



(916) 444-2355

SACRAMENTO  
Business Owner(s):  
ANGEL J. PINTO DDS, A DENTAL CORPORATION, 8942 CRIOLLO CT, ELK GROVE, CA 95757  
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/ ANGEL J. PINTO ,  
This statement was filed with the County Clerk of Sacramento County on 04/04/2025.  
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).  
5/19, 5/27, 6/2, 6/9/25

**SC-3928223#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03182  
Fictitious Business Name(s) to be Filed:  
GREENHAVEN PHYSICAL THERAPY CENTER, 902 FLORIN ROAD, SUITE C, SACRAMENTO, CA 95831 County of SACRAMENTO  
Business Owner(s):  
LISA ANNE WEBER, 902 Florin Rd Ste C, Sacramento, CA 95831  
This business is conducted by an Individual  
Date began using business name: 12/1985.  
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/ LISA A. WEBER  
This statement was filed with the County Clerk of Sacramento County on 04/25/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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).  
5/19, 5/27, 6/2, 6/9/25

**SC-3926615#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03578  
Fictitious Business Name(s) to be Filed:  
**A. HERO SIGNS & ACCESSIBILITY, B. HEROPPOINT SPATIAL SENSING, 2795 E BIDWELL ST. STE 747, FOLSOM, CA 95630**, County of SACRAMENTO  
Business Owner(s):  
HEROPOINT LLC, 2795 E BIDWELL ST. STE 747, FOLSOM, CA 95630  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: NA  
Describe the type of Activities/Business SIGNAGE & AERIAL SURVEYS  
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/ PETER MAYNES  
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).  
5/19, 5/27, 6/2, 6/9/25

**SC-3926534#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03577  
Fictitious Business Name(s) to be Filed:  
**DRE-T, 3325 HOGARTH DR, SACRAMENTO, CA 95827**, County of SACRAMENTO  
Business Owner(s):  
ANDREAS TILLMAN JR, 3325 HOGARTH DR., SACRAMENTO, CA 95827  
This business is conducted by: AN INDIVIDUAL

Date began using business name: 01-01-2011  
Describe the type of Activities/Business MUSIC/ENTERTAINMENT  
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/ ANDREAS TILLMAN  
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).  
5/19, 5/27, 6/2, 6/9/25

**SC-3926461#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02998  
Fictitious Business Name(s) to be Filed:  
KIDGRAPHICS, 6927 PESCADO CIRCLE, RANCHO MURIETA, CA 95683 County of SACRAMENTO  
Business Owner(s):  
A. KIMBERLEY DILBECK, B. DANIEL DILBECK, 6927 PESCADO CIRCLE, RANCHO MURIETA, CA 95683  
This business is conducted by a Married Couple  
Date began using business name: 10/3/2005.  
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/ KIMBERLEY DILBECK,  
This statement was filed with the County Clerk of Sacramento County on 04/21/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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).  
5/19, 5/27, 6/2, 6/9/25

**SC-3926284#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02863  
Fictitious Business Name(s) to be Filed:  
A. HOMEGROWN BY POLLY, B. POLLY'S HOMEGROWN VEGETABLES AND MORE, 4489 MCROBERTS DRIVE, MATHER, CA 95655 County of SACRAMENTO  
Business Owner(s):  
POLLY CHRISTINE ULMER LINGGI, 4489 MCROBERTS DRIVE, MATHER, CA 95655  
This business is conducted by an Individual  
Date began using business name: 06/04/2020.  
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/ POLLY CHRISTINE ULMER LINGGI,  
This statement was filed with the County Clerk of Sacramento County on 04/15/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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).  
5/12, 5/19, 5/27, 6/2/25

**SC-3924152#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03116  
Fictitious Business Name(s) to be Filed:  
BOMB SQUAD WORK WEAR, 10075 CHRISTYLYN WAY, GALT, CA 95632 County of SACRAMENTO  
Business Owner(s):  
DRAKE POWER LTD, 10075 CHRISTYLYN WAY, GALT, CA 95632  
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/ KALEN HAGINS ,  
This statement was filed with the County Clerk of Sacramento County on 04/23/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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).  
5/12, 5/19, 5/27, 6/2/25

**SC-3924149#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03368  
Fictitious Business Name(s) to be Filed:  
**SUNSHINE SPA, 6680 STOCKTON BLVD UNIT #2, SACRAMENTO, CA 95823**, County of SACRAMENTO  
Business Owner(s):  
JINHUA ZHAO, 6680 STOCKTON BLVD UNIT #2, SACRAMENTO, CA 95823  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: FEB 2020  
Describe the type of Activities/Business SPA MASSAGE  
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/ JINHUA ZHAO  
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).  
5/12, 5/19, 5/27, 6/2/25

**SC-3924125#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03282  
Fictitious Business Name(s) to be Filed:  
**VINCE'S MOTEL INC., 9515 FOLSOM BLVD, SACRAMENTO, CA 95827**, County of SACRAMENTO  
Business Owner(s):  
VINCE'S MOTEL INC., 9515 FOLSOM BLVD, SACRAMENTO, CA 95827  
This business is conducted by: CORPORATION  
Date began using business name: 10/15/2000  
Describe the type of Activities/Business MOTEL  
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/ ANAND I PATEL  
This statement was filed with the County Clerk of Sacramento County on 04/30/2025  
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).  
5/12, 5/19, 5/27, 6/2/25

**SC-3923985#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03706  
Fictitious Business Name(s) to be Filed:  
Coaching with Gary, 821 Silliman Way, Sacramento, CA 95831 County of SACRAMENTO  
Business Owner(s):  
Gary Gonzalez, 821 Silliman Way, Sacramento, CA 95831  
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/ Gary Gonzalez, Owner  
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).  
6/2, 6/9, 6/16, 6/23/25

**SC-3923225#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03428  
Fictitious Business Name(s) to be Filed:  
**Magnolia Place Apartments, 8200 Fair Oaks Blvd., Carmichael, CA 95608**, County of SACRAMENTO  
Business Owner(s):  
Gretta Ventures, LLC, 11444 Albata St., Los Angeles, CA 90049  
GoSkippy, LLC, 11444 Albata St., Los Angeles, CA 90049  
This business is conducted by: Limited Partnership  
Date began using business name: 4/8/19  
Describe the type of Activities/Business Apartment Complex  
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/ Mike Roberts, Mgr Gretta Ventures, LLC, GP of Gretta Ventures, L.P.  
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).  
5/19, 5/27, 6/2, 6/9/25

**SC-3909788#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03695  
Fictitious Business Name(s) to be Filed:  
1. Modern Ivory Co., 2. Modern Ivory, 3. Modern Ivory Films, 4. Modern Ivory Cinema, 5. Modern Ivory Photos, 6. Modern Ivory Photography, 7. Modern Ivory Wedding Company, 8. M.I.C. Films, 2108 N St. STE N., SACRAMENTO, CA 95816 County of SACRAMENTO  
Business Owner(s):  
COVA GLOBAL VENTURES LLC, 2108 N St. STE N., SACRAMENTO, CA 95816  
This business is conducted by a limited liability company  
Date began using business name: 1/1/25.  
Describe type of Activities/Business WEDDING 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)  
COVA GLOBAL VENTURES LLC  
S/ Isaac Martinez, Managing Member,  
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).  
6/2, 6/9, 6/16, 6/23/25

**SC-3902735#**

## GOVERNMENT

**State of California - Natural Resources Agency - DEPARTMENT OF PARKS AND RECREATION PUBLIC WORKS - NOTICE TO BIDDERS**  
**BRANNAN ISLAND STATE RECREATION AREA (SRA) – Parking Lot Repairs**  
**Sacramento County, CA - Bid Number: C24680035**  
Electronic bids will be received at the office of the Department of Parks and Recreation up to 2 p.m., Tuesday, June 24, 2025, at

which time and place they will be publicly opened and read for performing the work as follows:  
Furnish all labor, materials, tools and equipment necessary to repair, fog seal, and re-stripe three parking lots at BRANNAN ISLAND SRA in Sacramento County, California, complete and in accordance with the plans and specifications therefore and such addenda thereto as may be issued prior to bid opening date.  
License required: A and/or B and or C-12; Engineer's Estimate: \$650,000 to \$850,000  
NOTE: A job showing will be held at 10:00 a.m., Monday, June 9, 2025, at BRANNAN ISLAND SRA, 17645 CA-160, Rio Vista, CA 94571. Attendance at the job showing is MANDATORY and will be the only opportunity made available for prospective bidders to view the site with park personnel.  
The bidder agrees to complete all work within NINETY (90) calendar days from the date of written notice to commence work.  
Instructions to Download Bid Package: Prospective bidders may examine and obtain the bid forms, specifications, plans and addenda (if any) by downloading this bid package from the Department of General Services' (DGS) website at: <https://caleprocure.ca.gov>. At the website go to Quicklinks and select View/Search Bids. In the Event Name field enter: "C24680035" and click on the "Search" button to view the full advertisement and bid documents.  
Questions and Answers: Any discrepancies, omissions, ambiguities, or conflicts in or among the contract documents or doubts as to meaning shall be brought to the State's attention by including your questions directly on to Merilee.Byrnes@parks.ca.gov – NO LATER THAN 2 p.m., seven (7) calendar days prior to bid opening date. Answers will be provided by Addendum which is within the Bid Solicitation located on the DGS website stated above.  
In accordance with the provisions of Section 1770, 1773 and 1773.1 of the Labor Code, the Department has ascertained that the general prevailing rate of wages in the county in which the work to be done be as listed by the Department of Industrial Relations (415) 703-4780. A copy of this listing is on file at the address listed above or at [www.dir.ca.gov](http://www.dir.ca.gov).  
Successful bidder shall provide Payment Bond and Performance Bond.  
DEPARTMENT OF PARKS AND RECREATION – Armando Quintero, Director  
5/29, 6/2/25

**SC-3931702#**

## PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF KATHLEEN CLARISSE WILKINSON**  
**CASE NO. 25PR000724**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: KATHLEEN CLARISSE WILKINSON  
A Petition for Probate has been filed by CHARLES HARRY WILKINSON in the Superior Court of California, County of Sacramento.  
The Petition for Probate requests that CHARLES HARRY WILKINSON be appointed as personal representative to administer the estate of the decedent.  
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A hearing on the petition will be held in this court on JUNE 26, 2025 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/join/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.  
3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date.  
4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.  
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
Petitioner/Attorney for Petitioner: MARK A. RUIZ, 5650 MARCONI AVENUE, SUITE 3, CARMICHAEL, CA 95608, Telephone: 650-771-0376  
6/2, 6/3, 6/9/25

**SC-3932285#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF MARILYN DIANN STANLEY**  
**CASE NO. 25PR001835**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARILYN DIANN STANLEY  
A Petition for Probate has been filed by STEVEN REXIUS in the Superior Court of California, County of Sacramento.  
The Petition for Probate requests that STEVEN REXIUS 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

(916) 444-2355

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 1:30pm in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

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

1. This matter is held as a remote hearing using the Zoom Application. 2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached). You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached). Court Department 129. Zoom Link: <https://saccourt-ca-gov.zoomgov.com/my/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date. 4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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

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

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

Petitioner/Attorney for Petitioner: MARK J. LAMB, 3001 I STREET, SUITE 130, SACRAMENTO, CA 95816, Telephone: 916-485-2593 6/2, 6/3, 6/9/25

SC-3932177#

**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://saccourt-ca-gov.zoomgov.com/my/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date. 4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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

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

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

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

1250. A Request for Special Notice form is available from the court clerk.

Petitioner/Attorney for Petitioner: 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 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 JAMES L. MOLZAHN CASE NO. 25PR001698**

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

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

The Petition for Probate requests that WALTER MOLZAHN 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 6/24/2025 at 1:30PM in Dept. 129 located at 3341 Power Inn Road, Sacramento, CA 95826.

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

1. This matter is held as a remote hearing using the Zoom Application. 2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached). You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached). Court Department 129. Zoom Link: <https://saccourt-ca-gov.zoomgov.com/my/sscdept129>. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231.

3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date. 4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations

Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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

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

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

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

Petitioner/Attorney for Petitioner: ERIN RISWOLD, 11990 HERITAGE OAK PLACE, #1A, AUBURN, CA 95603, Telephone: (530) 885-7538 5/23, 5/27, 6/2/25

SC-3929801#

**PUBLIC AUCTION/ SALES**

**NOTICE OF LIEN SALE**

Notice is hereby given pursuant to California Business and Professional Codes #21700-21716, Section 2328 of the UCC of the Penal Code, Section 535 the undersigned, Carmichael Mini Storage, will sell at public sale by competitive bidding the personal property of: B39: Rodolfo Velasco Lopez (10x10) J239: Cameron Golden (5x10) K251: Tiffany Sims (5x10) M279: Andrey Tarasenko (5x10) Property to be sold: furniture, boxes & contents. The Sale will begin at 10:00am on June 16th, 2025. Goods must be paid in CASH at site. Sale is subject to cancellation in the event of settlement between owner and obligated party, Carmichael Mini Storage, 6241-A Fair Oaks Blvd. Carmichael, CA 95608 916-484-0378 Dated 6/2, 6/9/2025 6/2, 6/9/25

SC-3932845#

**NOTICE OF PUBLIC LIEN SALE**

Notice is hereby given that the undersigned intends to sell at public auction the personal property described below. A lien imposed on said property pursuant to section 21700-21716 of the Business & Professionals Code, and provisions of Civil Code. The undersigned will sell at online auction at StorageAuctions.com by competitive bidding on June 18th 2025 at 5:00pm on the premises where said property has been stored at Superior Self Storage located at 1106 Corporate Way, Sacramento, CA-95831 phone# (916) 424-8028 the following described goods: Misc. household/personal items and boxes, unless otherwise specified. These goods are the lien property of the following tenants units: B1068- Christopher Dumapias C0027- Leonard Harris C0077- Marcella I Gonzales C0092- John Jackson C1026- Antonia Holly C1078- Jason E Williams C1340- Felicia M Grady C1344- Felicia M Grady C1452- Austin L Okocha E0025- Aren P Jackson E0029- Aren P Jackson F0015- Romeo Andaya Purchases must be paid for at the time of sale in CASH ONLY. Items are sold AS IS WHERE IS and must be removed at the time of sale. Superior Self Storage reserves the right to refuse any bid or cancel auction. ONLINE at StorageAuctions.com 6/2, 6/9/25

SC-3931056#

FAX (916) 444-0636

**NOTICE OF PUBLIC AUCTION/ LIEN SALE**

NOTICE HEREBY IS GIVEN that a mobilehome registered to ALARIC DONYA SCOTT, legally owned by 21ST MORTGAGE CORPORATION, and described as a 1969 GOLD MEDAL mobilehome, Decal Number AB17312, Serial Number S3320, Label/Insignia Number 271808, and stored on property owned by Bamboo Tree Mobile Home and RV Park, LLC ("Bamboo Tree MHP"), at 8545 Folsom Boulevard, Sacramento, CA 95826, Sacramento County (specifically, those goods located/stored at Space #48 within the park), will be sold by public auction at the Bamboo Tree MHP on **June 23, 2025, at 9:00 a.m.** and such succeeding sale days as may be necessary, and the proceeds of the sale will be applied to the satisfaction of the lien, including the reasonable charges of notice, advertisement, and sale, as well as costs and attorney's fees pursuant to contract, statute, and/or law.

This sale is by public auction on a certified funds basis (money orders, cashier's or traveler's checks only). **Must have money order(s), cashier's/traveler's check(s) made payable to Bamboo Tree Mobile Home and RV Park, LLC to participate/ bid.** NO cash, NO personal checks, NO business checks, NO guarantees or letters of credit allowed. NO exceptions. Payment is due and payable immediately following the sale. The mobilehome and/or contents are sold as is, where is, with no guarantees. Bamboo Tree MHP reserves all rights.

This sale is conducted under the authority of California Civil Code § 798.56a and Commercial Code §§ 7209-7210. DATED: May 19, 2025

Stephanie D. Rice  
LAW OFFICES OF JOSEPH W. CARROLL, P.C.  
Attorney for Bamboo Tree Mobile Home and RV Park, LLC  
610 Fulton Avenue, Suite 100  
Sacramento, CA 95825  
(916) 443-9000  
6/2, 6/9/25

SC-3929306#

**NOTICE OF PUBLIC AUCTION/ LIEN SALE**

NOTICE HEREBY IS GIVEN that a mobilehome registered to SHIU YING CHU ENG and TOMMY MON FAY ENG, and described as a 1976 RAMADA mobilehome, Decal Number LBF3597, Serial Number 207356102U / 207356102X / 207356102XX, Label/Insignia Number MH252602 / MH252604 / MH210983, and stored on property owned by Capital Mobile Estates, LLC ("Capital Estates"), at 6701 63rd Street, Sacramento, CA 95828, Sacramento County (specifically, those goods located/stored at 6824 Capital Circle, Space #156 within the park), will be sold by public auction at the Capital Estates on **June 23, 2025, at 10:00 a.m.** and such succeeding sale days as may be necessary, and the proceeds of the sale will be applied to the satisfaction of the lien, including the reasonable charges of notice, advertisement, and sale, as well as costs and attorney's fees pursuant to contract, statute, and/or law.

This sale is by public auction on a certified funds basis (money orders, cashier's or traveler's checks only). **Must have money order(s), cashier's/traveler's check(s) made payable to Capital Mobile Estates, LLC to participate/bid.** NO cash, NO personal checks, NO business checks, NO guarantees or letters of credit allowed. NO exceptions. Payment is due and payable immediately following the sale. The mobilehome and/or contents are sold as is, where is, with no guarantees. Capital Estates reserves all rights. This sale is conducted under the authority of California Civil Code § 798.56a and Commercial Code §§ 7209-7210. DATED: May 15, 2025

Stephanie D. Rice  
LAW OFFICES OF JOSEPH W. CARROLL, P.C.  
Attorney for Capital Mobile Estates, LLC  
610 Fulton Avenue, Suite 100  
Sacramento, CA 95825  
(916) 443-9000  
6/2, 6/9/25

SC-3929302#

**TRUSTEE SALES**

TS No: CA07000140-25-1 APN: 036-0105-016-0000 To No: 250065034-CA-VOI NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED July 19, 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 PROCEEDINGS AGAINST YOU,

(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

YOU SHOULD CONTACT A LAWYER. On July 22, 2025 at 01:30 PM, at the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on September 28, 2022 as Instrument No. 202209280538, of official records in the Office of the Recorder of Sacramento County, California, executed by DALE EVANS JOHNSON, TRUSTEE OF THE MARY L JONES-DUNCAN REVOCABLE TRUST, DATED OCTOBER 20, 2006, JOINED BY MARY L. JONES-DUNCAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for LONGBRIDGE FINANCIAL, LLC, as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 2534 49TH AVENUE, SACRAMENTO, CA 95822 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$311,918.51 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can

receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000140-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA07000140-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 22, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000140-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 SAC0474855 To: DAILY RECORDER 06/02/2025, 06/09/2025, 06/16/2025 6/2, 6/9, 6/16/25

TS No: CA08000056-25-1 APN: 201-0270-060-0000 TO No: 3390253 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s)

and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED May 6, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 22, 2025 at 01:30 PM, at the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 12, 2021 as Instrument No. 202105120883, of official records in the Office of the Recorder of Sacramento County, California, executed by KARL DOUGLAS CUMMINGS, A WIDOWER, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for NATIONWIDE EQUITIES CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 6301 GARDEN HIGHWAY, SACRAMENTO, CA 95837 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$2,310,937.48 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not

automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address [www.nationwideposting.com](http://www.nationwideposting.com) or call Nationwide Posting & Publication at 916.939.0772 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA08000056-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916.939.0772, or visit this internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case CA08000056-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 22, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA08000056-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.nationwideposting.com](http://www.nationwideposting.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Nationwide Posting & Publication AT 916.939.0772 SAC0474854 To: DAILY RECORDER 06/02/2025, 06/09/2025, 06/16/2025 6/2, 6/9, 6/16/25

SC-3932282#

NOTICE OF TRUSTEE'S SALE TS No. CA-24-992408-CL Order No.: FIN-24006036 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/17/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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): Seth R. Norman, a married man as his sole and separate property Recorded: 6/24/2021 as Instrument No. 202106241097 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: At the main entrance to the County Courthouse, located at 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$1,218,255.76 The purported property address is: 2736 PORTOLA WAY, SACRAMENTO, CA 95818 Assessor's Parcel No.: 013-0123-006 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-992408-CL. Information about postponements that are very short in

duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-992408-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-24-992408-CL 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 right's 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: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-992408-CL IDSPub #0248229 5/19/2025 5/26/2025 6/2/2025 5/19, 5/27, 6/2/25

SC-3925427#

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