





(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

County Clerk of Sacramento County on 04/04/2025.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923630#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02478  
Fictitious Business Name(s) to be Filed: LOON HING COMPANY, 3838 49TH AVE, SACRAMENTO, CA 95823 County of SACRAMENTO  
Business Owner(s): Loon Hing, LLC, 3838 49th Ave, Sacramento, CA 95823  
This business is conducted by a limited liability company  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Loon Hing, LLC  
S/ Gia Phong, Managing Member  
This statement was filed with the County Clerk of Sacramento County on 04/01/2025.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923505#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02924  
Fictitious Business Name(s) to be Filed: H.H. GAS/FOOD ENTERPRISES INC., 3800 47TH AVE, SACRAMENTO, CA 95824 County of SACRAMENTO  
Business Owner(s): H.H. GAS/FOOD ENTERPRISES INC., 3800 47TH AVE, SACRAMENTO, CA 95824  
This business is conducted by a Corporation  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
H.H. GAS/FOOD ENTERPRISES INC.  
S/ HAMID ZAMIRI, CEO  
This statement was filed with the County Clerk of Sacramento County on 04/16/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923374#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02933  
Fictitious Business Name(s) to be Filed: MARRIOTT TOWNPLACE SUITES AT CAL EXPO, 1784 TRIBUTE RD, SACRAMENTO, CA 95815 County of SACRAMENTO  
Business Owner(s): Platinum Premier, LLC, 1680 W Alluvial Ave, Fresno, CA 93711  
This business is conducted by a limited liability company  
Date began using business name: 09/06/2019.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Platinum Premier, LLC  
S/ Jaclyn Suh, President  
This statement was filed with the County Clerk of Sacramento County on 04/17/2025.

In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923371#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03162  
Fictitious Business Name(s) to be Filed: SNACK TEMPTATION VENDING, 2108 N ST, SACRAMENTO, CA 95816 County of SACRAMENTO  
Business Owner(s): Jasperoo, LLC, 2108 N St Ste N, Sacramento, CA 95816  
This business is conducted by a limited liability company  
Date began using business name: 03/18/2025.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Jasperoo, LLC  
S/ Rochelle R Lykens, Member  
This statement was filed with the County Clerk of Sacramento County on 04/24/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923285#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02557  
Fictitious Business Name(s) to be Filed: MAX MUSCLE NATOMAS, 2121 NATOMAS CROSSING DR, SACRAMENTO, CA 95834 County of SACRAMENTO  
Business Owner(s): MARCIE SABEY, 2121 NATOMAS CROSSING DR #700, SACRAMENTO, CA 95834  
This business is conducted by an Individual  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ MARCIE SABEY  
This statement was filed with the County Clerk of Sacramento County on 04/03/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923279#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03305  
Fictitious Business Name(s) to be Filed: Ameriprime Hospice Care, 9766 Waterman Road, Suites L4, Elk Grove, CA 95624 - 9472 County of SACRAMENTO  
Business Owner(s): Capitol Healthcare Inc., 9766 Waterman Road, Suites L4, Elk Grove, CA 95624  
This business is conducted by a Corporation  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Capitol Healthcare Inc  
S/ Maliha Agloria, CEO  
This statement was filed with the County Clerk of Sacramento County on 05/01/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided

in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923238#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02856  
Fictitious Business Name(s) to be Filed: EARTHWORK CONSTRUCTION, 9409 CLIFT CT, ELK GROVE, CA 95624 County of SACRAMENTO  
Business Owner(s): STEVEN ARRIOLA, 9409 Clift Ct, Elk Grove, CA 95624  
This business is conducted by an Individual  
Date began using business name: 4/1/2014.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ STEVEN ARRIOLA  
This statement was filed with the County Clerk of Sacramento County on 04/15/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923205#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03023  
Fictitious Business Name(s) to be Filed: KidsVenture Playgrounds Inc., 2108 N St Ste N, Sacramento, CA 95816 County of SACRAMENTO  
Business Owner(s): Liben Play Inc., 2108 N St Ste N, Sacramento, CA 95816  
This business is conducted by a Corporation  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Liben Play Inc.  
S/ Xiang Yong Ding, Secretary  
This statement was filed with the County Clerk of Sacramento County on 04/21/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923191#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03165  
Fictitious Business Name(s) to be Filed: ADVOTURE, 1401 21st Street STE R, SACRAMENTO, CA 95811 County of SACRAMENTO  
Business Owner(s): Preslan Enterprises LLC, 1401 21st Street STE R, Sacramento, CA 95811  
This business is conducted by a limited liability company  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Preslan Enterprises LLC  
S/ Laura Preslan, CEO  
This statement was filed with the County Clerk of Sacramento County on 04/25/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must

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5/8, 5/15, 5/22, 5/29/25

SC-3923188#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03328  
Fictitious Business Name(s) to be Filed: MY CALIFORNIA MOVERS, 2124 WELDON WAY, SACRAMENTO, CA 95825, County of SACRAMENTO  
Business Owner(s): GOOD LIFE + COMPANY LLC, 2124 WELDON WAY, SACRAMENTO, CA 95825  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: 5/1/25  
Describe the type of Activities/Business SERVICE/GENERAL  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ WILLIAM LOPEZ  
This statement was filed with the County Clerk of Sacramento County on 5/1/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3923016#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03010  
Fictitious Business Name(s) to be Filed: BEAUTY BUGGY MOBILE PET GROOMER, 3408 BARRINGTON RD., SACRAMENTO, CA 95864, County of SACRAMENTO  
Business Owner(s): WENDY LEE HOWARD, 3408 BARRINGTON RD., SACRAMENTO, CA 95864  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: N/A  
Describe the type of Activities/Business MOBILE PET GROOMING SERVICE  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ WENDY LEE HOWARD  
This statement was filed with the County Clerk of Sacramento County on 04/21/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3922973#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03121  
Fictitious Business Name(s) to be Filed: TRENT'S DISTRIBUTING, 8553 BANFF VISTA DR, ELK GROVE, CA 95624, County of SACRAMENTO  
Business Owner(s): RONALD G. TRENT, 8553 BANFF VISTA DR., ELK GROVE, CA 95624  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 7/1987  
Describe the type of Activities/Business SALES TO RETAIL BUSINESS  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ RON TRENT  
This statement was filed with the County Clerk of Sacramento County on 04/23/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3922948#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03306  
Fictitious Business Name(s) to be Filed: AM HOOD MART, 10749 RIVER ROAD, HOOD, CA 95639, County of SACRAMENTO  
Business Owner(s): BHUPINDER SINGH, 8143 LENHART RD, SACRAMENTO, CA 95828  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 6-6-2025  
Describe the type of Activities/Business BEER WINE GROCERY MARKET  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ BHUPINDER SINGH  
This statement was filed with the County Clerk of Sacramento County on 05/01/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3922939#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03302  
Fictitious Business Name(s) to be Filed: PRIMO WATER NORTH AMERICA, 1150 ASSEMBLY DR., SUITE 800, TAMPA, FL 33607, County of HILLSBOROUGH  
Business Owner(s): DS SERVICES OF AMERICA, INC., 1150 ASSEMBLY DR., SUITE 800, TAMPA, FL 33607  
This business is conducted by: CORPORATION  
Date began using business name: 07/31/2020  
Describe the type of Activities/Business BOTTLED WATER SERVICES  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ MARNI MORGAN POE  
This statement was filed with the County Clerk of Sacramento County on 05/01/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3922933#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03301  
Fictitious Business Name(s) to be Filed: CHASE TRAVEL, 77 NORTH WATER STREET, NORWALK, CT, 06854, County of FAIRFIELD  
Business Owner(s): LOYALTY TRAVEL AGENCY LLC, 77 NORTH WATER STREET, NORWALK, CT, 06854  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: 1/13/2025  
Describe the type of Activities/Business TRAVEL COMPANY THAT PROVIDES FULFILLMENT AND MANAGEMENT OF LOYALTY POINTS-BASED REWARD PROGRAMS  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ CHIKE N. EGBUNIWE  
This statement was filed with the County Clerk of Sacramento County on 05/01/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must

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5/8, 5/15, 5/22, 5/29/25

SC-3922917#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03259  
Fictitious Business Name(s) to be Filed: ZARTECH, 5 Stanley Tucker Drive, Newburyport, Massachusetts 01950, County of Essex  
Business Owner(s): Zampell Advanced Refractory Technologies, Inc., 5 Stanley Tucker Drive, Newburyport, MA 01950:State of Incorporation: Massachusetts  
This business is conducted by: Corporation  
Date began using business name: 11/18/2016  
Describe the type of Activities/Business distributor of refractory materials  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ Stephen J. Murphy, CFO  
This statement was filed with the County Clerk of Sacramento County on 4/29/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/8, 5/15, 5/22, 5/29/25

SC-3922659#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03174  
Fictitious Business Name(s) to be Filed: Beta Belts, 1401 21ST ST, Sacramento, CA 95811 County of SACRAMENTO  
Business Owner(s): Alan Wei, 851 Cherry Ave Ste 27 #1152, San Bruno, CA 94066, US  
This business is conducted by an Individual  
Date began using business name: 04/15/2025.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ Alan Wei,  
This statement was filed with the County Clerk of Sacramento County on 04/25/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/1, 5/8, 5/15, 5/22/25

SC-3921072#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02754  
Fictitious Business Name(s) to be Filed: SYMBIOSIS, 3316 DEFOREST WAY, SACRAMENTO, CA 95816 County of SACRAMENTO  
Business Owner(s): LINDA EISEN, 3316 De Forest Way, Sacramento, CA 95816  
This business is conducted by an Individual  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ LINDA EISEN,  
This statement was filed with the County Clerk of Sacramento County on 04/09/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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5/1, 5/8, 5/15, 5/22/25

SC-3920975#







FAX (916) 444-0636

**PATON ENGINEERS AND CONSTRUCTORS (CA) LLC, 4460 HIGHWAY 225, SUITE 130, DEER PARK, TX 77536**  
This business is conducted by: **LIMITED**

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).  
Court Department 129. Zoom Link: <https://saccount-ca.gov.zoomgov.com/join/9231>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 33529231. 3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must



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be completed and provided to the court before the return hearing date. 4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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  
SHERI HOFFMAN - SBN 173944  
HOFFMAN & HOFFMAN  
2600 E BIDWELL ST., STE. 240  
FOLSOM CA 95630  
Telephone (916) 985-2753  
5/8, 5/9, 5/15/25

SC-3924388#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY C. SICELOFF, ALSO KNOWN AS MARY SICELOFF CASE NO. 25PR001561**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARY C. SICELOFF, ALSO KNOWN AS MARY SICELOFF

A Petition for Probate has been filed by RENEE KOWALIK-MOSS in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that RENEE KOWALIK-MOSS be appointed as personal representative to administer the estate of the decedent.

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

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on JUNE 11, 2025 at 1:30 PM in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.

2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

Court Department 129. Zoom Link: <https://saccourt-ca-gov.zoomgov.com/my/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.

4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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/Attorney for Petitioner: CARLENA L. TAPELLA, WEINTRAUB TOBIN CHEDIAK COLEMAN GRODIN LAW CORPORATION, 400 CAPITOL MALL, 11TH FLOOR, SACRAMENTO, CA 95814, Telephone: 916-558-6000  
5/8, 5/9, 5/15/25

SC-3924261#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF VICTORIA ANNE O'LEARY AKA VICTORIA ANNE O'LEARY CASE NO. 25PR001522**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: VICTORIA ANNE O'LEARY AKA VICTORIA ANNE O'LEARY A Petition for Probate has been filed by JASON DANIEL MARTINEZ in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that JASON DANIEL MARTINEZ be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of

Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on JUNE 4, 2025 at 1:30PM in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

**Notice of Remote Law & Motion, Conservatorship (including LPS), Guardianship, Probate Estate/ Trust, and Settlement Conference Proceedings**

1. This matter is held as a remote hearing using the Zoom Application.

2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached).

You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached).

Court Department 129. Zoom Link: <https://saccourt-ca-gov.zoomgov.com/my/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.

4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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/Attorney for Petitioner: DONALD P. MADSEN, WHEATLEY, SOPP & MADSEN, LLP, 2600 E. BIDWELL ST., STE 150, FOLSOM, CA 95630, Telephone: (916) 923-9347  
5/7, 5/8, 5/14/25

SC-3923332#

**PUBLIC AUCTION/ SALES**

**NOTICE OF LIEN SALE**

Notice is hereby given pursuant to California Business and Professional Codes #21700-21716, Section 2328 of the UCC of the Penal Code, Section 535 the undersigned, StorQuest Express Self Storage/Wyda Way of Sacramento, will sell at public sale by competitive bidding the personal property of:: Shawn Sanchez, Angel Moore, Veronica Martinez, Jose Bay, Sylvia Lowe. **Household items, Furniture, decor, misc items.** Auctioneer Company: [www.storage treasures.com](http://www.storage treasures.com). The Sale will end at 10:00 AM, May, 22<sup>nd</sup>, 2025. Goods must be paid in CASH at site and removed at completion of sale. Sale is subject to cancellation in the event of settlement between owner and obligated party. 2060 Wyda Way Sacramento, CA 95825 (916) 924-1111.  
5/8, 5/15/25

SC-3923839#

**TRUSTEE SALES**

TS No: CA08001633-22-1 APN: 250-0403-010-0000 To No: 220668183-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 20, 2007, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 10, 2025 at 01:30 PM, at the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 29, 2007 in Book 200771029, on Page 0328 of official records in the Office of the Recorder of Sacramento County, California, executed by JOSE A GARCIA, MARRIED, SOLE & SEPARATE PROPERTY, as Trustor(s), in favor of JPMORGAN CHASE BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3503 BINGHAMTON DR, SACRAMENTO, CA 95834 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$283,100.87 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have

no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08001633-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA08001633-22-1 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: April 29, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08001633-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 BY: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 SAC0473955 To: DAILY RECORDER 05/08/2025, 05/15/2025, 05/22/2025  
5/8, 5/15, 5/22/25

SC-3924265#

NOTICE OF TRUSTEE'S SALE TSG No.: 8793949 TS No.: 24-032217 APN: 038-0223-022-0000 Property Address: 7600 ROCK CREEK WAY, SACRAMENTO, CA 95824 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/04/2013. 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 05/27/2025 at 09:00 A.M., America West Lender Services, LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/15/2013, as Instrument No. , in book 20131015, page 1286, , of Official Records in the office of the County Recorder of SACRAMENTO County, State of California. Executed by: BETTY CORPUZ, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, 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) East Main Entrance Gordon D. Schaber Sacramento County

Courthouse, 720 9th Street, Sacramento, CA 95814 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# 038-0223-022-0000 The street address and other common designation, if any, of the real property described above is purported to be: 7600 ROCK CREEK WAY, SACRAMENTO, CA 95824 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 \$ 162,482.49. 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](http://www.awest.us), using the file number assigned to this case 24-032217 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 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](http://www.awest.us), using the file number assigned to this case 24-032217 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 P.O. Box



(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

23028 Tampa, FL 33623 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 SAC0473695 To: DAILY RECORDER 05/01/2025, 05/08/2025, 05/15/2025

SC-3922035#

T.S. No.: 24-32355 A.P.N.: 203-0510-007-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/30/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor: Samuel Robert Burns, A Single Man Duly Appointed Trustee: Vylla Solutions, LLC Recorded 10/3/2022 as Instrument No. 202210030579 in book , page of Official Records in the office of the Recorder of Sacramento County, California , Described as follows: As more fully described in said Deed of Trust Date of Sale: 5/29/2025 at 2:00 PM Place of Sale: At the Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$448,906.96 (Estimated) Street Address or other common designation of real property: 3812 BLACKFOOT WAY ANTELOPE, CA 95843 A.P.N.: 203-0510-007-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holder's rights against the real property only. THIS NOTICE IS SENT FOR THE PURPOSE OF COLLECTING A DEBT. THIS FIRM IS ATTEMPTING TO COLLECT A DEBT ON BEHALF OF THE HOLDER AND OWNER OF THE NOTE, ANY INFORMATION OBTAINED BY OR PROVIDED TO THIS FIRM OR THE CREDITOR WILL BE USED FOR THAT PURPOSE. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be

aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 758-8052 or visit this Internet Web site www.Xome.com, using the file number assigned to this case 24-32355. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.Xome.com, using the file number assigned to this case 24-32355 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 04/24/2025 Vylla Solutions, LLC 1600 South Douglass Road, Suite 140 Anaheim, CA 92806 Automated Sale Information: (800) 758-8052 or www.Xome.com for NON-SALE information: 888-313-1969 LaTedran Franklin, Trustee Sale Specialist 5/1, 5/8, 5/15/25

SC-3920662#

Trustee Sale No. F24-00315 Notice of Trustee's Sale Loan No. 770094 Title Order No. 2568477CAD APN: 020-0202-001-0000, 020-0202-002-0000, 020-0202-011-0000, 020-0202-012-0000 You Are In Default Under A Deed Of Trust Dated 12/29/2022 And More Fully Described Below (The "Deed Of Trust"). Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (cashier's check(s) must be made payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Tim T. Lam, an unmarried man Recorded: recorded on 12/30/2022 as Document No. 202212300688 of Official Records in the office of the Recorder of Sacramento County, California; Date of Sale: 05/15/2025 at 01:30PM Place of Sale: the East main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$1,278,301.34 The purported property address is: 3120, 3122, 3148 20th Avenue , Sacramento, CA 95820, 4501 Franklin Blvd, Sacramento, CA 95820 Legal Description See Exhibit "A" attached hereto and made a part hereof Personal Property Description See Exhibit "B" attached hereto and made a part hereof Assessors Parcel No. 020-0202-001-0000, 020-0202-002-0000, 020-0202-011-0000, 020-0202-012-0000 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real

property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F24-00315. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet web-site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F24-00315 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase." NOTICE TO POTENTIAL BIDDERS: WE REQUIRE CERTIFIED FUNDS AT SALE BY CASHIER'S CHECK(S) PAYABLE DIRECTLY TO "ASSURED LENDER SERVICES, INC." TO AVOID DELAYS IN ISSUING THE FINAL DEED. THE PROPERTY COVERED IN THIS ACTION INCLUDES ALL SUCH REAL PROPERTY AND THE PERSONAL PROPERTY IN WHICH THE BENEFICIARY HAS A SECURITY INTEREST DESCRIBED IN EXHIBITS "A" AND "B" ATTACHED HERETO, RESPECTIVELY. IT BEING THE ELECTION OF THE CURRENT BENEFICIARY UNDER THE DEED OF TRUST TO CAUSE A UNIFIED SALE TO BE MADE OF SAID REAL AND PERSONAL PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF SECTION 2924F(b)(2) OF THE CALIFORNIA CIVIL CODE. Date: 4/18/2025 Assured Lender Services, Inc. /s/ Kathy Damico, Trustee Sale Officer Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For

That Purpose. Exhibit "A" (Legal Description) That Real Property Situated In The City Of Sacramento, The County Of Sacramento, State Of California, Described As Follows: Parcel 1: Lots 1, 2, 3 And 4, In Block K, As Shown On The Plat Of "Gould Or Brooke Realty Co's Subdivision No. 112", Recorded The Office Of In The County Recorder Of Sacramento County, On April 4, 1908, In Book 8 Of Maps, Map No. 46, Records Of Said County. Parcel 2: Lots 5 And 6, Block 'K', As Shown On The Plat Of "Gould Or Brooke Realty Company'S Subdivision No. 112". Filed In The Office Of The Recorder Of Sacramento County, California, On April 4, 1908, In Book 8 Of Maps, Map No. 46. Parcel 3: Lots 7, 8 And 9, Block 'K', As Shown On The Plat Of "Gould Or Brooke Realty Company's Subdivision No. 112", Filed In The Office Of The Recorder Of Sacramento County, California, On April 4, 1908, In Book 8 Of Maps, Map No. 46. Parcel 4: All That Portion Of Lots 10 And 11, Block "K", As Shown On The Plat Of "Gould Or Brooke Realty Company's Subdivision No. 112", Filed In The Office Of The Recorder Of Sacramento County, California, On April 4, 1908, In Book 8 Of Maps, Map No. 46, Described As Follows: Beginning At The Southeast Corner Of Said Lot 10, Said Point Also Being Distant 135.73 Feet, Westerly, Measured Radially, From Engineer's Station "B4" 733-65-80 Of The Base Line Of The Department Of Public Works' 1953 Freeway Survey On Road 03-SAC-99, Post Mile 17 6/24 6 (Formerly Road LLI-SAC-4-B, SAC), Thence, From Said Point Of Beginning, Along The East Line Of Said Lot 10, North 00° 32' West 31.00 Feet, Thence, Leaving Said East Line, North 89° 54' East 13.10 Feet, Thence North 17° 57' 31" West 93.61 Feet To A Point On The North Line Of Said Lot 10, Thence South 89° 54' West 10.09 Feet To The Northwest Corner Of Said Lot 10, Thence South 00° 32' East 120.00 Feet To The Southwest Corner Of Said Lot 10, Thence North 89° 54' East 25.00 Feet To The Point Of Beginning. Exhibit "B" (Personal Property) All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property. 4/24, 5/1, 5/8/25

SC-3919268#

T.S. No. 129516-CA APN: 201-0680-086-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/25/2022. 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 5/27/2025 at

9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 3/30/2022 as Instrument No. 202203301272 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: DEBORAH LYNN CHOONHAURAI, AN UNAMRRIED WOMAN AND RICHARD MICHAEL MAIN, AN UNMARRIED MAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE EAST MAIN ENTRANCE OF THE GORDON D. SCHABER SACRAMENTO COUNTY COURTHOUSE, 720 9TH STREET, SACRAMENTO CA 95814 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 5330 ALVOCA WAY, SACRAMENTO, CA 95835 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured 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: \$301,949.13 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 a written Notice of Default and Election to Sell. The undersigned or its predecessor 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. 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) 313-3319 or visit this Internet website www.clearconcorp.com, using the file number assigned to this case 129516-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, 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) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 129516-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as 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. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 4/24, 5/1, 5/8/25

SC-3915631#

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