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LEGAL NOTICES

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CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012908  
Superior Court of California, County of Sacramento  
Petition of: Matthew Deihibi for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Matthew Deihibi filed a petition with this court for a decree changing names as follows:  
Seyed Mohammad Mehdi to Matthew  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 9/25/2025, Time: 9:00am, Dept.: 54  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 06/02/2025  
Christopher E. Krueger, Judge  
Judge of the Superior Court  
6/5, 6/12, 6/19, 6/26/25

SC-3933694#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012920  
Superior Court of California, County of Sacramento  
Petition of: MIKHAEL JONES for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner MIKHAEL JONES filed a petition with this court for a decree changing names as follows:  
MIKHAEL DAMONE JONES to MIKHAEL DAMONE LOMBARD  
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: 09/29/2025, Time: 0900, Dept.: 54  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 05/30/2025  
CHRISTOPHER E. KRUEGER  
Judge of the Superior Court  
6/5, 6/12, 6/19, 6/26/25

SC-3933644#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV003554  
Superior Court of California, County of Sacramento  
Petition of: DESIREE MAE VILLAFLORE KELLY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner DESIREE MAE VILLAFLORE KELLY filed a petition with this court for a decree changing names as follows:  
DESIREE MAE VILLAFLORE KELLY to DESIREE MAE VILLAFLORE LOPEZ SALINAS  
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: 07/03/2025, Time: 1:30 PM, Dept.: 53, 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.)

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: 02/14/2025  
RICHARD K. SUEYOSHI, JUDGE  
Judge of the Superior Court  
6/5, 6/12, 6/19, 6/26/25

SC-3933540#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012074  
Superior Court of California, County of Sacramento  
Petition of: Riot Yamate for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Riot Yamate filed a petition with this court for a decree changing names as follows:  
Riot Madison Yamate to Noah Riot Yamate  
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: 09/18/2025, Time: TBD, Dept.: 53  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: TBD  
Richard K. Sueyoshi  
Judge of the Superior Court  
6/5, 6/12, 6/19, 6/26/25

SC-3933528#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012451  
Superior Court of California, County of Sacramento  
Petition of: VILMA ARACELY CARRILLO for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner VILMA ARACELY CARRILLO filed a petition with this court for a decree changing names as follows:  
VILMA ARACELY CARRILLO AKA BILMA ARACELY RUANO HERNANDEZ to VILMA ARACELY RUANO  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 9/18/25, Time: 9:00 AM, 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.)

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: 05/27/2025  
CHRISTOPHER E. KRUEGER, JUDGE  
Judge of the Superior Court  
6/5, 6/12, 6/19, 6/26/25

SC-3933450#

SUMMONS (CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 24CV018640  
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): James Hill IV  
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): Navy Federal Credit Union  
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.  
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)),

your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.  
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.  
**¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia. Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): County of Sacramento 720 9th St. Sacramento, CA 95814 Gordon D. Schaber Courthouse  
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Rea Stelmach, Esq. (SBN 296671) Silverman Theologou, LLP 11835 W Olympic Blvd., Suite 855E, Los Angeles, CA 90064 (213) 226-6922  
Date: 09/19/2024  
Clerk (Secretario), by /s/ K. Johnson , Deputy (Adjunto) (SEAL)  
6/5, 6/12, 6/19, 6/26/25**

SC-3933172#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012405  
Superior Court of California, County of Sacramento  
Petition of: IBRAR MOHAMMAD QAMAR for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner IBRAR MOHAMMAD QAMAR filed a petition with this court for a decree changing names as follows:  
IBRAR MOHAMMAD QAMAR to JAY QUMAR  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 9/23/2025, 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: 5/23/2025  
RICHARD K. SUEYOSHI  
Judge of the Superior Court  
6/5, 6/12, 6/19, 6/26/25

SC-3932920#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV011942  
Superior Court of California, County of SACRAMENTO  
Petition of: DANA MICHELE SCHNEIDER for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner DANA MICHELE SCHNEIDER filed a petition with this court for a decree changing names as follows:  
DANA MICHELE SCHNEIDER to DANA MICHELE SIKICH  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 9/16/2025, 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: 5/16/2025  
RICHARD K. SUEYOSHI  
Judge of the Superior Court  
5/29, 6/5, 6/12, 6/19/25

SC-3931223#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012006  
Superior Court of California, County of SACRAMENTO  
Petition of: TAHEREH HAYDARI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner TAHEREH HAYDARI filed a petition with this court for a decree changing names as follows:  
TAHEREH HAYDARI to SAMIN HAYDARI  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 9/15/2025, 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: 5/19/2025  
CHRISTOPHER E. KRUEGER  
Judge of the Superior Court  
5/29, 6/5, 6/12, 6/19/25

SC-3931221#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012358  
Superior Court of California, County of Sacramento  
Petition of: Yuan-Yuan Chen for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Yuan-Yuan Chen filed a petition with this court for a decree changing names as follows:  
Yuan-Yuan Chen to Ivy Chen  
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: 09/18/2025, Time: 9 AM, Dept.: 54  
The address of the court is 813 6th Street SACRAMENTO, CA-95814  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 05/23/2025  
Christopher E. Krueger  
Judge of the Superior Court  
5/29, 6/5, 6/12, 6/19/25

SC-3931086#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 34-2020-289029  
Superior Court of California, County of SACRAMENTO  
Petition of: BERTHA COCHRAN for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner BERTHA COCHRAN filed a petition with this court for a decree changing names as follows:  
JA'SHAUN JORDAN MCELROY to JORDAN JA'SHAUN COCHRAN  
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: 7/18/2025, Time: 9:00am, Dept.: 129, Room:  
The address of the court is 3341 POWER INN RD. SACRAMENTO, CA 95826  
(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: MAY 20 2025  
JAMES E MCFETRIDGE  
Judge of the Superior Court  
5/29, 6/5, 6/12, 6/19/25

SC-3931072#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV012123  
Superior Court of California, County of Sacramento  
Petition of: Lori Ann Brogan for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Lori Ann Brogan filed a petition with this court for a decree changing names as follows:  
Lori Ann Brogan to Lori Ann Elder  
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: 09/16/2025, Time: 9:00, Dept.: 54  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 05/21/2025  
Christopher E. Krueger  
Judge of the Superior Court  
5/29, 6/5, 6/12, 6/19/25

SC-3931003#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 25CV011978

Superior Court of California, County of Sacramento  
Petition of: Lela Estrada for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Lela Estrada filed a petition with this court for a decree changing names as follows:

Lela Margarita Estrada to Lea Margarita Estrada  
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: 09/11/2025, Time: 9AM, Dept.: 54  
The address of the court is 813 6TH STREET SACRAMENTO, CA-95814  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE DAILY RECORDER  
Date: 05/19/2025  
Christopher E. Krueger, Judge  
Judge of the Superior Court  
5/22, 5/29, 6/5, 6/12/25

SC-3929393#

AMENDED ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV011408  
Superior Court of California, County of SACRAMENTO  
Petition of: PATRICIA DENISE NICHOLS for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner PATRICIA DENISE NICHOLS filed a petition with this court for a decree changing names as follows:  
PATRICIA DENISE NICHOLS to PATRICIA DENISE PATTON  
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: JUNE 24, 2025, Time: 9:00 AM, 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: 05/16/2025  
CHRISTOPHER E. KRUEGER, JUDGE  
Judge of the Superior Court  
5/22, 5/29, 6/5, 6/12/25

SC-3929311#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV011337  
Superior Court of California, County of SACRAMENTO  
Petition of: BRANDII TANISHA MUHAMMAD for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner BRANDII TANISHA MUHAMMAD filed a petition with this court for a decree changing names as follows:  
BRANDII TANISHA MUHAMMAD to SHAHIDA HASINA MUHAMMAD  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 9/4/2025, 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: 05/12/2025  
CHRISTOPHER E. KRUEGER, JUDGE  
Judge of the Superior Court  
5/15, 5/22, 5/29, 6/5/25

SC-3926618#







(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/29, 6/5, 6/12, 6/19/25

SC-3931689#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2025-03947  
Fictitious Business Name(s) to be Filed:  
**InspectorPro, 2600 W. Executive Parkway, Suite 500, Lehi, UT 84043,**  
County of Utah  
Business Owner(s):  
Fortress Intermediaries, LLC - 2600 W. Executive Parkway, Suite 500, Lehi, UT 84043  
This business is conducted by: Limited Liability Company  
Date began using business name: 11/06/2023  
Describe the type of Activities/Business Insurance brokerage  
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 R. Reid, CEO/President  
This statement was filed with the County Clerk of Sacramento County on 5/23/2025  
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).  
6/5, 6/12, 6/19, 6/26/25

SC-3931492#

FICTITIOUS BUSINESS NAME STATEMENT

File No. Fbnf2025-03665  
Fictitious Business Name(s) to be Filed:  
Nick & Nora's Poop Patrol, 1039 Starbrook Drive, Galt, CA 95632 County of SACRAMENTO  
Business Owner(s):  
Janet Lago, 1039 Starbrook Drive, Galt, CA 95632  
This business is conducted by an Individual  
Date began using business name: 5/8/25  
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/ Janet Lago,  
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).  
5/29, 6/5, 6/12, 6/19/25

SC-3931169#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03684  
Fictitious Business Name(s) to be Filed:  
Ancestroo, 2108 N ST, STE N, Sacramento, CA 95816 County of SACRAMENTO  
Business Owner(s):  
Hey Now LLC, 2108 N ST, STE N, Sacramento, CA 95816  
This business is conducted by a limited liability company  
Date began using business name: 05/05/2025  
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)  
Hey Now LLC  
S/ Eric Chernoff, 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).  
5/29, 6/5, 6/12, 6/19/25

SC-3931104#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03685  
Fictitious Business Name(s) to be Filed:  
BON Pergola, 2108 N ST STE N, Sacramento, CA 95816 County of SACRAMENTO  
Business Owner(s):  
BON Pergola Operating Inc, 2108 N ST STE N, Sacramento, CA 95816  
This business is conducted by a Corporation  
Date began using business name: 01/01/2024.  
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)  
BON Pergola Operating Inc  
S/ Housheng Ko, CEO  
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).  
5/29, 6/5, 6/12, 6/19/25

SC-3931096#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03920  
Fictitious Business Name(s) to be Filed:  
Velloria Fiori, 5334 Kenneth Ave #3, Fair Oaks, CA 95628 County of SACRAMENTO  
Business Owner(s):  
Anastasiia Chibakova, 5334 Kenneth Ave #3, Fair Oaks, CA 95628  
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/ Anastasiia Chibakova,  
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).  
5/29, 6/5, 6/12, 6/19/25

SC-3930974#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03807  
Fictitious Business Name(s) to be Filed:  
California Energy Service, 819 Striker Ave #6, Sacramento, CA 95834 County of SACRAMENTO  
Business Owner(s):  
William Nicholas Hill, 819 Striker Ave # 6, Sacramento, CA 95834  
This business is conducted by an Individual  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ Bill Hill,  
This statement was filed with the County Clerk of Sacramento County on 05/20/2025.  
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).  
5/29, 6/5, 6/12, 6/19/25

SC-3930903#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03465  
Fictitious Business Name(s) to be Filed:  
Vecira Consulting, 2108 N ST STE N, Sacramento, CA 95816 County of SACRAMENTO  
Business Owner(s):  
Vecira Ventures, 2108 N ST STE N, 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)  
Vecira Ventures  
S/ Darren Gonzalez, Managing Member  
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).  
5/22, 5/29, 6/5, 6/12/25

SC-3928648#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03415  
Fictitious Business Name(s) to be Filed:  
HURDLEHARE, 2108 N ST, SACRAMENTO, CA 95816 County of SACRAMENTO  
Business Owner(s):  
Cabin Development LLC, 2108 N ST, SACRAMENTO, CA 95816  
This business is conducted by a limited liability company  
Date began using business name: 4/6/2025.  
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)  
Cabin Development LLC  
S/ Tyler Albee, Managing Member  
This statement was filed with the County Clerk of Sacramento County on 05/06/2025.  
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).  
5/22, 5/29, 6/5, 6/12/25

SC-3928588#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF2025-03677  
Fictitious Business Name(s) to be Filed:  
Superior Farms, 2530 RIVER PLAZA DR STE 200, SACRAMENTO, CA 95833 County of SACRAMENTO  
Business Owner(s):  
Transhumance Holding Company, Inc., 2530 RIVER PLAZA DR STE 200, SACRAMENTO, CA 95833  
This business is conducted by a Corporation  
Date began using business name: 5/15/2025.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Transhumance Holding Company, Inc.  
S/ Rick Stott, CEO  
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).  
5/22, 5/29, 6/5, 6/12/25

SC-3928430#

FICTITIOUS BUSINESS NAME STATEMENT

File No. FBNF 2025-03652  
Fictitious Business Name(s) to be Filed:  
**BROADSTONE EDITION, 2 SEAPORT LANE, FLOOR 15, BOSTON, MA 02210,**  
County of SUFFOLK  
Business Owner(s):  
BROADSTONE ALTON, LLC, 2 SEAPORT LANE, FLOOR 15, BOSTON, MA 02210  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: 06/07/2024  
Describe the type of Activities/Business

REAL ESTATE INVESTMENT  
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/ NEAL K. SHARMA  
This statement was filed with the County Clerk of Sacramento County on 05/14/2025  
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).  
5/22, 5/29, 6/5, 6/12/25

SC-3928114#



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LEGAL NOTICES

FAX (916) 444-0636

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 25, 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: SAMUEL K. SWENSON, 8788 GREENBACK LANE, SUITE 105, ORANGEVALE, CA 95662, Telephone: 916.333.0833 6/5, 6/6, 6/12/25

SC-3933410#

**NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF GLORIA E. DI MARE CASE NO. 25PR001110**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: GLORIA E. DI MARE

An Amended Petition for Probate has been filed by LESLEY DI MARE in the Superior Court of California, County of Sacramento.

The Amended Petition for Probate requests that LESLEY DI MARE be appointed as personal representative to administer the estate of the decedent.

The Amended 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 Amended 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 amended petition will be held in this court on 07/03/2025 at 1:30 P.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 amended 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: LESLEY DI MARE, 25032 NORTH PASO TRAIL, SCOTTSDALE, AZ 85255, Telephone: 480-435-6303 6/4, 6/5, 6/11/25

SC-3933222#

**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.

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 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-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 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.

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 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.

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: VOLE 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 VOLE 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



(916) 444-2355

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/join/95826129>. 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#**

## TRUSTEE SALES

APN: 121-0030-043-0000 TS No.: 25-09085CA TSG Order No.: 250044036-CA-VOI NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED NOVEMBER 19, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded November 23, 2020 as Document No.: 202011231363 of Official Records in the office of the Recorder of Sacramento County, California, executed by: Julio Cesar Robles Quezada and Sandra Elizabeth Robles, husband and wife, Jesus Antonio Limon Guzman and Nellie Marie Limon, husband and wife, all as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: July 8, 2025 Sale Time: 9:00 AM Sale Location: East Main EntranceGordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 2 File No.:25-09085CA The street address and other common designation, if any, of the real property described above is purported to be: 8930 Caselman Rd, Sacramento, CA 95829. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$372,401.56 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 25-09085CA. 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 (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 25-09085CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:25-09085CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: June 3, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 SAC0474901 To: DAILY RECORDER 06/05/2025, 06/12/2025, 06/19/2025 6/5, 6/12, 6/19/25

**SC-3934335#**

APN: 218-0274-002-0000 TS No.: 24-08865CA TSG Order No.: 240674113 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 4, 2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 11, 2021 as Document No.: 202105110704 of Official Records in the office of the Recorder of Sacramento County, California, executed by: Wayne Wright and Sandra K. Wright, husband and wife as joint tenants, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: July 8, 2025 Sale Time: 9:00 AM Sale Location: East Main EntranceGordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 2 File No.:24-08865CA The street address and other common designation, if any, of the real property described above is purported to be: 5329 Rockwell Rd, N Highlands, CA 95660. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$207,146.35 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are

encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (800) 280-2832 for information regarding the trustee's sale or visit this internet website, [www.auction.com](http://www.auction.com), for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-08865CA. 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 (800) 280-2832, or visit this internet website [www.auction.com](http://www.auction.com), using the file number assigned to this case 24-08865CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. 3 File No.:24-08865CA If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. For Pre Sale Information Log On To: [www.auction.com](http://www.auction.com) or Call: (800) 280-2832. For Post Sale Results please visit [www.affinidefault.com](http://www.affinidefault.com) or Call (866) 932-0360 Dated: May 23, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 4 File No.:24-08865CA LEGAL DESCRIPTION EXHIBIT A LOT 38 AND THE SOUTH 4 FEET OF LOT 39, AS SHOWN ON THE OFFICIAL PLAT OF PLANEHAVEN, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 24, 1939, IN BOOK 21 OF MAPS, MAP NO. 15. SAC0474729 To: DAILY RECORDER 05/29/2025, 06/05/2025, 06/12/2025 5/29, 6/5, 6/12/25

**SC-3931624#**

NOTICE OF TRUSTEE'S SALE TS No.: CA-24-985906-AB Order No.: 240118852-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/1/2003. 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 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): INA SUE EDENS AND JAMES H. EDENS Recorded: 8/28/2003 as Instrument No. xxx in Book 20030828 Page 1191 of Official Records in the office of the Recorder of SACRAMENTO County,

California; Date of Sale: 6/24/2025 at 1:30 PM Place of Sale: At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$71,484.12 The purported property address is: 4919 WILLARD AVE, SACRAMENTO, CA 95838 Assessor's Parcel No.: 226-0190-016-0000 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 800-758-8052 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-24-985906-AB. 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-24-985906-AB 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-24-985906-AB 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: 800-758-8052 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-24-985906-AB IDSPub #0248404 5/29/2025 6/5/2025 6/12/2025 5/29, 6/5, 6/12/25

**SC-3929473#**

T.S. No.: 250124066 Notice of Trustee's Sale Loan No.: 28th St Order No. 95530803 APN: 019-0043-022-0000 Property Address: 3957 28th St Sacramento, CA 95820 You Are In Default Under A Deed Of Trust Dated 8/1/2023. 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. 202312140421 in book , page of Official Records in the office of the Recorder of Sacramento County, California, Date of Sale: 6/12/2025 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: \$255,941.08 Street Address or other common designation of real property: 3957 28th St 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 250124066. 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



(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

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 250124066 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. Holding 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: 5/13/2025 Total Lender Solutions, Inc 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Kim Lokey, Trustee Sales Officer Exhibit "A" Legal Description All That Portion Of Lot 8 As Shown On The "Plat Of Sutter Heights", Recorded In The Office Of The Recorder Of Sacramento County, California On March 8, 1907 In Book 8 Of Maps, Map No. 7, Described As Follows: Beginning At The Northwest Corner Of Said Lot 8, Running Thence Easterly Along The Northerly Line Of Said Lot 8, A Distance Of 60 Feet; Thence Southerly And Parallel To The Westerly Line Of Said Lot 8, A Distance Of 60 Feet; Thence Southerly And Parallel To The Westerly Line Of Lot 8, A Distance 40 Feet To A Point On The Southerly Line Of Said Lot 8, Thence Westerly Along The Southerly Line Of Said Lot 8, A Distance Of 60 Feet To The Westerly Line Of Said Lot 8; Thence Northerly Along The Westerly Line Of Said Lot 8, A Distance Of 40 Feet To The Point Of Beginning. 5/22, 5/29, 6/5/25

SC-3928881#

TS No: CA05000380-23-1 APN: 049-0263-001-0000 TO No: 230469186-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 June 4, 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 June 17, 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 June 9, 2021 as Instrument No. 202106091878, of official records in the Office of the Recorder of Sacramento County, California, executed by TERENCE CLARK AND KIRSTEN WASHINGTON-CLARK , HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for ADVANTAGEFIRST LENDING, INC. 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: 7529 GUILDWOOD STREET, 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 \$203,127.59 (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, CA05000380-23-1. 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 CA05000380-23-1 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 13, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000380-23-1 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 SAC0474466 To: DAILY RECORDER 05/22/2025, 05/29/2025, 06/05/2025 5/22, 5/29, 6/5/25

SC-3928593#

NOTICE OF TRUSTEE'S SALE TS No. CA-24-999455-NJ Order No.: 240547765-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/18/2019. 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): JAFFAR R JACKSON, AN UNMARRIED MAN Recorded: 7/19/2019 as Instrument No. 201907191096 of Official Records in the office of the Recorder of SACRAMENTO County, California; Date of Sale:

6/24/2025 at 9:00 AM Place of Sale: At the East Main Entrance of the Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$302,965.78 The purported property address is: 8186 GUSTINE WAY, SACRAMENTO, CA 95828 Assessor's Parcel No.: 115-0490-076-0000 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 800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-999455-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>.

com, using the file number assigned to this foreclosure by the Trustee: CA-24-999455-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-24-999455-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 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: 800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-999455-NJ IDSPub #0248334 5/22/2025 5/29/2025 6/5/2025 5/22, 5/29, 6/5/25

SC-3927589#

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