





(916) 444-2355

written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 8/21/2025, Time: 9:00 A.M., Dept.: 54, Room: N/A  
The address of the court is 720 NINTH STREET, SACRAMENTO, CA 95814  
(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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county:  
THE DAILY RECORDER  
Date: 5/2/2025  
CHRISTOPHER E. KRUEGER  
Judge of the Superior Court  
5/16, 5/23, 5/30, 6/6/25

SC-3926125#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CV010957  
Superior Court of California, County of SACRAMENTO  
Petition of: CAROL LYNN BREDBERG for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner CAROL LYNN BREDBERG filed a petition with this court for a decree changing names as follows:  
CAROL LYNN BREDBERG to CAROL LYNN BROOKSBANK

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 8/26/2025, Time: 9AM, Dept.: 54, Room:  
The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814  
(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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county:  
THE DAILY RECORDER  
Date: 05/06/2025  
CHRISTOPHER E. KRUEGER, JUDGE  
Judge of the Superior Court  
5/9, 5/16, 5/23, 5/30/25

SC-3924472#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CV010232  
Superior Court of California, County of SACRAMENTO  
Petition of: RESHMITA AMIT MEHRA for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner RESHMITA AMIT MEHRA filed a petition with this court for a decree changing names as follows:  
RESHMITA AMIT MEHRA to RESHMITA PRASED

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 8/18/2025, Time: 9:00 A.M., Dept.: 54, Room: N/A  
The address of the court is 813 6TH STREET, SACRAMENTO, CA 95814  
(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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county:  
THE DAILY RECORDER  
Date: 4/24/2025  
CHRISTOPHER E. KRUEGER  
Judge of the Superior Court  
5/9, 5/16, 5/23, 5/30/25

SC-3923043#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. 25CV009317  
Superior Court of California, County of SACRAMENTO  
Petition of: CUAUHTEMOC PETER AGUILAR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner CUAUHTEMOC PETER AGUILAR filed a petition with this court for a decree changing names as follows:

CUAUHTEMOC PETER AGUILAR to MILO RHYS MAHONEY  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 8/13/2025, Time: 1:30 P.M., Dept.: 53, Room: N/A  
The address of the court is 720 NINTH STREET, SACRAMENTO, CA 95814  
(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](http://www.courts.ca.gov/find-my-court.htm).)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county:  
THE DAILY RECORDER  
Date: 4/18/2025  
RICHARD K. SUEYOSHI  
Judge of the Superior Court  
5/9, 5/16, 5/23, 5/30/25

SC-3922625#

FICTITIOUS  
BUSINESS NAMES

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF 2025-03965  
Fictitious Business Name(s) to be Filed:  
**LIV MORTGAGE, 12980 METCALF, SUITE 400, OVERLAND PARK, KS 66213**, County of JOHNSON  
Business Owner(s):  
BERRY-ROCK MORTGAGE, LLC, 6915 N CLASSEN BLVD, SUITE C, OKLAHOMA CITY, OK 73116  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: N/A  
Describe the type of Activities/Business MORTGAGE BROKERING 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/ JEFF SERVEN, MANAGER  
This statement was filed with the County Clerk of Sacramento County on 5/27/2025  
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 residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931805#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF2025-03463  
Fictitious Business Name(s) to be Filed:  
**S M I L E B L I S S B Y P R E C I S I O N O R T H O D O N T I C S**, 8759 CENTER PKWY, SACRAMENTO, CA 95823 County of SACRAMENTO  
Business Owner(s):  
Yan Kalika DMD MS Inc., 3075 Beacon Blvd, West Sacramento, CA 95691  
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)  
/s/ Yan Kalika DMD MS Inc.  
This statement was filed with the County Clerk of Sacramento County on 05/07/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931517#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03478  
Fictitious Business Name(s) to be Filed:  
**COZY SENIOR HOME, 3446 BECERRA WAY, SACRAMENTO, CA 95821** County of SACRAMENTO  
Business Owner(s):  
J&P HEALTHCARE INC., 3446 BECERRA WAY, SACRAMENTO, CA 95821  
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)  
J&P HEALTHCARE INC.  
S/ Ketan Patel, CEO  
This statement was filed with the County Clerk of Sacramento County on 05/08/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931449#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03526  
Fictitious Business Name(s) to be Filed:  
**MOOJOO SMOKE SHOP, 1422 28TH ST, SACRAMENTO, CA 95816** County of SACRAMENTO  
Business Owner(s):  
MOHAMMAD JALIL, 1422 28th street suite c, 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/ MOHAMMAD JALIL,  
This statement was filed with the County Clerk of Sacramento County on 05/09/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931448#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF 2025-03944  
Fictitious Business Name(s) to be Filed:  
**L I L J U M P E R S E L K G R O V E, 7515 S H E L D O N R D. U N I T 23101, E L K G R O V E, C A 95758**, County of SACRAMENTO  
Business Owner(s):  
MOHAMMAD OSMAN, 7515 SHELTON RD, UNIT 23101, ELK GROVE, CA 95758  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 5/23/25  
Describe the type of Activities/Business PARTY RENTAL  
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/ MOHAMMAD OSMAN  
This statement was filed with the County Clerk of Sacramento County on 05/23/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931062#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF 2025-03762  
Fictitious Business Name(s) to be Filed:  
**Brunswick Corporation Insurance Services, 26215 N. Riverwoods Blvd., Suite #500, Mettawa, IL 60045**, County

of Lake  
Business Owner(s):  
Brunswick Product Protection Corporation, 26215 N. Riverwoods Blvd., Suite #500, Mettawa, IL 60045  
This business is conducted by: Corporation  
Date began using business name: N/A  
Describe the type of Activities/Business Product and coverage insurance sales  
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/ Christopher F. Dekker, Secretary  
This statement was filed with the County Clerk of Sacramento County on 5/19/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3929884#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03376  
Fictitious Business Name(s) to be Filed:  
**LBW INSURANCE & FINANCIAL SERVICES, 780 GRANADA BLVD, ORMOND BEACH, FL 32174** County of VOLUSIA  
Business Owner(s):  
FOUNDATION RISK PARTNERS, CORP. -780 W GRANADA BLVD ORMOND BEACH, FL 32174  
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)  
S/ CHARLES LYDECKER, CEO  
This statement was filed with the County Clerk of Sacramento County on 05/05/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3929781#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03304  
Fictitious Business Name(s) to be Filed:  
**THE TRAGOS FRESCOS CO., THREE WORLD TRADE CENTER, 175 GREENWICH ST, NEW YORK, NY 10007** County of NEW YORK  
Business Owner(s):  
DIAGEO AMERICAS SUPPLY, INC. THREE WORLD TRADE CENTER, 175 GREENWICH STREET, NEW YORK, NY 10007  
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)  
S/ ANGELIQUE CRAIN, SECRETARY  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3929775#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-02756  
Fictitious Business Name(s) to be Filed:  
1. R&S LEES, 2. SIDA'S, 3. Sheila's by Design, 5707 CHIPPING WAY, CITRUS HEIGHTS, CA 95621 County of SACRAMENTO  
Business Owner(s):  
Sheila Yates, 10265 Rockingham Dr Suite

100 #63, sac, CA 95827  
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/ Sheila Yates,  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3929217#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03561  
Fictitious Business Name(s) to be Filed:  
Bound to Please Bookbinding, 8333 Elgin Ct, Citrus Heights, CA 95610 County of SACRAMENTO  
Business Owner(s):  
Autumn Naber, 8333 Elgin Ct, Citrus Heights, CA 95610  
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/ Autumn Naber,  
This statement was filed with the County Clerk of Sacramento County on 05/12/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3928839#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03218  
Fictitious Business Name(s) to be Filed:  
**THAI HEALING ARTS MESSAGE AND BODYWORK, 1009 22ND ST, SACRAMENTO, CA 95816** County of SACRAMENTO  
Business Owner(s):  
JULPUN and TANTIKARUN LLC, 1009 22ND ST, SACRAMENTO, CA 95816  
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)  
S/ PULLPO JULPUN, Manager  
This statement was filed with the County Clerk of Sacramento County on 04/28/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3928677#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. FBNF2025-03389  
Fictitious Business Name(s) to be Filed:  
WILLOW AND GREY, 1401 21ST ST. STE R, SACRAMENTO, CA 95811 County of SACRAMENTO  
Business Owner(s):  
KYLIA GRACE COLLECTIVE LLC, 1401 21ST ST. 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)  
S/ KELSEY NORDELL ,

This statement was filed with the County Clerk of Sacramento County on 05/05/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3928614#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF 2025-03678  
Fictitious Business Name(s) to be Filed:  
**A. SERVLIN, B. HOMESERVE, 7134 LEE HIGHWAY, CHATTANOOGA, TN 37421**, County of HAMILTON  
Business Owner(s):  
HOMESERVE INSURANCE AGENCY CORP., 45 GLOVER AVENUE, 6TH FLOOR, NORWALK, CT 06850  
This business is conducted by: CORPORATION  
Date began using business name: 05/12/2025  
Describe the type of Activities/Business INSURANCE PRODUCER - LEAK LOSS PROTECTION  
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/ JUDY MELILLO  
This statement was filed with the County Clerk of Sacramento County on 05/15/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3928606#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF 2025-03710  
Fictitious Business Name(s) to be Filed:  
**ALL IN 1 GARAGE DOORS, 7105 DANCING CREEK CT, CITRUS HEIGHTS, CA 95621**, County of SACRAMENTO  
Business Owner(s):  
VICTOR KALENYUK, 7105 DANCING CREEK CT, CITRUS HEIGHTS, CA 95621  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: NA  
Describe the type of Activities/Business GARAGE DOORS  
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/ VICTOR KALENYUK  
This statement was filed with the County Clerk of Sacramento County on 05/16/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

SC-3928435#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. FBNF 2025-03700  
Fictitious Business Name(s) to be Filed:  
**SAC TEE, 7725 STOCKTON BLVD SUITE G, SACRAMENTO, CA 95823**, County of SACRAMENTO  
Business Owner(s):  
SANG KOO NAM, 7725 STOCKTON BLVD SUITE G, SACRAMENTO, CA 95823  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 2014  
Describe the type of Activities/Business T-SHIRT STORE  
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/ SANG KOO NAM  
This statement was filed with the County



(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

Clerk of Sacramento County on 05/16/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928412#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03703  
Fictitious Business Name(s) to be Filed: **STAY., 413 NATOMA STREET, FOLSOM, CA 95630**, County of SACRAMENTO  
Business Owner(s): JESSICA MORT, 7131 CANDLELIGHT WAY, CITRUS HEIGHTS, CA 95621  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: N/A  
Describe the type of Activities/Business MASSAGE THERAPY  
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/ JESSICA MORT  
This statement was filed with the County Clerk of Sacramento County on 05/16/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928383#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03647  
Fictitious Business Name(s) to be Filed: **QXO, 5050 84TH ST., SACRAMENTO, CA 95826-4827**, County of SACRAMENTO  
Business Owner(s): BEACON SALES ACQUISITION, INC., 505 HUNTMAR PARK DRIVE, SUITE 300, HERNDON, VA 20170  
This business is conducted by: CORPORATION  
Date began using business name: 05/01/2025  
Describe the type of Activities/Business DISTRIBUTION OF ROOFING MATERIALS AND COMPLEMENTARY BUILDING PRODUCTS.  
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/ CHUCK GARTLAND, VICE PRESIDENT  
This statement was filed with the County Clerk of Sacramento County on 5/14/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3927832#

FILE NO. FBNF2025-03283  
NERDWALLET MORTGAGE EXPERTS  
FICTITIOUS BUSINESS NAME STATEMENT  
Street Address, City, State, Zip of Principal Place of Business: 30200 TELEGRAPH ROAD, SUITE 105 BINGHAM FARMS MI 48025 County of OAKLAND.  
Fictitious Business Name(s) to be Filed: NERDWALLET MORTGAGE EXPERTS.  
Full name/Residence address of Business Owner: NEXT DOOR LENDING LLC 30200 TELEGRAPH ROAD, SUITE 105 BINGHAM FARMS MI 48025. This Business is conducted by a/an: LIMITED LIABILITY COMPANY. Date began using business name: 11/6/24. Describe the type of Activities/Business MORTGAGE AND NONMORTGAGE LOAN BROKERS.  
I declare that all the 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/ NEXT DOOR LENDING LLC BY: DOUGLAS LISKA, PRESIDENT  
This statement was filed with the County Clerk of SACRAMENTO County on 4/30/2025 Expires on 4/30/2030.  
In accordance with Section 17920 (a), a Fictitious Business 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3927373#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03438  
Fictitious Business Name(s) to be Filed: **MOSAIC GARDENS AT TAYLOR TERRACE, 4058 TAYLOR STREET, SACRAMENTO, CA 95838**, County of SACRAMENTO  
Business Owner(s): LLAM REALTY MANAGEMENT, INC., ONE WASHINGTON MALL, SUITE 500, BOSTON, MA 02108  
This business is conducted by: LIMITED PARTNERSHIP  
Date began using business name: 11/1/2024  
Describe the type of Activities/Business PROPERTY MANAGEMENT  
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/ MICHAEL T. PUTZIGER, SECRETARY  
This statement was filed with the County Clerk of Sacramento County on 5/7/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3926852#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02816  
Fictitious Business Name(s) to be Filed: IMAGINE REAL ESTATE, 8148 POLLARD AVE, FAIR OAKS, CA 95628 County of SACRAMENTO  
Business Owner(s): IMAGINE REAL ESTATE, 8148 Pollard, Fair Oaks, CA 95628  
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) IMAGINE REAL ESTATE  
S/ Jeremy Frazier, OWNER  
This statement was filed with the County Clerk of Sacramento County on 04/11/2025.  
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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3926570#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03530  
Fictitious Business Name(s) to be Filed: **WALMART FULFILLMENT CENTER #3960, 7000 POWERLINE RD, SACRAMENTO, CA 95837**, County of SACRAMENTO  
Business Owner(s): WALMART FULFILLMENT SERVICES, LLC, 702 SW 8TH ST, BENTONVILLE, AR 72716  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: 6/5/2020  
Describe the type of Activities/Business RETAIL SALES  
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/ GEOFFREY EDWARDS  
This statement was filed with the County Clerk of Sacramento County on 05/09/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3926026#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03531  
Fictitious Business Name(s) to be Filed: **MEPCAD, 1114 AVENUE OF THE AMERICAS 36TH FLOOR, NEW YORK, NY 10036**, County of NEW YORK  
Business Owner(s): ENG PURCHASER, INC., 1114 AVENUE OF THE AMERICAS, 36TH FLOOR, NEW YORK, NY 10036  
This business is conducted by: CORPORATION  
Date began using business name: N/A  
Describe the type of Activities/Business SOFTWARE DEVELOPMENT  
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/ ANDREW PRODRAMOS  
This statement was filed with the County Clerk of Sacramento County on 05/09/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3926008#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03060  
Fictitious Business Name(s) to be Filed: LE SKIN CARE, 2929 ARDEN WAY, SACRAMENTO, CA 95825 County of SACRAMENTO  
Business Owner(s): VAN THU LE, 7213 GLADWIN WAY, ELK GROVE, CA 95757  
This business is conducted by an Individual  
Date began using business name: 11/19/2017.  
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/ VAN THU LE,  
This statement was filed with the County Clerk of Sacramento County on 04/22/2025.  
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. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3926002#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03523  
Fictitious Business Name(s) to be Filed: **JEMOIR, 2320 P ST #410, SACRAMENTO, CA 95816**, County of SACRAMENTO  
Business Owner(s): JEMILYN MIRASOL ARSENAL, 2320 P ST APT 410, SACRAMENTO, CA 95816  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: N/A  
Describe the type of Activities/Business ONLINE BUSINESS SELLING CLOTHING, APPAREL AND ACCESSORIE  
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/ JEMILYN MIRASOL ARSENAL  
This statement was filed with the County Clerk of Sacramento County on 05/08/2025 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. The filing of this statement does not of itself authorize the use in this state of a Fictitious

Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/16, 5/23, 5/30, 6/6/25

SC-3925984#

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**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03041  
Fictitious Business Name(s) to be Filed:  
MONTAGE STUDIO, 2108 N ST NO. 9524, SACRAMENTO, CA 95816 County of SACRAMENTO  
Business Owner(s):  
MONTAGE STUDIO LLC, 2108 N ST NO. 9524, SACRAMENTO, CA 95816  
This business is conducted by a limited liability company  
Date began using business name: 4/7/2025.  
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/CHRISTOPHER WARD  
This statement was filed with the County Clerk of Sacramento County on 04/22/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

**SC-3925749#**

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
File No. FBNF 2021-04230  
The following person(s) has (have) abandoned the use of the fictitious business name: **DUKE ENERGY SUSTAINABLE SOLUTIONS, 550 S. CALDWELL ST., SUITE 600, CHARLOTTE, NC 28202**  
The fictitious business name referred to above was filed on 05/04/2021 in the County of Sacramento.  
DUKE ENERGY RENEWABLES, INC., 550 S. CALDWELL ST., SUITE 600 CHARLOTTE, NC 28202  
This business was conducted by A Corporation.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Jacob A Pollack  
This statement was filed with the County Clerk of Sacramento County on 05/01/2025.  
5/9, 5/16, 5/23, 5/30/25

**SC-3924429#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02461  
Fictitious Business Name(s) to be Filed:  
LUCKY CORALS, 270 SPRIG CIR, FOLSOM, CA 95630 County of SACRAMENTO  
Business Owner(s):  
Lucky Corals LLC, 270 Sprig Circle, Folsom, CA 95630  
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)  
Lucky Corals LLC  
S/ Eric Amell, Owner  
This statement was filed with the County Clerk of Sacramento County on 04/01/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3924343#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03147  
Fictitious Business Name(s) to be Filed:  
AQUA BLISS POOL AND SPA, 1140 BOZIO CT, FOLSOM, CA 95630 County of SACRAMENTO  
Business Owner(s):  
Aqua Bliss Pool and Spa LLC, 1140 Bozio CT, Folsom, CA 95630  
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)  
Aqua Bliss Pool and Spa LLC  
S/Thomas John Manikas, Owner/CEO  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3923699#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03343  
Fictitious Business Name(s) to be Filed:  
**ACTYLIS, 4 TRI HARBOR COURT, PORT WASHINGTON, NEW YORK 11050**, County of NASSAU  
Business Owner(s):  
ACETO US, L.L.C., 4 TRI HARBOR COURT, PORT WASHINGTON, NEW YORK 11050  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: 1/27/2025  
Describe the type of Activities/Business  
CHEMICAL DISTRIBUTION  
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/ BRIAN FOSTER  
This statement was filed with the County Clerk of Sacramento County on 05/02/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3923480#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03312  
Fictitious Business Name(s) to be Filed:  
**VISUALEYES OPTOMETRY, 7030 FISHER ROAD, DALLAS, TX 75214**, County of DALLAS COUNTY, TX  
Business Owner(s):  
AMPLIFY OPTOMETRY OF CALIFORNIA, P.C., 7030 FISHER ROAD, DALLAS, TX 75214  
This business is conducted by: CORPORATION  
Date began using business name: 3/29/2024  
Describe the type of Activities/Business  
OPTOMETRY PRACTICE  
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/ MOSHE MENDELSON, O.D.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3923477#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03313  
Fictitious Business Name(s) to be Filed:  
**A. SILICON VALLEY EYE PHYSICIANS MEDICAL GROUP, B. LOS ANGELES EYE CENTER AND CLINIC, 7030 FISHER ROAD, DALLAS, TX 75214**, County of DALLAS COUNTY, TX  
Business Owner(s):  
AMPLIFY PHYSICIANS OF CALIFORNIA, P.C., 7030 FISHER ROAD, DALLAS, TX 75214  
This business is conducted by: CORPORATION

Date began using business name: 3/29/2024  
Describe the type of Activities/Business  
MEDICAL PRACTICE  
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/ DAVID MARK, M.D.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3923475#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02894  
Fictitious Business Name(s) to be Filed:  
VIBROSYSTEM USA, 2727 BOUL JACQUES-CARTIER E, LONGUEUIL, QUEBEC, J4N1L7 CANADA  
Business Owner(s):  
VIBROSYSTEM INC., 2727 BOUL JACQUES-CARTIER E, LONGUEUIL, QUEBEC, J4N1L7 CANADA  
This business is conducted by 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)  
S/ MATHIEU CLOUTIER  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3923294#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03310  
Fictitious Business Name(s) to be Filed:  
**Laguna Creek Veterinary Hospital, 5060 Laguna Blvd., Ste. 129 Elk Grove, CA 95758**, County of Sacramento  
Business Owner(s):  
SVP GP LLC, 2204 Lakeshore Dr., Ste 325 Birmingham, AL 35209  
This business is conducted by: Limited Liability Company  
Date began using business name: 04/15/2025  
Describe the type of Activities/Business  
Veterinary 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/ John H. Price III, President  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3923212#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03386  
Fictitious Business Name(s) to be Filed:  
MADISON MODERN DENTISTRY, 5315 SUNRISE BLVD., FAIR OAKS, CA 95628 County of SACRAMENTO  
Business Owner(s):  
MADISON MODERN DENTISTRY, INC., 17000 RED HILL AVENUE, IRVINE, CA 92614  
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)  
S/ AMARDEEP GILL, SECRETARY,  
This statement was filed with the County Clerk of Sacramento County on 5/5/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3922799#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03446  
Fictitious Business Name(s) to be Filed:  
**NORCAL ADVISOR GROUP, 14956 LAGO DR, RANCHO MURIETA, CA 95683**, County of SACRAMENTO  
Business Owner(s):  
R/JW & ASSOCIATES CORP., 14956 LAGO DR, RANCHO MURIETA, CA 95683  
This business is conducted by: CORPORATION  
Date began using business name: N/A  
Describe the type of Activities/Business  
SPORTS CONSULTING  
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/ RANDY WAITE, PRESIDENT  
This statement was filed with the County Clerk of Sacramento County on 5/7/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

**SC-3921220#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03469  
Fictitious Business Name(s) to be Filed:  
JAMES FARNSWORTH MASSAGE, 10973 MIRA RIVER CT, RANCHO CORDOVA, CA 95670 County of SACRAMENTO  
Business Owner(s):  
JAMES FARNSWORTH, 10973 MIRA RIVER CT, RANCHO CORDOVA, CA 95670  
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/ JAMES FARNSWORTH,  
This statement was filed with the County Clerk of Sacramento County on 05/07/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

**SC-3921128#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03403  
Fictitious Business Name(s) to be Filed:  
**TRUE PROPERTY SALES, 950 IRON POINT RD SUITE 170, FOLSOM, CA 95630**, County of SACRAMENTO  
Business Owner(s):  
BREZI LLC, 950 IRON POINT RD STE 170 FOLSOM, CA 95630  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: N/A  
Describe the type of Activities/Business  
RESIDENTIAL REAL ESTATE - RENTING OR LEASING PROPERTY I OWN  
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/ DANIEL-JON BRAZOVAN, MANAGER  
This statement was filed with the County Clerk of Sacramento County on 5/6/2025

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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

**SC-3919697#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03406  
Fictitious Business Name(s) to be Filed:  
**TUTORING WITH DISABILITIES CENTER, 7958 LAVENHAM CT, SACRAMENTO, CA 95829**, County of SACRAMENTO  
Business Owner(s):  
OMAR SHAIKH, 7958 LAVENHAM CT SACRAMENTO, CA 95829  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 04/07/2025  
Describe the type of Activities/Business  
TUTORING EDUCATIONAL DAY PROGRAM  
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/ OMAR SHAIKH  
This statement was filed with the County Clerk of Sacramento County on 5/6/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

**SC-3919193#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03404  
Fictitious Business Name(s) to be Filed:  
**KINGDOM COLLECTIVE LITERARY HOUSE, 1401 21ST ST STE 11186, SACRAMENTO, CA 95811**, County of SACRAMENTO  
Business Owner(s):  
KINGDOM COLLECTIVE WORLDWIDE MINISTRIES LLC, 1401 21ST ST #11186 SACRAMENTO, CA 95811  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: N/A  
Describe the type of Activities/Business  
PUBLISHING  
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/ ALICIA GREER, MEMBER  
This statement was filed with the County Clerk of Sacramento County on 5/6/2025  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/16, 5/23, 5/30, 6/6/25

**SC-3919191#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03153  
Fictitious Business Name(s) to be Filed:  
CAPITAL RIVERS CONNECT, 1821 Q ST, SACRAMENTO, CA 95811 County of SACRAMENTO  
Business Owner(s):  
CAPITOL RIVERS, INC., 1821 Q ST, SACRAMENTO, CA 95811  
This business is conducted by a Corporation  
Date began using business name: 03/01/2025.  
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)  
CAPITOL RIVERS, INC.,  
S/ GREGOTYA AGUIRRE, CEO  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3918431#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03033  
Fictitious Business Name(s) to be Filed:  
REVIVE AESTHETICS, EAST SACRAMENTO, 4250 H ST, SUITE 2, SACRAMENTO, CA 95819 County of SACRAMENTO  
Business Owner(s):  
NATIONAL MEDICAL DIRECTORS, INC. 17065 CAMINO SAN BERNARDO SUITE 200 SAN DIEGO, CA 92127  
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)  
S/ PAUL LABAND MD, PRESIDENT  
This statement was filed with the County Clerk of Sacramento County on 04/22/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3915811#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03028  
Fictitious Business Name(s) to be Filed:  
SEOUL SNAX, 8525 MADISON AVE, FAIR OAKS, CA 95628 County of SACRAMENTO  
Business Owner(s):  
FROZEN ASSETS FREEZE DRIED GOODS LLC, 2795 E. BIDWELL DT. STE 100 #162, FOLSOM, CA 95630  
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)  
FROZEN ASSETS FREEZE DRIED GOODS LLC  
S/ LUKAS WHITACRE, MANAGING MEMBER  
This statement was filed with the County Clerk of Sacramento County on 04/22/2025.  
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.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/9, 5/16, 5/23, 5/30/25

**SC-3873855#**

**GOVERNMENT**

**NOTICE INVITING BIDS**  
Sacramento City Unified School District is pleased to announce posting of Requests for Proposals for Cyber Security Pilot Program YR 2025 through 2028. The bids are due no later than 3:00 p.m. on June 18, 2025 at the District Office, 5735 47<sup>th</sup> Avenue, Sacramento, CA 95824. Interested vendors are referred to the Sacramento City Unified School District website for details, instructions, bid forms and submittal due dates. Sacramento City Unified School District website may be accessed at: <https://www.scusd.edu/request-proposals-and-qualifications-0>  
5/30, 6/3/25

**SC-3932031#**



(916) 444-2355

**PLNP2008-00240 (EP)**  
SACRAMENTO COUNTY BOARD OF SUPERVISORS LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Board of Supervisors for the purpose of considering the following request, pursuant to provisions of Sacramento County Code Section 2.36.010, for the following described property. ASSESSOR'S PARCEL NO(s) : 062-0030-004 Through 030, 062-0041-003 Through 027, 062-0042-018 Through 028, 063-0012-025, 063-0013-002 Through 023, 063-0030-005 Through 018, 063-0040-029 Through 061, 063-0051-008 Through 023, 063-0052-001 Through 003, 063-0060-011 Through 051, 063-0070-004 Through 028, 063-0080-001 Through 027, 063-0090-013 Through 014, 063-0100-018 Through 028, 063-0110-010 Through 013, 063-0130-006 Through 023, 063-0150-002 Through 034, 063-0170-003 Through 019, 063-0180-009 Through 029, 063-0190-039, 063-0200-001 Through 012, 063-0260-015, 066-0030-004 Through 020, 066-0050-011 Through 015, 066-0060-001 Through 014, 067-0150-024 Through 057, 067-0160-011 Through 098 LOCATION: Master Plan Area Consists Of 5,913 Acres In The Vineyard And Cordova Communities APPLICANT: Stonebridge Properties, LLC 3500 American River Drive Sacramento, CA 95864 Attn: Mike Isle OWNER/OTHER: Granite Construction Company 585 West Beach Street Watsonville, CA 95076 Details of Request: Adopt a Resolution certifying the Final Environmental Impact Report as adequate and complete, adopting the California Environmental Quality Act Findings of Fact and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program. Approve the following: Resolution amending the General Plan; Resolution amending the Cordova Community Plan, and Resolution amending the Vineyard Community Plan. Adopt the Zoning Ordinance Amendment to the Sacramento County Zoning Code for the adoption of the West Jackson Highway Master Plan, including a Master Plan land use diagram, subject to the findings and conditions. Adopt an Ordinance authorizing the rezoning of several applicant controlled properties from their existing zones to zones compatible with the proposed Master Plan. Adopt the following: Public Facilities Financing Plan, Urban Services Plan, Affordable Housing Strategies, and Zone 40 Water Supply Master Plan Amendment, and approve the Water Supply Assessments. ENVIRONMENTAL IMPACT REPORT HEARING DATE : June 11, 2025 At 2:00 PM The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard. PUBLIC COMMENT PROCEDURES The Board of Supervisors fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. The Board does not condone the use of profanity, vulgar language, gestures or other inappropriate behavior including personal attacks or threats directed towards any meeting participant. IN-PERSON PUBLIC COMMENT Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment WRITTEN COMMENT Contact information is optional. Written communication is distributed, published and filed in the record. Send an email comment to BoardClerk@saccounty.gov. Include meeting date and agenda item number or off-agenda item. Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814. Include meeting date and agenda item number or off-agenda item. VIEW MEETING The meeting is live and recorded with closed captioning. It is cablecast on Metro Cable Channel 14 the local government affairs channel on the Comcast and DirecTV U-Verse cable systems. It also livestreamed at http://metro14live.saccounty.gov. This meeting replays on Friday at 6:00 p.m. on Metro Cable Channel 14 The recording of this meeting can be viewed on-demand at youtube.com/metrocable14. MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.saccounty.gov. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or by email at BoardClerk@saccounty.gov prior to the meeting. Contact Office of Planning and Environmental at (916) 874-6141 for questions related to the recommendations. BY THE ORDER OF THE BOARD OF SUPERVISORS, County of Sacramento, State of California, this 27 th day of May, 2025.

5/30/25

SC-3931178#

**PLNP2023-00241 (ND)**  
SACRAMENTO COUNTY PLANNING COMMISSION LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request, pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property. ASSESSOR'S PARCEL NO(s) : 115-0062-021 LOCATION: Located At 7895 Stockton Boulevard, Approximately 400 Feet South Of Victory Avenue, In The South Sacramento Community APPLICANT: Waterfly Car Wash, LLC 19 Anapamu Street Ladera Ranch, CA 92694 Attn: Trevor Knight OWNER: Michael Rose 3930 Arabian Way Shingle Springs, CA 95682 Details of Request: Recognize that the project is exempt from the California Environmental Quality Act pursuant to California Environmental Quality Act Guidelines section 15303. Approve the Use Permit, subject to findings and conditions, the Special Development Permit, subject to findings and conditions and the Development Plan Review, subject to findings and conditions. Find the project in substantial compliance with the Design Guidelines, subject to findings and conditions. ENVIRONMENTAL DOCUMENT : EXEMPT HEARING DATE : JUNE 9, 2025 at 5:30 PM The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard. PUBLIC COMMENT PROCEDURES The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. In-Person Public Comment Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment. Written Public Comment Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows: Email a comment to BoardClerk@saccounty.gov Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814 VIEW MEETING The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows: Join Zoom Meeting https://saccounty-net.zoomgov.com/j/1616770122 Webinar ID: 161 677 0122 Dial by your location (669) 254-5252 Webinar ID: 161 677 0122 MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.saccounty.gov. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting. Contact Office of Planning and Environmental Review at (916) 874-6141 for questions related to the recommendations. 5/30/25

**SC-3929803#**

**PLNP2025-00030 (HG)**  
SACRAMENTO COUNTY PLANNING COMMISSION LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request, pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property. ASSESSOR'S PARCEL NO(s) : 247-0154-007 LOCATION: Located At 4301 Paradise Drive, On The West Side Of The Intersection Of Paradise Drive And Trabert Court, In The Carmichael/Old Foothill Farms Community APPLICANT: Baker Williams Engineering Group 6939 Sunrise Boulevard, Suite 112 Citrus Heights, CA 95610 Attn: Lisa Mattos OWNER/OTHER: Glen Oaks Swim and Tennis Club 4601 Paradise Drive Carmichael, CA 95608 Attn: Chris Gladdis Details of Request: Recognize that the project is exempt from the California Environmental Quality Act pursuant to California Environmental Quality Act Guidelines section 15301 and approve the Certificate of Nonconforming Use to the Planning Commission, subject to findings and conditions. ENVIRONMENTAL DOCUMENT : EXEMPT HEARING DATE : JUNE 9, 2025 at 5:30 PM The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard. PUBLIC COMMENT PROCEDURES The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. In-Person Public Comment Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment. Written Public Comment Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows: Email a comment to BoardClerk@saccounty.gov Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814 VIEW MEETING The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows: Join Zoom Meeting https://saccounty-net.zoomgov.com/j/1616770122 Webinar ID: 161 677 0122 Dial by your location (669) 254-5252 Webinar ID: 161 677 0122 MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.saccounty.gov. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting. Contact Office of Planning and Environmental Review at (916) 874-6141 for questions related to the recommendations. DANIELLE BESHEARS, Clerk 5/30/25

**SC-3929768#**

**PLNP2023-00002 (CB)**  
SACRAMENTO COUNTY PLANNING COMMISSION LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request,

members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows: Email a comment to BoardClerk@saccounty.gov Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814 VIEW MEETING The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows: Join Zoom Meeting https://saccounty-net.zoomgov.com/j/1616770122 Webinar ID: 161 677 0122 Dial by your location (669) 254-5252 Webinar ID: 161 677 0122 MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.saccounty.gov. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting. Contact Office of Planning and Environmental Review at (916) 874-6141 for questions related to the recommendations. 5/30/25

**SC-3929792#**

**PLNP2023-00084 (AC)**  
SACRAMENTO COUNTY PLANNING COMMISSION LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request, pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property. ASSESSOR'S PARCEL NO(s) : 115-0061-031 And 115-0061-032 LOCATION: Located At 7849 Stockton Boulevard In The South Sacramento Community APPLICANT: CWE 2260 Douglas Boulevard, Suite 160 Roseville, CA 95661 Contact: Bob Eynck OWNER/OTHER: Harlot Group Investment, LLC 11344 7849 Stockton Boulevard Sacramento, CA 95823 Details of Request: Determine that the environmental analysis prepared pursuant to the California Environmental Quality Act (CEQA) is adequate and complete and adopt the Mitigated Negative Declaration. Adopt the Mitigation Monitoring and Reporting Program. Approve the Use Permit, Special Development Permit and Development Plan Review, subject to the findings and conditions, and find the project in substantial compliance with the Design Guidelines, subject to the findings and conditions. ENVIRONMENTAL DOCUMENT : MITIGATED NEGATIVE DECLARATION HEARING DATE : JUNE 9, 2025 at 5:30 PM The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard. PUBLIC COMMENT PROCEDURES The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. In-Person Public Comment Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment. Written Public Comment Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows: Email a comment to BoardClerk@saccounty.gov Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814 VIEW MEETING The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows: Join Zoom Meeting https://saccounty-net.zoomgov.com/j/1616770122 Webinar ID: 161 677 0122 Dial by your location (669) 254-5252 Webinar ID: 161 677 0122 MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.saccounty.gov. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting. Contact Office of Planning and Environmental Review at (916) 874-6141 for questions related to the recommendations. 5/30/25

**SC-3929755#**

**-- NOTICE --**

SEIZURE OF PROPERTY AND INITIATION OF FORFEITURE PROCEEDINGS -- HEALTH AND SAFETY CODE SECTIONS 11470, ET SEQ. TO: ALL PERSONS CLAIMING ANY RIGHT, TITLE, OR INTEREST IN PROPERTY DESCRIBED AS FOLLOWS: Property was seized by the agencies listed in connection with violations of Section, 11378, 11359, 11351 or 11360 of the California Health & Safety Code: \*\*\*On March 19, 2025, at 1109 Alpha Road, in Stanislaus County, \$650.00 in U.S. currency was seized by the California Department of Corrections and Rehabilitation (report #25-104676, seizure #2025-014606); \*\*\*On April 28, 2025, at 8515 Elk Grove Florin Road, in Sacramento County, \$675.00 in U.S. currency was seized by the Elk Grove Police Department (report #25-002742, seizure #2025-015807); \*\*\*On March 31, 2025, at Mather Field Road and Croydon Way, in Sacramento County, \$721.00 in U.S. currency was seized by the Rancho Cordova Police Department (report #25-96823, seizure #2025-015847); \*\*\*On April 19, 2025, at 4600 Watt Avenue, in Sacramento County, \$811.00 in U.S. currency was seized by the Sacramento County Sheriff's Office (report #25-117348, seizure #2025-015832); \*\*\*On April 3, 2025, at 3045 Elkhorn Boulevard, in Sacramento County, \$2,600.00 in U.S. currency was seized by the Sacramento County Sheriff's Office (report #25-99503, seizure #2025-015834); \*\*\*On March 26, 2025, at Mandy Drive and Doss Way, in Sacramento County, \$570.00 in U.S. currency was seized by the Sacramento County Sheriff's Office (report #25-91840, seizure #2025-015838); \*\*\*On March 14, 2025, at the Fed Ex air Facility, 6733 Lindbergh Drive, in Sacramento County, \$5,600.00 in U.S. currency was seized by the Sacramento County Sheriff's Office (report #25-78244, seizure #2025-015845); \*\*\*On March 14, 2025, at 5306 Wadsworth Way, in Sacramento County, \$10,495.00 in U.S. currency was seized by the

pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property. ASSESSOR'S PARCEL NO(s) : 253-0182-041 And -053 LOCATION: Located At 8840 Phoenix Avenue, Approximately 776 Feet West Of The Intersection Of Hazel Avenue And Phoenix Avenue, In The Fair Oaks Community APPLICANT/OWNER: Anne Sedgwick P.O. Box 5096 Fair Oaks, CA 95628 ENGINEER: Stukam Consulting Engineers, Inc. 11344 Coloma Road Gold River, CA 95670 Attn: Fareed Siddiqui Details of Request: Determine that the environmental analysis prepared pursuant to the California Environmental Quality Act (CEQA) is adequate and complete and adopt the Mitigated Negative Declaration. Adopt the Mitigation Monitoring and Reporting Program. Approve the Tentative Subdivision Map and Special Development Permit, subject to the findings and conditions, and find the project in substantial compliance with the Design Guidelines, subject to the findings and conditions. ENVIRONMENTAL DOCUMENT : MITIGATED NEGATIVE DECLARATION HEARING DATE : JUNE 9, 2025 at 5:30 PM The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard. PUBLIC COMMENT PROCEDURES The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. In-Person Public Comment Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment. Written Public Comment Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows: Email a comment to BoardClerk@saccounty.gov Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814 VIEW MEETING The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows: Join Zoom Meeting https://saccounty-net.zoomgov.com/j/1616770122 Webinar ID: 161 677 0122 Dial by your location (669) 254-5252 Webinar ID: 161 677 0122 MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.saccounty.gov. Some documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@saccounty.gov prior to the meeting. Contact Office of Planning and Environmental Review at (916) 874-6141 for questions related to the recommendations. 5/30/25

Sacramento County Sheriff's Office (report #25-77931, seizure #2025-015846); \*\*\*On January 31, 2025, at 24 th Street north of 57 th Avenue, in Sacramento County, \$1,644.00 in U.S. currency was seized by the Sacramento Police Department (report #25-27446, seizure #2025-013056); \*\*\*On January 19, 2025, at 1708 37 th Street, in Sacramento County, \$4,478.00 in U.S. currency was seized by the Sacramento Police Department (report #25-16785, seizure #2025-013064); =====

If you have a legal interest in the property, you must, within thirty (30) days from the last day of publication, file a civil case cover sheet and verified claim opposing forfeiture stating the nature and extent of your interest, with the Clerk of the Superior Court, 720 Ninth Street, Room 102 (Civil Filings), Sacramento, California 95814. **The claim may be submitted on an official form available from the court. Within thirty (30) days of the filing, an endorsed copy of the claim must be provided to the Office of the Sacramento County District Attorney directed to 901 G Street, Sacramento, California 95814, to the attention of "Asset Forfeiture".** 5/16, 5/23, 5/30/25

**SC-3926989#**

**PROBATE**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BYRON WATKINS CASE NO. 25PR001735**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BYRON WATKINS; BYRON HENRY WATKINS

A Petition for Probate has been filed by MELISSA WATKINS in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that MELISSA WATKINS 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 JULY 2 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://saccount-ca-gov.zoomgov.com/my/sscdsept129. 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: GARY HURSH, 6855 FAIR OAKS BLVD STE 100, CARMICHAEL, CA 95608, Telephone: 916 481 9426 5/30, 6/2, 6/9/25

**SC-3932007#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF EUGENE GEORGE THIMMHARDY CASE NO. 25PR001737**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: EUGENE GEORGE THIMMHARDY A Petition for Probate has been filed by KRISTIN MIGUEL in the Superior Court of California, County of Sacramento.

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

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

A hearing on the petition will be held in this court on 6/26/2025 at 9:00 A.M. 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



(916) 444-2355

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.

Attorney for Petitioner: ANCA N. ABBAS, ESQ., 2120 AVY AVENUE #7337, MENLO PARK, CA 94026, Telephone: (415) 412-7321  
5/30, 6/2, 6/9/25

SC-3931964#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: THEODORE WOLCOTT WEBSTER**  
**CASE NO. 25PR001694**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of THEODORE WOLCOTT WEBSTER.

A PETITION FOR PROBATE has been filed by ELIZABETH KENNEY in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that ELIZABETH KENNEY 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.

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: ANCA N. ABBAS, ESQ., 2120 AVY AVENUE #7337, MENLO PARK, CA 94026, Telephone: (415) 412-7321  
5/30, 6/2, 6/9/25

SC-3931964#

should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/25/25 at 9:00AM 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.

Attorney for Petitioner: ANCA N. ABBAS, ESQ., 2120 AVY AVENUE #7337, MENLO PARK, CA 94026, Telephone: (415) 412-7321  
5/30, 6/2, 6/9/25

SC-3931964#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARGARET CAMPBELL AKA MARGARET E. CAMPBELL**  
**CASE NO. 25PR001693**

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

MARGARET CAMPBELL AKA MARGARET E. CAMPBELL.

A PETITION FOR PROBATE has been filed by ELIZABETH KENNEY in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that ELIZABETH KENNEY 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 as follows: 06/25/25 at 9:00AM 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.

Attorney for Petitioner: ANCA N. ABBAS, ESQ., 2120 AVY AVENUE #7337, MENLO PARK, CA 94026, Telephone: (415) 412-7321  
5/30, 6/2, 6/9/25

SC-3931097#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARGARET CAMPBELL AKA MARGARET E. CAMPBELL**  
**CASE NO. 25PR001693**

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

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: WILLIAM L. WALKER - SBN 166878 KELLY WALKER SAKS - SBN 329047

WILLIAM L. WALKER, ATTORNEY AT LAW, INC.

11140 FAIR OAKS BLVD., SUITE 100  
FAIR OAKS CA 95628  
Telephone (916) 535-7526  
5/29, 5/30, 6/5/25

SC-3931093#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: CHERYL COMPTON CASE NO. 25PR001727**

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

A Petition for Probate has been filed by TAMMY COMPTON in the Superior Court of California, County of Sacramento.

The Petition for Probate requests that TAMMY COMPTON 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 06/25/2025 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.

Attorney for Petitioner: ANCA N. ABBAS, ESQ., 2120 AVY AVENUE #7337, MENLO PARK, CA 94026, Telephone: (415) 412-7321  
5/30, 6/2, 6/9/25

SC-3931097#

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: LILY M. HARRIS, WEINTRAUB TOBIN CHEDIAK COLEMAN GRODIN, 400 CAPITOL MALL, 11TH FLOOR, SACRAMENTO, CA 95814, Telephone: (916) 558-6095  
5/29, 5/30, 6/5/25

SC-3931054#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: VOLEL EMILE CASE NO. 25PR001786**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of VOLEL EMILE.

A PETITION FOR PROBATE has been filed by KRISTIN MIGUEL in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that KRISTIN MIGUEL 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 as follows: 06/25/25 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.

Attorney for Petitioner: PERRY W. KNIGHT - SBN 305148 A PROFESSIONAL LAW CORPORATION  
8139 SUNSET AVENUE, PMB 168 FAIR OAKS CA 95628  
Telephone (916) 548-5274  
5/29, 5/30, 6/5/25

SC-3930933#

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.

Attorney for Petitioner: PERRY W. KNIGHT - SBN 305148 A PROFESSIONAL LAW CORPORATION  
8139 SUNSET AVENUE, PMB 168 FAIR OAKS CA 95628  
Telephone (916) 548-5274  
5/29, 5/30, 6/5/25

SC-3930933#

## PUBLIC AUCTION/ SALES

**NOTICE OF LIEN SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property described below belonging to those individuals listed below at the location indicated.

**3800 Bayou Way, Sacramento, CA 95835 on 6/11/25 @2pm:** Obed Ochoa: Jessica Ebron: Zasohna Osborne

The auction will be listed and advertised on [www.storageetreasures.com](http://www.storageetreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

5/30/25

SC-3930579#

**LIEN SALE**

Notice is hereby given that a public lien sale of the following describes personal property will be held online at [www.storageauctions.com](http://www.storageauctions.com)

Auction Date: Sunday June 15, 2025 at 9:00 am

Location: Shield Storage - 8240 Folsom Blvd, 8240 Folsom Blvd, Sacramento, CA, 95826

The contents of the rental storage units all containing household goods and belonging to the following persons will be sold:



(916) 444-2355

JENIFER MEYER  
JAMILA DRAYTON  
ANDRE JACKSON  
TATANIAH JOHNSON  
This notice is given in accordance with the provisions of Section 21700 et seq of the Business & Professions Code of the State of California  
Published: May 30, 2025  
The Daily Recorder  
5/30/25

SC-3930417#

LIEN SALE

Notice is hereby given that a public lien sale of the following describes personal property will be held online at [www.storageauctions.com](http://www.storageauctions.com)  
Auction Date: Sunday June 15, 2025 at 9:00 am  
Location: 9th & X Self Storage, 2410 9th Street, Sacramento, CA, 95818  
The contents of the rental storage units all containing household goods and belonging to the following persons will be sold:  
Carmen Perez  
This notice is given in accordance with the provisions of Section 21700 et seq of the Business & Professions Code of the State of California  
Published: May 30, 2025  
The Daily Recorder  
5/30/25

SC-3930414#

NOTICE OF LIEN SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated.  
**3000 B Street, Sacramento, CA 95816 on 6/11/2025 @10:00am:** Tiferet Cafe; Steven Dean; Rochelle Green  
**6230Auburn Blvd. Citrus Heights, CA 95621 on 6/11/2025 @10:00am:** Autumn Edens; Edia Whittiker; Anthony Kelley; DAWES, KEVIN; Brianna Myers  
**2733 Elkhorn Blvd. North Highlands, CA 95660 on 6/11/25 @10:00am:** Hernan Acosta; James Geth; Edgar Quio  
**5770 Auburn Blvd. Sacramento, CA 95841 on 6/11/2025 @10:00am:** Ashley Sardin; kathy Wykoff; coletta Washington; Zackery Russell; Will Redick; Clemente Rocha  
**3045 Elkhorn Blvd. North Highlands, CA 95660 on 6/11/2025 @1:00pm:** Candace Avelallemant; Kysela Johnson; Arian Parker; Jennifer Towe  
**7345 Roseville Rd. Sacramento, CA 95842 on 6/11/2025 @1:00pm:** Galen James; Julian Wilburn; Danielle Morgan; Tresa Ward; Maksim Melnichuk; Kara McGinnis; Rose Clark; Jeffery Whiten Jr  
**1300 El Camino Ave. Sacramento, CA 95815 on 6/11/2025 @3:00pm:** Tiana Leaks; Suzy Deming; Karen Goldsmith; Falon Richards; Equell Tavares  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
5/30/25

SC-3929828#

NOTICE OF LIEN SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien , by selling personal property belonging to those individuals listed below at the location indicated .  
**Facility 1: 1353 Florin Rd. Sacramento, CA 95822 on 6/11/25 @ 11AM** Amanda Jo Alexander, Florenda Mitchell, Eric Cain, Kassandra Henderson, Sharena Walter  
**Facility 2: 5051 Perry Ave Sacramento, CA 95820 on 6/11/25 @ 11AM** Keith Dibene, Sergio Avila, Gregory Caguimbals  
**Facility 3: 6900 Franklin Blvd Sacramento, CA 95823 on 6/11/25 @ 2PM** Justine Hernandez, Brenda Ashlock, Travon Seymore, anthony smith, renzo tragsiel , Antonio Lopes, Jovita Samora, juana orozco , Melissa Crawford, Jennie Whitley  
**Facility 4: 7716 Folsom Blvd Sacramento, CA 95826 on 6/11/25 @ 10AM** Lori Jennings, Lori Jennings, Lori Jennings, Lori Jennings, Lori Jennings, Charles Center, Alyce Mitchell  
**Facility 5: 4161 Pell Dr Sacramento, CA 95838 on 6/11/25 @ 11AM** Mark Walker, Leticia Martinez  
**Facility 6: 55 Goldenland Ct Sacramento, CA 95834 on 6/11/25 @ 2PM** Beatrice Harden, Dashaja Paz DillaHuntly , Deyonjhaae Bonner, Jeremy Davidk  
**Facility 7: 8870 Fruitridge Rd Sacramento, CA 95826 on 6/11/25 @ 10AM** Desire Petersen, Alicia Abeyta  
**Facility 8: 181 Main Ave Sacramento, CA 95838 on 6/11/25 @ 2PM** Alexis Nesbit, Kendra Munroe, Paula Hood  
**Facility 9: 400 Bercut Dr Sacramento, CA 95811 on 6/11/25 @ 10AM** Natasha Gully, Renee Dacus, PRECIOUS BUTLER , Katherine Archuleta, Austin Johnson, Musonda Kabwe, Ayreal Keanon, Renee Dacus  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com) . Purchases must be made with cash only and paid

at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property .  
5/30/25

SC-3929629#

NOTICE OF PUBLIC SALE

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 10651 White Rock Rd, Rancho Cordova, CA 95670 to satisfy a lien on June 11th, 2025 at approx. 11:00 AM at [www.storage treasures.com](http://www.storage treasures.com). com: Gerardo Zamudio, DoeJuah May, Stephanie Tarpley, Nyesha Fields, Damien Stewart, Jon Matthews, John Harrah, Rick Catalano, GREG MONTGOMERY, Rocky Dykes, Jorge Salcedo  
5/30/25

SC-3925719#

NOTICE OF PUBLIC SALE

Self-storage Cube contents of the following customers containing household and other goods will be sold for cash by CubeSmart Management, LLC 7562 Greenback Ln, Citrus Heights, CA, 95610 to satisfy a lien on June 11th, 2025 at approx. 1:00 PM at [www.storage treasures.com](http://www.storage treasures.com) : Dannelle Wilson, Robert Joseph Jr Bianchi, Ashley Shakir, Josiah Drummer, Chelsie Bruce, Samantha Ransdell, Stacy Dabaghian  
5/30/25

SC-3925716#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE  
T.S. No. 25-30004-PM-CA Title No. 250011153-CA-VOI A.P.N. 048-0044-009-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/06/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Sean R. Burgess a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 12/14/2010 as Instrument No. Book 20101214 Page 0350 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: 07/22/2025 at 1:30 PM Place of Sale: At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$102,646.18 Street Address or other common designation of real property: 7485 Candlewood Way, Sacramento, CA 95822 A.P.N.: 048-0044-009-0000 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle

you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-758-8052 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 25-30004-PM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There arc three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-30004-PM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 05/22/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-758-8052; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4844012 05/30/2025, 06/06/2025, 06/13/2025  
5/30, 6/6, 6/13/25

SC-3930753#

T.S. No. 133226-CA APN: 010-0114-007-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/23/2004. 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 7/10/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/3/2005 in Book 20050103 Page 2869 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: JOSEPH ONGARO, AN UNMARRIED MAN 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: OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., 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: 2518 U STREET, SACRAMENTO, CA 95818 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: \$325,944.12 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](http://www.clearconcorp.com), using the file number assigned to this case 133226-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](http://www.clearconcorp.com), using the file number assigned to this case 133226-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  
5/30, 6/6, 6/13/25

SC-3929958#

TS No. 250429365  
Notice Of Default And Foreclosure Sale  
U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 220-0671-030-0000 Property Address: 4912 Buffwood Way Sacramento Area, CA 95841 Title Order No.: 95531477 Whereas, on

6/5/2007, a certain Deed of Trust was executed by Leonella Frances Walz an unmarried woman as trustor in favor of Wells Fargo Bank, N.A. as beneficiary, and Fidelity National Title Ins Co as trustee, and was recorded on 6/11/2007, as Book 20070611 Page 1486, in the Office of the County Recorder of Sacramento County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 11/24/2020, recorded on 11/30/2020, as instrument number 202011302717, book N/A, page N/A, in the Office of the County Recorder, Sacramento County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 4/24/2025, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 7/1/2025 is \$360,735.98; and Whereas, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 9/12/2018 as instrument number 201809121475, book N/A, page N/A notice is hereby given that on 7/1/2025 at 1:30 PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 54 As Shown On That Certain Map Entitled "Plat Of Palmgate" Filed In The Office Of The County Recorder, Sacramento County, California, In Book 117 Of Maps, Map No. 22. Excepting Therefrom All Metals, Minerals, Petroleum, Natural Gas And Other Hydrocarbon Substances In And Under Said Land And That May Be Produced From A Depth Below Five Hundred Feet Beneath The Surface Thereof, Without The Right Of Entry Upon The Surface Thereof, As Reserved By Home Savings And Loan Association, A California Corporation In Deed Recorded October 4, 1979, In Book 791004 At Page 1187 Series Number 169323. Commonly known as: 4912 Buffwood Way, Sacramento Area, CA 95841 The sale will be held at East main entrance to County Courthouse 720 9th Street, Sacramento, CA. The Secretary of Housing and Urban Development will bid an estimate of \$360,735.98. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$36,073.59 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$36,073.59 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the

mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$360,395.72, as of 6/30/2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 5/19/2025 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 5/19/2025 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal)  
5/23, 5/30, 6/6/25

SC-3929902#

APN: 015-0177-003-0000 Trustee Sale No. 2025-017 Loan No. 272 IMPORTANT NOTICE NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION , and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$290,727.29 as of April 1, 2025 and will increase until your account becomes current. While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums. Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2). Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: Marc A. Caraska, Trustee, at 2100 Northrop Avenue, Suite 900, Sacramento, CA 95825, PHONE:



(916) 444-2355

(916) 488-4529. If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure. REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: MARC A. CARASKA, TRUSTEE is the duly appointed Trustee under a Substitution of Trustee of that Deed of Trust dated 01/10/2024, executed by RICARDO GARCIA RAMIREZ, A Single Man, as trustor, to secure obligations in favor of CAPITA MORTGAGE CREDIT, A CALIFORNIA CORPORATION, as to an undivided 100.00% interest, as Beneficiary Recorded 01/11/2024, Document No. 202401111004 of official records in the Office of the Recorder of SACRAMENTO, California, as more fully described on said Deed of Trust. APN: 015-0177-003-0000 Situs: 6621 MANASSERO WAY, SACRAMENTO, CA 95820 including the note(s) for the sum of \$252,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE 11/01/2024 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES. That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to the present Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby. DECLARATION OF COMPLIANCE (California Civil Code Section 2923.55) The undersigned mortgagee, beneficiary or authorized agent hereby declares, under the laws of the State of California, as follows: The mortgagee, beneficiary or authorized agent was not required to comply with Cal. Civ. Code Section 2923.55 because The real property is not owner-occupied residential real property as defined by the statute DATE: May 15, 2025 /s/ Marc A. Caraska, Trustee MARC A. CARASKA, IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

5/23, 5/30, 6/6/25

SC-3929879#

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED DECEMBER 9, 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 June 16, 2025, at 1:00 PM, Marc A. Caraska as duly appointed Trustee under and pursuant to Deed of Trust or Mortgage recorded on December 19, 2022 as Instrument No. 202212190649 of Official Records of the County Recorder of Sacramento County, California executed by CAPITAL REAL ESTATE SOLUTIONS, INC., A CALIFORNIA CORPORATION as Trustor, in favor of CAPITA MORTGAGE CREDIT as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Front steps of courthouse, 720 Ninth Street, Sacramento, CA 95814 all right title and interest conveyed to and now held by it under said Deed of Trust or Mortgage in the property situated in said County, California describing the land therein: REAL PROPERTY IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 87, AS SHOWN ON THE MAP OF BOULEVARD PARK, FILED OCTOBER 26, 1905, IN THE OFFICE OF THE SACRAMENTO COUNTY RECORDER, CALIFORNIA, IN BOOK 6 OF MAPS, MAP NO. 29, RECORDS OF SAID COUNTY. Assessor Parcel Number: 003-0075-018-0000 The property heretofore described is being sold "as is". The Street Address or other

common designation, if any, of the real property described above is purported to be: 2019 D Street, Sacramento, CA 95811. The undersigned Trustee disclaims any liability for incorrectness of the street address or other common designation if any, shown herein. Beneficiary Phone: (916) 488-4529 Beneficiary: CAPITA MORTGAGE CREDIT 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) 488-4529 or visit this Internet Web site N/A, using the file number assigned to this case 2025-001. 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. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$658,692.30 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary May elect to bid less than their full credit bid. The Beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located and more than 3 months have elapsed since such recordation. Trustee or party conducting sale: Marc A. Caraska 2100 Northrop Ave, Suite 900, Sacramento, CA 95825 (916) 488-4529 Date: March 17, 2025/IS/ Marc A. Caraska, Trustee 5/23, 5/30, 6/6/25

SC-3929875#

Title Order No. : 05949569 Trustee Sale No. : 86781 Loan No. : 2023035 APN : 275-0093-006-0000; 275- 0093-005-0000; 275-0093-004-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/27/2023 . 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/26/2025 at 1:30 PM, UNION HOME LOAN, INC. as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 4/13/2023 as Instrument No. 202304130590 in book N/A, page N/A of official records in the Office of the Recorder of Sacramento County, California, executed by: POP PUDDING & BUTTER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY , as Trustor SEE ATTACHED BENEFICIARY ADDENDUM as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Outside the East Main entrance to the County Courthouse located at 720 9th Street, Sacramento, CA 95814, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said

Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. 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: 1815 & 1817 DEL PASO BLVD SACRAMENTO, CA 95815 1825 DEL PASO BLVD SACRAMENTO, CA 95815. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,632,367.16 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/19/2025 UNION HOME LOAN, INC., as Trustee CALIFORNIA TD SPECIALISTS, AS AGENT 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 86781. 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 86781 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. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process. LEGAL DESCRIPTION EXHIBIT "A" Parcel 1: Lot 8, Block 8 of North Sacramento Subdivision No. 9, according to the Official Plat thereof, filed in the office of the Recorder of Sacramento County, on April 3, 1914, in Book 15 of Maps, Map No. 2. 2. Apn: 275-0093-005 Parcel 2: Lot 9, Block 8 of North Sacramento Subdivision No. 9, according to the Official Plat thereof, filed in the office of the Recorder of Sacramento County, on April 3, 1914, in Book 15 of Maps, Map No. 2. 2. Apn: 275-0093-004 BENEFICIARY ADDENDUM Loan # 2023035 Diamond Gate Management, LLC a California limited liability company as to an undivided 18.214% interest (\$255,000/\$1,400,000) and JMS Financial Inc., a California Corporation as to an undivided 16.786% interest (\$225,000/\$1,400,000) and Lyle A. and Joan C. Overby, Trustees of The Lyle A. and Joan C. Overby Family Trust, dated February 26, 1997, as amended and restated on April 25, 2013 as to an undivided as 14.286% interest (\$200,000/\$1,400,000) and Patrick Loo and Grace Tai, Trustees of the Patrick Loo and Grace Tai Revocable Living Trust, dated August 29, 2001 as to an undivided 10.714% interest (\$150,000/\$1,400,000) and KOG, LLC a California Limited Liability Company as to an undivided 9.286% interest (\$130,000/\$1,400,000) and Malkim Capital, LLC a California limited liability corporation as to an undivided 9.286% interest (\$130,000/\$1,400,000) and Mark Grumet and/or Pearl Grumet, Trustees of the Grumet Family Trust u/l/d April 18, 2013, or any successor trustee thereto as to an undivided 8.929% interest (\$125,000/\$1,400,000) and Jason D. Grumet and Natalie R. Grumet, husband and wife as joint tenants as to an undivided 5.357% interest (\$75,000/\$1,400,000) and Artech Solutions, Inc. a California Corporation as to an undivided 3.571% interest (\$50,000/\$1,400,000) and Solomon Alexander Mizrahi, Trustee of the Solomon Alexander Mizrahi Living Trust dated June 11, 1990, as to an undivided 3.571% interest (\$50,000/\$1,400,000) 5/30, 6/6, 6/13/25

SC-3929623#

NOTICE OF TRUSTEE'S SALE File No.: 24-224139 A.P.N.: 243-0 120-035-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 22, 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 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. 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. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): BRETT J. MINKIN, AN UNMARRIED MAN Duly Appointed Trustee; Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on June 01, 2007 IN BOOK 20070601, PAGE 1330 of Official Records in the office of the Recorder of SACRAMENTO County, California Sale Date: 6/12/2025 Sale Time: 1:30 PM Sale Location: At the East Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$304384.18 (Estimated)Street Address or other common designation of real property: 6052 DUBLIN WAY, CITRUS HEIGHTS CA, 95610. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPHON - EXHIBIT A REAL PROPERTY IN THE CITY OF CITRUS HEIGHTS, COUNTY SACRAMENTO STATE OF CALIFORNIA DESCRIBED AS FOLLOWS: LOT 4, AS SHOWN ON THE PLAT OF MARPOSA ESTATES UNIT NO. 3, RECORDED IN BOOK 127 OF MAPS, MAP NO. 3, RECORDS OF SACRAMENTO COUNTY. APN: 243-0120-035-0000 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. NOTICE TO POTENTIAL BIDDER(S): 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(S): 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 866-687-2424 or visit the website http://www.servicelinkasap.com using the file number assigned to this case 24-224139. 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(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 866-684-2727 or visit the website http://www.servicelinkasap.com, using the file number assigned to this case 24-224139 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. Robertson, Anschutz, Schneid & Crane, LLP Date:5/14/2025 By: Marisol Nagata, Esq., Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT www.servicelinkasap.com, FOR AUTOMATED SALES INFORMATION, PLEASE CALL 866-684-2727 The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPTI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4842962 05/23/2025, 05/30/2025, 06/06/2025 5/23, 5/30, 6/6/25

SC-3929474#

FILE #: PFI-252170 TITLE ORDER NUMBER: P-656412 LOAN: REAG A.P.N.: 236-0321-051-0000 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/2/2024. 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. NOTICE is hereby given that PLACER FORECLOSURE, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by: FRED L. KENDLE Recorded 12/5/2024 as Instrument No. 202412050463 in book , page of Official Records in the office of the Recorder of Sacramento County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 24/2/2025 in Book , Page , as Instrument No. 202502040949 of said Official Records, WILL SELL on 6/5/2025 At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 at 1:30 PM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: As more fully described on said Deed of Trust. The property address and other common designation, if any, of the real property described above is purported to be: 6259 SILVERTON WAY, CARMICHAEL, CA 95608 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown herein. 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: \$25,151.85 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, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the indebtedness secured by said Deed, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed with interest thereon as provided in said Note, fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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



(916) 444-2355

may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case PFI-252170. 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 [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case PFI-252170 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. Dated: 5/6/2025 PLACER FORECLOSURE, INC., as said Trustee 12190 Herdal Drive, Suite 9 Auburn, California 95603 (530) 888-8411 By: STELLA SHAO. TRUSTEE SALE OFFICER DIRECTIONS MAY BE OBTAINED PURSUANT TO A WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY C/O PLACER FORECLOSURE, INC., 12190 HERDAL DR., SUITE 9, AUBURN, CA 95603, WITHIN 10 DAYS OF THE FIRST PUBLICATION OF THIS NOTICE. PLACER FORECLOSURE, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. SAC0474166 To: DAILY RECORDER 05/16/2025, 05/23/2025, 05/30/2025 5/16, 5/23, 5/30/25

SC-3927587#

TS No. 250509400 Notice Of Default And Foreclosure Sale U.S. Department Of Housing And Urban Development Recorded in accordance with 12 USCA 3764 (c) APN 259-0190-037-0000 Property Address: 8421 Cortadera Dr Orangevale Area, CA 95662 Title Order No.: 95530264 Whereas, on 10/15/2008, a certain Deed of Trust was executed by Eurvon Leroy Clement and Cornelia Clement, trustees of the Eurvon L. and Cornelia Clement Family Trust Dated May 30, 1990 as trustor in favor of Financial Freedom Senior Funding Corporation as beneficiary, and National Closing Solutions, CA as trustee, and was recorded on 10/20/2008, as Instrument No. N/A, in Book 20081020, Page 1212, in the Office of the County Recorder of Sacramento County, California; and Whereas, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and Whereas, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an Assignment of Deed of Trust dated 2/15/2021, recorded on 3/5/2021, as instrument number 202103050454, book N/A, page N/A, in the Office of the County Recorder, Sacramento County, California; and Whereas, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on 10/3/2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and Whereas, the entire amount delinquent as of 6/24/2025 is \$475,096.71; and Whereas, by virtue of this default, the Secretary has declared the

entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; Now Therefore, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Total Lender Solutions, Inc. as Foreclosure Commissioner, recorded on 9/12/2018 as instrument number 201809121475, book N/A, page N/A notice is hereby given that on 6/24/2025 at 1:30 PM local time, all real and personal property at or used in connection with the following described property will be sold at public auction to the highest bidder: Legal Description: Lot 73, As Shown On The "Plat Of Sunrise Knolls No. 1." Recorded In Book 92 Of Maps, Map No. 21, Records Of Said County. Commonly known as: 8421 Cortadera Dr, Orangevale Area, CA 95662 The sale will be held at East main entrance to County Courthouse 720 9th Street, Sacramento, CA. The Secretary of Housing and Urban Development will bid an estimate of \$475,096.71. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$47,509.67 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. Each oral bid need not be accompanied by a deposit. If the successful bid is oral, a deposit of \$47,509.67 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveyancing fees, all real estate and other taxes that are due on or after the delivery of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD Field Office representative, will be liable to HUD for any costs incurred as a result of such failure. The commissioner may, at the direction of the HUD field office Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The amount that must be paid if the Mortgage is to be reinstated prior to the scheduled sale is \$474,727.35, as of 6/23/2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Date: 5/12/2025 Total Lender Solutions, Inc. U.S. Dept. of HUD Foreclosure Commissioner By: Rachel Seropian 10505 Sorrento Valley Road, Suite 125 San Diego, CA, 92121 Phone: 866-535-3736 Fax: 866-242-8599 A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State Of CA County Of San Diego On 5/12/2025 before me, Kimberly Alise Lokey, a notary public personally appeared, Rachel Seropian who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged

to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty Of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal. Kimberly Alise Lokey (Seal) 5/16, 5/23, 5/30/25

SC-3926979#

T.S. No.: 250124067 Notice of Trustee's Sale Loan No.: 3822 47<sup>th</sup> Order No. 95530804 APN: 014-0292-008-0000 Property Address: 3822 47th Street Sacramento, CA 95820 You Are In Default Under A Deed Of Trust Dated 12/14/2023. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Jesus Limon Guzman Duly Appointed Trustee: Total Lender Solutions, Inc Recorded 12/14/2023 as Instrument No. 202312140420 in book , page of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: 6/10/2025 at 1:30 PM Place of Sale: East main entrance to County Courthouse 720 9th Street, Sacramento, CA Amount of unpaid balance and other charges: \$239,934.44 Street Address or other common designation of real property: 3822 47th Street Sacramento, CA 95820 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250124067. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase this property after the trustee

auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877) 440-4460, or visit this internet website [www.mkconsultantsinc.com](http://www.mkconsultantsinc.com), using the file number assigned to this case 250124067 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holdings Account". If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/8/2025 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Randy Newman, President Exhibit "A" Legal Description The South 45 Feet Of Lots 7 And 8 In Block E As Shown On The "Plat Of Fairmond", Recorded In The Office Of The County Recorder Of Sacramento County On March 8, 1910, In Book 10 Of Maps, Map No. 8. 5/16, 5/23, 5/30/25

SC-3926967#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1007262-NJ Order No.: FIN-25000698 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/20/2019. 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 state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. **BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.** Trustor(s): Lorenzo Lara, an unmarried man Recorded: 12/27/2019 as Instrument No. 201912271140 and modified as per Modification Agreement recorded 1/25/2023 as Instrument No. 202301250422 of Official Records in the office of the Recorder of SACRAMENTO County, California; Date of Sale: 6/17/2025 at 1:30 PM Place of Sale: At The East Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$344,124.79 The purported property address is: 3810 23rd Avenue, Sacramento, CA 95820 Assessor's Parcel No.: 022-0024-012-0000 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 866-539-4173 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1007262-NJ. 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 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1007262-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to **QUALITY LOAN SERVICE CORPORATION** by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1007262-NJ and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders rights against the real property only. Date: **QUALITY LOAN SERVICE CORPORATION** 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 866-539-4173 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 **QUALITY LOAN SERVICE CORPORATION** TS No.: CA-25-1007262-NJ IDSPub #0248299 5/23/2025 5/30/2025 6/6/2025 5/23, 5/30, 6/6/25

SC-3926604#

NOTICE OF TRUSTEE'S SALE T.S. No. 23-20417-SP-CA Title No. 230486060-CA-VOI A.P.N. 282-0380-010-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/01/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as

shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Shawn Spellacy and Allison Spellacy, husband and wife as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 11/08/2006 as Instrument No. Book 20061108 Page 1083 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: : 06/12/2025 at 1:30 PM Place of Sale: At the east main entrance to the county courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$514,796.39 Street Address or other common designation of real property: 4917 Thor Way, Carmichael, CA 95608 A.P.N.: 282-0380-010-0000 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. The requirements of California Civil Code Section 2923.5(b)(2923.55(c) were fulfilled when the Notice of Foreclosure was recorded, NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website [www.ndscorp.com/sales](http://www.ndscorp.com/sales), using the file number assigned to this case 23-20417-SP-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website [w w.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 23-20417-SP-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional



(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 04/30/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.comConnie Hernandez, Trustee Sales Representative A-4842181 05/16/2025, 05/23/2025, 05/30/2025 5/16, 5/23, 5/30/25

SC-3926090#

NOTICE OF TRUSTEE'S SALE T.S. No. 24-03138-LC-CA Title No. 240554350-CA-VOI A.P.N. 268-0272-022-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/21/2019. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Alysha Krumm and Jeffrey Lloyd Heatherly, wife and husband as joint tenants Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/21/2019 as Instrument No. 201908210990 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: : 06/24/2025 at 9:00 AM Place of Sale: East Main Entrance of Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$357,954.95 Street Address or other common designation of real property: 2634 Park Hills Drive, Sacramento, CA 95821 A.P.N.: 268-0272-022-0000 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. The requirements of California Civil Code Section 2923.5(b)(2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering

bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 24-03138-LC-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT": You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website w w w.ndscorp.com, using the file number assigned to this case 24-03138-LC-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended.Date: 04/29/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4842041 05/16/2025, 05/23/2025, 05/30/2025 5/16, 5/23, 5/30/25

SC-3926087#

Title Order No.: 2591976CAD Trustee Sale No.: 87931 Loan No.: 399516075 APN: 247-0031-011-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/12/2023. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 6/12/2025 at 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/26/2023 as Instrument No. 202309260668 in book //II/, page //II/ of official records in the Office of the Recorder of Sacramento County, California, executed by: JEFFREY A. MCHUGH AND LAURA G. MCHUGH, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP , as Trustor TROY MORIN, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY , as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Outside the East Main entrance to the County Courthouse located at 720 9th Street, Sacramento, CA 95814, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 63 AS SHOWN ON THE "PLAT OF WINDING WAY ESTATES UNIT NO. 2", IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, RECORDED JUNE 14, 1960, IN BOOK 61, OF MAPS, MAP NO. 14, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 6817 RAPPAHANNOCK WAY CARMICHAEL, CA 95608. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$704,797.59 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/8/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com Call: 844-477-7869 PATRICIO S. INCE", VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE

USED FOR THAT PURPOSE. "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 on 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 the outstanding lien 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 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87931. 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87931 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. Disclosure In compliance with CA civil code 2924(f), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924(f) shall not be construed as an opinion, warranty, or representation

regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. 5/16, 5/23, 5/30/25

SC-3925501#

T.S. No. 131653-CA APN: 225-2830-080-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/16/2020. 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 7/15/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/18/2020 as Instrument No. 202012181784 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: ANYSSA ABER, A SINGLE WOMAN AND NATHANIEL GREEN, A SINGLE MAN, AS JOINT TENANTS 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 main entrance to the 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: 2565 NATOMAS CROSSING DRIVE, 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 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: \$352,894.82 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.clearreconcorp.com, using the file number assigned to this case 131653-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.clearreconcorp.com, using the file number assigned to this case 131653-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 5/23, 5/30, 6/6/25

SC-3924671#

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