery St STE 220, San Francisco, CA 94133
Business conducted by: a Limited Partnership
The registrant began to transact business using the fictitious business name(s) listed above on 05/25/2026.
S/ ROMAS MATIUKAS, VP OF CURO PET LLC, GENERAL PARTNER OF EB AMC LP
This statement was filed with the County Clerk of Alameda County on 09/21/2026.
Original Filing
9/30, 10/7, 10/14, 10/21/26

OK-4066807#

GOVERNMENT

NOTICE OF CURRENT PROPERTY TAXES DUE

Made pursuant to Section 2609, Revenue and Taxation Code
I, Henry C. Levy, Alameda County Tax Collector, hereby announce that regular secured tax bills will be mailed on or before November 1, 2026 to all property owners, at the addresses shown on the tax roll. If you own property in Alameda, the county listed in this notice, and do not receive a tax bill by November 9, 2026, contact the Tax Collector's Office, at 1221 Oak Street, Room 131, Oakland, CA 94612, call 510-272-6800, or visit our website at <https://propertytax.alameda-county.ca.gov> to download an internet copy.

Per Revenue and Taxation Code Section 2610.5, failure to receive a tax bill does not relieve the taxpayer of the responsibility to make timely payments.
The **FIRST INSTALLMENT** of 2026-2027 taxes is due and payable on November 1, 2026, and will become delinquent if not paid by 5:00 p.m., or the close of business, whichever is later, on December 10, 2026; thereafter a 10% penalty will be added.
The **SECOND INSTALLMENT** is due on February 1, 2027, and will become delinquent if not paid by 5:00 p.m., or the close of business, whichever is later, on April 12, 2027, as April 10, 2027 is on a Saturday (RTC 2619); thereafter a 10% penalty will be added and \$10 cost to prepare the delinquent tax records and to give notice of delinquency.

Both installments may be paid when the first installment is due on November 1, 2026 with a delinquent date if not paid by December 10, 2026.

There are several payment options. Online payments through eCheck (**free of charge**) or credit card (**with fee**), or telephone using the IVR system; these are recommended to avoid delay. You can also mail your check payment, or you can make an Online Bill Payment through your bank.
Mailed payments must be **POSTMARKED BY THE DUE DATE** by the United States Postal Service (USPS) or **SHIPMENT MUST BE SENT BY THE DUE DATE** using an independent delivery service designated by the Internal Revenue Service (IRS) to avoid late penalties. We also offer a mail slot for your **check payment only** located in the business license division at 224 W. Winton Ave., Room 169, Hayward CA 94544, from 8:30 a.m. to 5:00 p.m. **Do not drop cash payment.** Property tax information and payment by credit card is available 24 hours a day by telephone at 510-272-6800, or online with a credit card or by eCheck at <https://propertytax.alameda-county.ca.gov>. Supplemental Tax Bills are additional tax liabilities due to a reassessment of property values and are due on the date the bills are mailed to property owners. Please check the supplemental delinquent dates to ensure timely payment of the tax.
I certify, under penalty of perjury, that the foregoing is true and correct.

Henry C. Levy
Alameda County Tax Collector
State of California
Executed at Oakland, Alameda County, California, on September 30, 2026
Published in the Inter-City Express Newspaper on October 7 & 14, 2026
10/7, 10/14/26

OK-4085361#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF DIANA COHOON

CASE NO. 26PR213153

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

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

The Petition for Probate requests that EMILY BERK 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 OCTOBER 30, 2026 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: ANDREW WOLFF, LAW OFFICES OF ANDREW WOLFF, 1615 BROADWAY, 4TH FLOOR, OAKLAND, CA 94612, Telephone: 510-834-3300
10/6, 10/7, 10/13/26

OK-4084634#

NOTICE OF PETITION TO ADMINISTER ESTATE OF KANG SANG CHAN

CASE NO. 26PR213008

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: KANG SANG CHAN

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

The Petition for Probate requests

that STEPHEN CHAN 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 11/02/2026 at 9:45 AM in Dept. 202 located at 2120 Martin Luther King Jr. Way, Berkeley, CA 94704, Berkeley Courthouse.

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. Petitioner: STEPHEN CHAN, 3063 MAPLE AVE., OAKLAND, CA 94602, Telephone: (510) 907-1689.
10/7, 10/8, 10/14/26

OK-4084396#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES ALLEN TAYLOR AKA JAMES A. TAYLOR AKA JAMES TAYLOR

CASE NO. 26PR212487

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

A Petition for Probate has been filed by ALAMEDA COUNTY PUBLIC ADMINISTRATOR in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that ALAMEDA COUNTY PUBLIC ADMINISTRATOR be appointed as personal representative to administer the estate of the decedent.

A hearing on the petition will be held in this court on OCTOBER 29, 2026 at 9:30 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. Petitioner: P.O. BOX 2071, OAKLAND, CA 94604, Telephone: 510-577-1979
10/6, 10/7, 10/13/26

OK-4084237#

PUBLIC AUCTION/SALES

Notice is hereby given pursuant to Sections 3071 and 3072 of the Civil Code of the State of California that Fruitvale Collision Center, located at 3009 Foothill Blvd, Oakland CA 94601 will sell at public auction on **October 22, 2026, at 10:00 A.M.** the following vehicle. A 2024 Tesla, Vin# 5YJ3E1EB8RF819643 Lic# 9WCJ136. Said sales are for the purpose of satisfying the lien of Fruitvale Collision Center, together with the costs of advertising and expenses of sale.
10/7/26

OK-4084910#

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 **19th day of OCTOBER 2026 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
KENNETH GUY
FRANCIS ROBINSON
NIGEL BROKAW
AARON CLARK
KAREEM KEARSE
RACHEL WOLOSKY
TESS LICHTWARDT
TIANA JORDAN
YESENA NAVA
RACHEL STOLTZFUS
ROLANDO TONGOHAN
Nicole Stabile
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
9/30, 10/7/26

OK-4082993#

The following persons are in Lien at Allsafe Self-Storage - San Leandro 526 Lewelling Blvd. San Leandro, CA:
Jean/Pau Burden, Cordova, Ardis
Delariva, Darren K Jones, Crystal
Moses, Daniel K Pauley, Sundeta
Poston, Magdalena E Ruiz, Jayson
Simpkins, Margarita Uribe
The items to be sold may include: Furniture, clothes, toys, electronics auto parts, tools, and Miscellaneous items. The date of the sale will be 10/21/26 at 12:00 pm The location of the sale will be: Online at www.storage-treasures.com The auction end date will be on 10/21/26 All bids must be placed prior to this time.
10/7, 10/14/26

OK-4079333#

TRUSTEE SALES

T.S. No.: 200-020152E Title Order No. 91238539 APN: 048G-7418-010-00; 013-1189-006-00; 054-1720-012-00; 053-1685-026-00, 055-1821-003-00; 055-1821-004-00; 053-1685-030-00; 053-1689-003-00; 053-1685-025-00; 054-1720-014-00; 054-1720-013-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/13/2025.

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 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: STEWART L JOHNSTON AKA STEWART LEIF JOHNSTON AKA STEWART JOHNSTON Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 1/28/2025, as Instrument No. 2025012924, of Official Records in the office of the Recorder of Alameda County, California, Date of Sale: 10/29/2026 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: \$4,472,680.69 (estimated as of the first publication date) Street Address or other common designation of real property: 5653 FLORENCE TERRACE, OAKLAND, CA 94611, APN 048G-7418-010-00; 5417 ADELINE STREET, OAKLAND, CA 94608, APN 013-1189-006-00; 2123 STUART STREET, BERKELEY, CA 94705, APN 054-1720-014-00; 2125 STUART STREET, BERKELEY, CA 94705, APN 054-1720-013-00; 2131 STUART STREET, BERKELEY, CA 94705, APN 054-1720-012-00; 2108 STUART STREET, BERKELEY, CA 94705, APN 053-1685-026-00; 2558 SHATTUCK AVENUE, BERKELEY, CA 94704, APN 055-1821-003-00; 2576 SHATTUCK AVENUE, BERKELEY, CA 94704, APN 055-1821-004-00; 2124 STUART STREET, BERKELEY, CA 94705, APN 053-1685-030-00; 2826 TELEGRAPH AVENUE, BERKELEY, CA 94705, APN 053-1689-003-00; 2801 SHATTUCK AVENUE, BERKELEY, CA 94705, APN 053-1685-025-00
LEGAL DESCRIPTIONS: Parcel 1: Apn #053-1685-025-00 Lot 17, Block "E", Map Of The Southern Portion Of The Blake Estate, Plot No. 69 Of The V & D Peralta Rancho, As Per Julius Kellersberger's Map, Subdivided December 1879, Filed April 18, 1884, Map Book 6, Page 26, Alameda County Records. Parcel 2: Apn#054-1720-014-00 The Easterly 13 Feet Of Lot 25, And The Westerly 19 Feet Of Lot 26, Block "D", "Map Of The Re-Subdivision Of Block "D" Blake Tract", Filed October 10, 1889, In Book 9 Of Maps, Page 36, Alameda County Records. Described As Follows: Beginning At A Point On The Northernly Line Of Stuart Street, Distant Thereon Easterly 292.27 Feet From The Point Of Intersection Thereof With The Easterly Line Of Shattuck Avenue, As Said Street And Avenue Are Shown On The Map Herein Referred To; Thence Easterly Along Said Line Of Stuart Street, 32 Feet; Thence At Right Angles Northerly 134 Feet, 6 Inches; Thence At Right Angles Westerly 32 Feet; Thence At Right Angles Southerly 134 Feet, 6 Inches To The Point Of Beginning. Parcel 3: Apn 053-1685-030-00 The Western 16 Feet, 8 Inches Of Lot 12 And The Eastern 16 Feet, 8 Inches Of Lot 13, Block E, Southern Portion Of The Blake Estate, Filed April 18, 1884, In Book 6, Page 26, Of Maps, Alameda County Records. Described As Follows: Beginning At A Point On The Southern Line Of Stuart Street Distant Thereon Westerly 408 Feet, 4 Inches From The Point Of Intersection Thereof With The Western Line Of Fulton Street, Thence Westerly Along Said Line Of Stuart Street 33 Feet, 4 Inches; Thence At Right Angles Southerly 134 Feet, 6 Inches; Thence At Right Angles Easterly 33 Feet 4 Inches; Thence At Right Angles Northerly 134 Feet, 6 Inches To The Point Of Beginning. Parcel 3a: A Non-Exclusive, Perpetual Easement And Right Of Way For Ingress And Egress Of Pedestrians And Vehicles Over Said Portion Of Land Described As Follows: Beginning At A Point On The Southern Line Of Stuart Street Distant Thereon Westerly 441 Feet, 8 Inches From The Point Of Intersection Thereof With The Western Line Of Fulton Street, Said Map Above Referred To, Thence Westerly Along Said Line Of Stuart Street, 4 Feet; Thence At Right Angles Southerly 77 Feet; Thence At Right Angles Easterly 4 Feet; Thence At Right Angles Northerly 77 Feet To The Point Of Beginning. Parcel 4: Apn 054-1720-013-00 The Easterly 21 Feet Of Lot 26 And The Westerly 15 Feet Of Lot 27,

Block D, Map Of The Re-Subdivision Of Block "D" Blake Tract, Filed October 10, 1889, Map Book 9, Page 36, Alameda County Records. Parcel 5: Apn 054-1720-012-00 The West 10 Feet Of Lot 28, And The East 25 Feet Of Lot 27, Map Of The Re-Subdivision Of Block "D" Blake Tract, Filed October 10, 1889, Map Book 9, Page 36, Alameda County Records. Parcel 6: Apn 053-1685-026-00 Lot 16, Block "E", Map Of The Southern Portion Of The Blake Estate, Plot No. 69 Of The V & D Peralta Rancho, As Per Julius Kellersberger's Map, Subdivided December 1879, Filed April 18, 1884, Map Book 6, Page 26, Alameda County Records. Parcel 7: Apn 055-1821-003-00 A Portion Of Lots 12 And 13, Block 10, Map No. 4 Of The Shattuck Tract, Filed March 7, 1894, In Book 15, Page 10 Of Maps, Alameda County Records. Bounded As Follows: Beginning At A Point On The Western Line Of Shattuck Avenue, Distant Thereon Southerly 100 Feet From The Point Of Intersection Thereof With The Southern Line Of Blake Street; Thence Southerly Along Said Western Line Of Shattuck Avenue 50 Feet; Thence Westerly Parallel With Said Southern Line Of Blake Street 107.73 Feet; Thence At Right Angles Northerly 19.95 Feet; Thence At The Right Angles Westerly 23.32 Feet; Thence At Right Angles Northerly 29.93 Feet; Thence At Right Angles Easterly 134 Feet, More Or Less, To The Point Of Beginning. Parcel 8: Apn 055-1821-004-00 A Portion Of Lots 13 And 14, Block 10, Map No. 4 Of The Shattuck Tract, Filed March 7, 1894, In Book 15, Page 10 Of Maps, Alameda County Records. Described As Follows: Beginning At A Point On The Western Line Of Shattuck Avenue, Distant Thereon Northerly 76 Feet From The Intersection Thereof With The Northern Line Of Parker Street; Thence Northerly Along Said Line Of Shattuck Avenue 34 Feet; Thence Westerly Parallel With Said Line Of Parker Street 107.73 Feet; Thence At Right Angles Southerly 34 Feet, More Or Less, To A Point In A Line Drawn Westerly From The Point Of Beginning And Parallel With Said Line Of Parker Street; And Thence Easterly Along Said Line So Drawn 105.35 Feet, More Or Less, To The Point Of Beginning. Parcel 9: Apn 053-1689-003-00 Lot 3, Block G, Leonard Tract, Filed September 17, 1875, Book 5 Of Maps, Page 11, Alameda County Records. Parcel 9a: A Non-Exclusive Easement For Ingress And Egress Of Pedestrians And Vehicles Of All Kinds, Over The Following Described Strip Of Land: The Western 10 Feet Of Lots 1 And 2, Block G, Map Of Leonard Tract, Filed September 17, 1875, Map Book 5, Page 11, Alameda County Records. Parcel 10: Apn 013-1189-006-00 All Of Lot 3 And A Portion Of Lots 4, 7 And 8, Block "F", "Map Of The J. E. McElrath Tract", Filed August 31, 1891, Map Book 12, At Page 12, Alameda County Records. Described As Follows: Beginning At A Point On The Western Line Of Adeline Street, Distant Thereon 88.96 Feet Northerly From The Point Of Intersection Thereof, With The Northern Line Of 54th Street, Formerly Central Avenue; Running Thence Northerly Along The Said Line Of Adeline Street 50.04 Feet; Thence Westerly And Parallel With The Southern Line Of 55th Street, Formerly Parsons Street, 155.84 Feet To A Point On The Eastern Boundary Line Of That Certain Parcel Of Land Designated As Parcel 16 In The Deed To The City Of Oakland, A Municipal Corporation And Recorded June 6, 1943 In Book 4367 Of Official Records, Page 411; Thence Southerly Along Said Last Mentioned Line 45.00 Feet To A Point On The Southern Boundary Line Of Said Lot 8; Thence Easterly Along The Southern Boundary Line Of Said Lots 8 And 3, A Distance Of 133.95 Feet To The Point Of Beginning. Parcel 11: Apn 048g-7418-010-00 Lot 383, Map Of Merriewood, Filed November 13, 1924, Map Book 4, Pages 50 And 51, Alameda County Records. 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money->

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5 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 200-020152E. 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 200-020152E 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: 9/23/2026 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 ELIZABETH A. GODBEY, VICE PRESIDENT OAK0495044 To: INTER CITY EXPRESS 10/07/2026, 10/14/2026, 10/21/2026 10/7, 10/14, 10/21/26

OK-4084525#

Trustee Sale No. 192772 Title No. 95533367-55. NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/03/2022. 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. On 10/20/2026 at 12:00 PM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/10/2022, as Instrument No. 2022006423, in book xx, page xx, of Official Records in the office of the County Recorder of ALAMEDA County, State of CALIFORNIA, executed by MICHAEL ANTHONY VAUGHN, AN UNMARRIED MAN, WILL SELL AT PUBLIC AUCTION

TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), AT THE FALLON STREET EMERGENCY EXIT TO THE ALAMEDA COUNTY COURTHOUSE, 1225 FALLON ST., OAKLAND, CA 94612. 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, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 007-0563-013-00 The street address and other common designation, if any, of the real property described above is purported to be: 1713 CAMPBELL STREET, OAKLAND, CA 94607. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$751,403.30 IF THE TRUSTEE IS UNABLE TO CONVEY TITLE FOR ANY REASON, THE SUCCESSFUL BIDDER'S SOLE AND EXCLUSIVE REMEDY SHALL BE THE RETURN OF MONIES PAID TO THE TRUSTEE, AND THE SUCCESSFUL BIDDER SHALL HAVE NO FURTHER RECOURSE. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 9/23/2026 PRIME RECON LLC By: Heather Bujarski, Authorized Signer PRIME RECON LLC 28765 SINGLE OAK DRIVE, SUITE 250 TEMECULA, CA 92590 (888) 725-4142 PRIME RECON LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: [HTTPS://SALESINFORMATION.PRIME-RECON.COM](https://salesinformation.prime-recon.com) 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 (844) 901-0998 for information regarding the trustee's sale or visit this internet website - [HTTPS://SALESINFORMATION.PRIME-RECON.COM](https://salesinformation.prime-recon.com) - for information regarding the sale of this property, using the file number assigned to this case: TS#192772. 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 (844) 901-0998 for information regarding the trustee's sale, or visit this internet website [HTTPS://SALESINFORMATION.PRIME-RECON.COM](https://salesinformation.prime-recon.com) for information regarding the sale of this property, using the file number assigned to this case TS#192772 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 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed title transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity Type Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust agreement Date Date trust agreement executed Revocability Whether trust is revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique identification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest detailsOAK0495158 To: INTER CITY EXPRESS 09/30/2026, 10/07/2026, 10/14/2026 9/30, 10/7, 10/14/26

OK-4082948#

NOTICE OF TRUSTEE'S SALE TSG No.: 260119268 TS No.: 26-003515 APN: 028-0939-018-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/12/2023. 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. On 10/13/2026 at 12:00PM, America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 04/14/2023, as Instrument No. 2023042506, in book , page , of Official Records in the office of the County Recorder of ALAMEDA County, State of California. Executed by: EDDIE SIMPSON JR. AND DEIDRE SIMPSON, HUSBAND AND WIFE AS JOINT TENANTS. WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States)

At the Fallon Street entrance to the County Courthouse, 1225 Fallon Street, Oakland, CA 94612 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 described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 028-0939-018-00 The street address and other common designation, if any, of the real property described above is purported to be: 3019 FLORIDA ST, OAKLAND, CA 94602 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 808,357.24. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. 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. All bids are subject to California Civil Code 2924h and are sold "AS-IS". 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 844-693-4761 or visit this internet website www.awest.us, using the file number assigned to this case 26-003515 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. Please be advised that the trustee will require any entity or trust bidder at this trustee's sale to provide beneficial ownership information, documentation, and written certification as required under FinCEN's Anti-Money Laundering Regulations for Residential Real Estate Transfers, effective for transfers to covered transferees closing on or after March 1, 2026. This requirement applies where the purchaser is a legal entity (including an LLC, corporation, or partnership) or a trust, and the transfer is not financed by an institutional lender subject to existing anti-money laundering requirements. The required information and certification must be provided to the trustee prior to issuance of the trustee's deed upon sale. No trustee's deed will be issued for a covered transfer until all required FinCEN information has been received and certified. Additional information regarding these regulations and required transferee

disclosures can be found at: <https://www.fincen.gov/rre> and <https://www.fincen.gov/rre-faqs> 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, 844-693-4761, or visit this internet website www.awest.us, using the file number assigned to this case 26-003515 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: America West Lender Services, LLC. 5404 Cypress Center Drive, Ste 300 Tampa, FL 33609 America West Lender Services, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL - 844-693-4761 OAK0494591 To: INTER CITY EXPRESS 09/23/2026, 09/30/2026, 10/07/2026 9/23, 9/30, 10/7/26

OK-4080506#

APN: 022-0345-040-00 TS No.: 26-12754CA TSG Order No.: 260206003 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JUNE 11, 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. 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 June 22, 2022 as Document No.: 2022115096 of Official Records in the office of the Recorder of Alameda County, California, executed by: ASHLEY LASHAUN STEWERT, A SINGLE PERSON, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: November 20, 2026 Sale Time: 12:00:PM Sale Location: At the Fallon Street emergency exit to the Alameda County Courthouse, 1225 Fallon St., Oakland, CA 94612 2 File No.:26-12754CA The street address and other common designation, if any, of the real property described above is purported to be: 2728 12Th Ave, Oakland, CA 94606. 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: \$891,679.96 (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) 758-8052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 26-12754CA. 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) 932-0360, or visit this internet website, www.affinidefault.com, using the file number assigned to this case 26-12754CA 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.:26-12754CA 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.xome.com or Call: (800) 758-8052. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Dated: September 11, 2026 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 OAK0493498 To: INTER CITY EXPRESS 09/23/2026, 09/30/2026, 10/07/2026 9/23, 9/30, 10/7/26

OK-4079795#

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