

(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

<div>NOTICE OF PROPERTY TAX DELINQUENCY AND IMPENDING DEFAULT</div> <div>Made pursuant to Section 3351, Revenue and Taxation Code</div>		<div>Executed at Sacramento, Sacramento County, California on May 30, 2025.</div> <div>Published in The Daily Recorder on June 6<sup>th</sup>, June 13<sup>th</sup> and June 20<sup>th</sup>, 2025.</div>																																																																																																																													
<div>I, CHAD RINDE, Sacramento County Tax Collector, State of California, certify as follows:</div>		<table><tr><th>FOR: FISCAL YEAR</th><th>PARCEL NO. DEFAULT NO.</th><th>ASSESSEE NAME PROPERTY LOCATION</th><th>AMOUNT TO REDEEM JUNE 30, 2025</th></tr><tr><td>2019-2020</td><td>003-0096-007-0000 20-19268480-00</td><td>BERMUDEZ RONALD/KIMBERLY 2618 C ST, SACRAMENTO, CA 95816</td><td>\$7,184.15</td></tr><tr><td>2019-2020</td><td>003-0115-019-0000 20-19001188-00</td><td>PLASENCIA MARY NANCY/ALMA ROSA AGUIRRE/ETAL 3273 C ST, SACRAMENTO, CA 95816</td><td>\$4,737.97</td></tr><tr><td>2019-2020</td><td>003-0212-005-0000 20-19001199-00</td><td>HOBBS WILLIAM W 3010 G ST, SACRAMENTO, CA 95816</td><td>\$2,821.72</td></tr><tr><td>2019-2020</td><td>003-0212-018-0000 20-18551094-00</td><td>HOBBS WILLIAM W 3015 H ST, SACRAMENTO, CA 95816</td><td>\$6,982.39</td></tr><tr><td>2018-2019</td><td>005-0063-003-0000 19-18264074-00</td><td>WILLIAM J BRENNAN FAMILY TRUST 5306 SPILMAN AVE, SACRAMENTO, CA 95819</td><td>\$6,472.80</td></tr><tr><td>2019-2020</td><td>006-0300-007-0000 20-19272647-00</td><td>CS360 TOWERS LLC 500 N ST, SACRAMENTO, CA 95814</td><td>\$213.63</td></tr><tr><td>2019-2020</td><td>007-0052-002-0000 20-18516432-00</td><td>HOBBS WILLIAM W 913 30TH ST, SACRAMENTO, CA 95816</td><td>\$7,307.76</td></tr><tr><td>2019-2020</td><td>007-0371-024-0000 20-19167005-00</td><td>KNEDEL EDWARD/HILARY 1644 SANTA YNEZ WAY, SACRAMENTO, CA 95816</td><td>\$17,391.48</td></tr><tr><td>2019-2020</td><td>008-0323-014-0000 20-19276268-00</td><td>PUNT ENTERPRISES INC 6438 ELVAS AVE, SACRAMENTO, CA 95819</td><td>\$66,232.00</td></tr><tr><td>2019-2020</td><td>010-0315-016-0000 20-19279503-00</td><td>RASHID MOHAMMAD A 3417 2ND AVE, SACRAMENTO, CA 95817</td><td>\$12,006.08</td></tr><tr><td>2019-2020</td><td>010-0322-021-0000 20-19279524-00</td><td>REHMAN AZIZ UR 3501 2ND AVE, SACRAMENTO, CA 95817</td><td>\$7,247.00</td></tr><tr><td>2019-2020</td><td>010-0323-021-0000 20-19279534-00</td><td>REHMAN AZIZ U 2535 36TH ST, SACRAMENTO, CA 95817</td><td>\$6,063.28</td></tr><tr><td>2019-2020</td><td>010-0324-007-0000 20-19279538-00</td><td>REHMAN AZIZ U 3632 1ST AVE, SACRAMENTO, CA 95817</td><td>\$5,180.08</td></tr><tr><td>2017-2018</td><td>010-0372-010-0000 18-17272687-00</td><td>SAINT JUDE CHRISTIAN TABERNACLE 2828 33RD ST, SACRAMENTO, CA 95817</td><td>\$6,694.97</td></tr><tr><td>2017-2018</td><td>010-0372-011-0000 18-17272688-00</td><td>ST JUDE CHRISTIANAN TABERNACLE INC 2834 33RD ST, SACRAMENTO, CA 95817</td><td>\$24,533.44</td></tr><tr><td>2018-2019</td><td>011-0113-010-0000 19-18162114-00</td><td>WATSON KAY 4116 T ST, SACRAMENTO, CA 95819</td><td>\$36,810.12</td></tr><tr><td>2019-2020</td><td>014-0072-021-0000 20-19284268-00</td><td>REHMAN AZIZUR/AZIZ 3979 1ST AVE, SACRAMENTO, CA 95817</td><td>\$875.12</td></tr><tr><td>2019-2020</td><td>014-0072-040-0000 20-19256240-00</td><td>REHMAN AZIZUR 3973 1ST AVE, SACRAMENTO, CA 95817</td><td>\$9,232.40</td></tr><tr><td>2019-2020</td><td>014-0073-025-0000 20-19002021-00</td><td>REHMAN AZIZUR 3970 1ST AVE, SACRAMENTO, CA 95817</td><td>\$11,361.97</td></tr><tr><td>2019-2020</td><td>014-0102-017-0000 20-19284414-00</td><td>HEGNEY RODGER/KELLIE 3992 3RD AVE, SACRAMENTO, CA 95817</td><td>\$12,882.86</td></tr><tr><td>2018-2019</td><td>014-0252-020-0000 19-18000481-00</td><td>MANU VILLIAMI MAEALIUAKI 4642 11TH AVE, SACRAMENTO, CA 95820</td><td>\$20,044.88</td></tr><tr><td>2019-2020</td><td>015-0242-027-0000 20-19285894-00</td><td>LOPES ANGELA MARIE 3717 STOCKTON BLVD, SACRAMENTO, CA 95820</td><td>\$17,326.00</td></tr><tr><td>2018-2019</td><td>019-0062-001-0000 19-18281721-00</td><td>MARTINEZ ESTHER/SANDRA TORRES 2701 16TH AVE, SACRAMENTO, CA 95820</td><td>\$907.05</td></tr><tr><td>2019-2020</td><td>019-0124-007-0000 20-19289068-00</td><td>REHMAN AZIZ U 2650 PHYLLIS AVE, SACRAMENTO, CA 95820</td><td>\$3,913.88</td></tr><tr><td>2019-2020</td><td>019-0191-036-0000 20-19289251-00</td><td>BUENO VIRIDIANA 2961 29TH AVE, SACRAMENTO, CA 95820</td><td>\$13,467.41</td></tr><tr><td>2019-2020</td><td>020-0181-021-0000 20-19290030-00</td><td>COPELAND MYLANIE 4609 PARKER AVE, SACRAMENTO, CA 95820</td><td>\$61,808.24</td></tr><tr><td>2019-2020</td><td>020-0313-021-0000 20-19290501-00</td><td>CIRIC WAY DEVELOPMENTS INCORPORATED 4630 STOCKTON BLVD, SACRAMENTO, CA 95820</td><td>\$22,019.13</td></tr><tr><td>2019-2020</td><td>021-0021-019-0000 20-19290537-00</td><td>NEALY RONALD 4919 15TH AVE, SACRAMENTO, CA 95820</td><td>\$29,364.92</td></tr><tr><td>2019-2020</td><td>022-0032-013-0000 20-19291733-00</td><td>NORTHWEST GROUP INC 4960 WARWICK AVE, SACRAMENTO, CA 95820</td><td>\$14,755.55</td></tr><tr><td>2017-2018</td><td>022-0081-020-0000</td><td>BASS STEVE/VERA STAR</td><td>\$3,761.23</td></tr></table>		FOR: FISCAL YEAR	PARCEL NO. DEFAULT NO.	ASSESSEE NAME PROPERTY LOCATION	AMOUNT TO REDEEM JUNE 30, 2025	2019-2020	003-0096-007-0000 20-19268480-00	BERMUDEZ RONALD/KIMBERLY 2618 C ST, SACRAMENTO, CA 95816	\$7,184.15	2019-2020	003-0115-019-0000 20-19001188-00	PLASENCIA MARY NANCY/ALMA ROSA AGUIRRE/ETAL 3273 C ST, SACRAMENTO, CA 95816	\$4,737.97	2019-2020	003-0212-005-0000 20-19001199-00	HOBBS WILLIAM W 3010 G ST, SACRAMENTO, CA 95816	\$2,821.72	2019-2020	003-0212-018-0000 20-18551094-00	HOBBS WILLIAM W 3015 H ST, SACRAMENTO, CA 95816	\$6,982.39	2018-2019	005-0063-003-0000 19-18264074-00	WILLIAM J BRENNAN FAMILY TRUST 5306 SPILMAN AVE, SACRAMENTO, CA 95819	\$6,472.80	2019-2020	006-0300-007-0000 20-19272647-00	CS360 TOWERS LLC 500 N ST, SACRAMENTO, CA 95814	\$213.63	2019-2020	007-0052-002-0000 20-18516432-00	HOBBS WILLIAM W 913 30TH ST, SACRAMENTO, CA 95816	\$7,307.76	2019-2020	007-0371-024-0000 20-19167005-00	KNEDEL EDWARD/HILARY 1644 SANTA YNEZ WAY, SACRAMENTO, CA 95816	\$17,391.48	2019-2020	008-0323-014-0000 20-19276268-00	PUNT ENTERPRISES INC 6438 ELVAS AVE, SACRAMENTO, CA 95819	\$66,232.00	2019-2020	010-0315-016-0000 20-19279503-00	RASHID MOHAMMAD A 3417 2ND AVE, SACRAMENTO, CA 95817	\$12,006.08	2019-2020	010-0322-021-0000 20-19279524-00	REHMAN AZIZ UR 3501 2ND AVE, SACRAMENTO, CA 95817	\$7,247.00	2019-2020	010-0323-021-0000 20-19279534-00	REHMAN AZIZ U 2535 36TH ST, SACRAMENTO, CA 95817	\$6,063.28	2019-2020	010-0324-007-0000 20-19279538-00	REHMAN AZIZ U 3632 1ST AVE, SACRAMENTO, CA 95817	\$5,180.08	2017-2018	010-0372-010-0000 18-17272687-00	SAINT JUDE CHRISTIAN TABERNACLE 2828 33RD ST, SACRAMENTO, CA 95817	\$6,694.97	2017-2018	010-0372-011-0000 18-17272688-00	ST JUDE CHRISTIANAN TABERNACLE INC 2834 33RD ST, SACRAMENTO, CA 95817	\$24,533.44	2018-2019	011-0113-010-0000 19-18162114-00	WATSON KAY 4116 T ST, SACRAMENTO, CA 95819	\$36,810.12	2019-2020	014-0072-021-0000 20-19284268-00	REHMAN AZIZUR/AZIZ 3979 1ST AVE, SACRAMENTO, CA 95817	\$875.12	2019-2020	014-0072-040-0000 20-19256240-00	REHMAN AZIZUR 3973 1ST AVE, SACRAMENTO, CA 95817	\$9,232.40	2019-2020	014-0073-025-0000 20-19002021-00	REHMAN AZIZUR 3970 1ST AVE, SACRAMENTO, CA 95817	\$11,361.97	2019-2020	014-0102-017-0000 20-19284414-00	HEGNEY RODGER/KELLIE 3992 3RD AVE, SACRAMENTO, CA 95817	\$12,882.86	2018-2019	014-0252-020-0000 19-18000481-00	MANU VILLIAMI MAEALIUAKI 4642 11TH AVE, SACRAMENTO, CA 95820	\$20,044.88	2019-2020	015-0242-027-0000 20-19285894-00	LOPES ANGELA MARIE 3717 STOCKTON BLVD, SACRAMENTO, CA 95820	\$17,326.00	2018-2019	019-0062-001-0000 19-18281721-00	MARTINEZ ESTHER/SANDRA TORRES 2701 16TH AVE, SACRAMENTO, CA 95820	\$907.05	2019-2020	019-0124-007-0000 20-19289068-00	REHMAN AZIZ U 2650 PHYLLIS AVE, SACRAMENTO, CA 95820	\$3,913.88	2019-2020	019-0191-036-0000 20-19289251-00	BUENO VIRIDIANA 2961 29TH AVE, SACRAMENTO, CA 95820	\$13,467.41	2019-2020	020-0181-021-0000 20-19290030-00	COPELAND MYLANIE 4609 PARKER AVE, SACRAMENTO, CA 95820	\$61,808.24	2019-2020	020-0313-021-0000 20-19290501-00	CIRIC WAY DEVELOPMENTS INCORPORATED 4630 STOCKTON BLVD, SACRAMENTO, CA 95820	\$22,019.13	2019-2020	021-0021-019-0000 20-19290537-00	NEALY RONALD 4919 15TH AVE, SACRAMENTO, CA 95820	\$29,364.92	2019-2020	022-0032-013-0000 20-19291733-00	NORTHWEST GROUP INC 4960 WARWICK AVE, SACRAMENTO, CA 95820	\$14,755.55	2017-2018	022-0081-020-0000	BASS STEVE/VERA STAR	\$3,761.23
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<div>That at the close of business on June 30, 2025, by operation of law, any real property (unless previously tax-defaulted and not redeemed) that have any delinquent taxes, assessments, or other charges levied for the fiscal year 2024-2025, and/or any delinquent supplemental taxes levied prior to the fiscal year 2024-2025, shall be declared tax-defaulted.</div>																																																																																																																															
<div>That, if the real property taxes remain unpaid after five years, or three years if a nuisance abatement lien has been recorded, the property may be subsequently sold at tax sale in satisfaction of the tax lien, unless an installment plan of redemption is initiated and maintained.</div>																																																																																																																															
<div>That a detailed list of all properties remaining tax-defaulted at the close of business on June 30, 2025, and not redeemed prior to being submitted for publication, shall be published on or before September 8, 2027.</div>																																																																																																																															
<div>That information concerning redemption or the initiation of an installment plan of redemption of tax-defaulted property will be furnished, upon request, by the Sacramento County Tax Collector, 700 "H" Street, Room 1710, Sacramento, CA 95814 at (916) 874-6622.</div>																																																																																																																															
<div>I certify, under penalty of perjury, that the foregoing is true and correct.</div>																																																																																																																															
<div>CHAD RINDE Sacramento County Tax Collector</div>																																																																																																																															
<div>Executed at Sacramento, Sacramento County, California on May 30, 2025. Published in The Daily Recorder on June 6<sup>th</sup>, June 13<sup>th</sup> and June 20<sup>th</sup>, 2025.</div>																																																																																																																															
<div>NOTICE OF IMPENDING POWER TO SELL TAX-DEFAULTED PROPERTY</div> <div>Made Pursuant to Section §3361, Revenue and Taxation Code</div>																																																																																																																															
<div>Pursuant to Revenue and Taxation Codes sections 3691 and 3692.4, the following conditions will, by operation of law, subject real property to the tax collector’s power to sell.</div>																																																																																																																															
<div>1) All property for which property taxes and assessments have been in default for five or more years.</div>																																																																																																																															
<div>Note: The power to sell schedule for nonresidential commercial property is three or more years of tax-default status, unless the county adopts, by ordinance or resolution, the five-year tax-default schedule.</div>																																																																																																																															
<div>2) Any property for which property taxes and assessments have been in default for three or more years and a person or entity that has recorded a nuisance abatement lien on that property has requested the property be sold.</div>																																																																																																																															

(916) 444-2355

LEGAL NOTICES

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2019-2020	056-0084-001-0000 20-19318490-00	TOSHIKO CONNER FAMILY TRUST 2201 DANBURY WAY, RANCHO CORDOVA, CA 95670	\$22,718.86		19-18364229-00	9135 ROGERS RD, SACRAMENTO, CA 95829	
2019-2020	057-0142-008-0000 20-18545006-00	NAVARRO JESUS/ESMERALDA HUERTA 10437 MALAGA WAY, RANCHO CORDOVA, CA 95670	\$100.68	2018-2019	121-0130-018-0000 19-18364303-00	FIRDOS S SHEIKH FAMILY TRUST 9005 CALVINE RD, SACRAMENTO, CA 95829	\$38,662.57
2019-2020	057-0173-025-0000 20-19319986-00	THARRATT DANIEL A 10625 CHARBONO WAY, RANCHO CORDOVA, CA 95670	\$15,478.28	2019-2020	121-1140-020-0000 20-19234886-00	SARITA NO NAME GIVEN 9030 BLUE BONNET WAY, ELK GROVE, CA 95624	\$40,849.52
2019-2020	058-0031-004-0000 20-19320300-00	HAMMOUDI ASIL 2618 BETSY WAY, RANCHO CORDOVA, CA 95670	\$18,966.26	2019-2020	122-0040-020-0000 20-19373703-00	FINDER BETH J 7995 BRADSHAW RD, SACRAMENTO, CA 95829	\$48,345.46
2019-2020	058-0152-007-0000 20-19508753-00	PASSAFIUME SHANNON 2352 BYRD DR, RANCHO CORDOVA, CA 95670	\$5,266.64	2019-2020	122-0780-002-0000 20-19374991-00	YUSUF NAVAID 10441 HALFWAY CT, ELK GROVE, CA 95624	\$32,515.00
2019-2020	058-0261-023-0000 20-19320828-00	PHELPS SCHOW 11050 COLOMA RD, RANCHO CORDOVA, CA 95670	\$60,452.18	2017-2018	126-0200-054-0000 18-17005344-00	JOSEPH T LOPES FAMILY REVOCABLE TRUST 11847 GREEN RD, WILTON, CA 95693	\$14,176.41
2019-2020	060-0020-028-0000 20-19003194-00	ROHRER DIANA B/ALLESIA D MIRANDA/ETAL 9304 MIRANDY DR, SACRAMENTO, CA 95826	\$24,649.46	2019-2020	127-0020-010-0000 20-19010622-00	SINGH JARNAIL/BALBIR 9090 CAMPBELL RD, ELK GROVE, CA 95624	\$29,656.21
2019-2020	062-0080-060-0000 20-19322815-00	OASIS FUND LLC 5849 88TH ST, SACRAMENTO, CA 95828	\$393,778.21	2017-2018	127-0040-029-0000 18-17003100-00	MADAHAR JASPREET K/NAVJOT S/ETAL BRADSHAW RD, ELK GROVE, CA 95624	\$7,826.34
2019-2020	062-0090-029-0000 20-19322834-00	THATCHER COMPANY CA 8585 UNSWORTH AVE, SACRAMENTO, CA 95828	\$104,754.06	2019-2020	132-1090-010-0000 20-19382512-00	YONEMURA ROY (Est Of) 5120 PERCHERON DR, ELK GROVE, CA 95757	\$61,612.32
2019-2020	062-0160-009-0000 20-19322923-00	JV INVESTMENTS LLC 6280 88TH ST, SACRAMENTO, CA 95828	\$141,953.60	2019-2020	132-2000-073-0000 20-19385523-00	MUHAMMAD ALI B 9838 DIRUSSO CIR, ELK GROVE, CA 95757	\$76,119.06
2019-2020	064-0010-160-0000 FMLY 064-0010-028-0000 20-19323320-00	SBM REALTY LLC 8280 ELDER CREEK RD, SACRAMENTO, CA 95828	\$29,864.56	2019-2020	134-0450-008-0000 20-19387499-00	PRASAD JASMINE A 10322 MENLO OAKS CT, ELK GROVE, CA 95624	\$10,344.85
2019-2020	064-0010-161-0000 FMLY 064-0010-028-0000 20-19323320-00	SBM REALTY LLC 8280 ELDER CREEK RD, SACRAMENTO, CA 95828	\$29,864.56	2019-2020	134-1000-002-0000 20-19524981-00	HUSSEIN NAUSHAD/NAZLEEN 9854 KENT ST, ELK GROVE, CA 95624	\$36,351.53
2019-2020	064-0010-160-0000 FMLY 064-0010-053-0000 20-19323322-00	SBM REALTY LLC 8280 ELDER CREEK RD, SACRAMENTO, CA 95828	\$15,722.04	2019-2020	136-0130-017-0000 20-19388860-00	PHAM HUNG 11520 HAGGIE RD, WILTON, CA 95693	\$54,821.31
2019-2020	064-0010-161-0000 FMLY 064-0010-053-0000 20-19323322-00	SBM REALTY LLC 8280 ELDER CREEK RD, SACRAMENTO, CA 95828	\$15,722.04	2019-2020	136-0340-053-0000 20-18519234-00	ERICSON TRISHA 10333 BADGER CREEK LN, WILTON, CA 95693	\$12,868.37
2019-2020	064-0010-149-0000 20-19323362-00	6492 FLORIN PERKINS LLC 6492 FLORIN PERKINS RD, SACRAMENTO, CA 95828	\$61,705.45	2019-2020	146-0140-022-0000 20-19004942-00	SOLANO HOME SOLUTIONS LLC NEW HOPE RD, WALNUT GROVE, CA 95690	\$25,562.27
2019-2020	065-0130-011-0000 20-19323928-00	ARCHER BRECK KEITH 8554 CALAIS CIR, SACRAMENTO, CA 95828	\$8,398.57	2019-2020	146-0350-007-0000 20-19390527-00	BARRON CHRISTINA 1328 CORODON ST, WALNUT GROVE, CA 95690	\$16,187.82
2019-2020	065-0130-037-0000 20-19323949-00	AKEMON DENNIS C JR 7405 BERET LN, SACRAMENTO, CA 95828	\$6,946.00	2017-2018	146-0360-074-0000 18-17244894-00	MANZO ARTURO JR 14148 DYE ST, WALNUT GROVE, CA 95690	\$8,611.36
2018-2019	065-0140-043-0000 19-18317487-00	GLEN E PETREE SR LIVING TRUST 7414 BOUVAIS CIR, SACRAMENTO, CA 95828	\$4,785.55	2019-2020	146-0360-079-0000 20-19390558-00	MANZO ARTURO JR 1262 C ST, WALNUT GROVE, CA 95690	\$31,262.78
2019-2020	065-0140-053-0000 20-19324030-00	MARY K SOUZA TRUST 8516 CALAIS CIR, SACRAMENTO, CA 95828	\$10,302.60	2019-2020	146-0360-090-0000 20-19390567-00	MANZO ARTURO 14153 MARKET ST, WALNUT GROVE, CA 95690	\$23,786.36
2019-2020	066-0030-021-0000 20-19324578-00	MANICA RICKY M/CHERIE L ELDER CREEK RD, SACRAMENTO, CA 95829	\$199.80	2018-2019	146-0370-029-0000 19-18383202-00	MANZO ARTURO JR 14122 MARKET ST, WALNUT GROVE, CA 95690	\$3,712.34
2019-2020	067-0320-032-0000 20-19325446-00	SCOTT FAMILY REVOCABLE TRUST 4553 MCROBERTS DR, MATHER, CA 95655	\$5,526.33	2018-2019	148-0062-028-0000 19-18383413-00	MIRZA AZAM/FAIZA TARIQ 9861 SPRING ST, GALT, CA 95632	\$28,504.09
2019-2020	067-0490-037-0000 20-19325733-00	HYMAN REVOCABLE TRUST 4212 SILVER WATER WAY, RANCHO CORDOVA, CA 95742	\$50,998.05	2019-2020	148-0400-078-0000 20-19391553-00	KENNETH M RANDOLPH REVOCABLE TRUST/ETAL 230 RIO MESA CT, GALT, CA 95632	\$16,901.35
2018-2019	067-0800-093-0000 19-18319820-00	ANTONIA PALACIOS INDIVIDUAL/RODOLFO G PEREZ TRUST 12241 CONSERVANCY WAY, RANCHO CORDOVA, CA 95742	\$42,680.54	2019-2020	150-0470-016-0000 20-18542804-00	CORDERO DIEGO 771 COBBLE HILL WAY, GALT, CA 95632	\$1,633.94
2019-2020	068-0225-005-0000 20-19327058-00	COX LYNN/MICHELLE GOYA 3010 TAMANGO WAY, SACRAMENTO, CA 95826	\$13,511.07	2019-2020	152-0120-036-0000 20-19394344-00	HENDRICKSON MARY L 12556 SHARON BEE LN, HERALD, CA 95638	\$9,385.59
2019-2020	068-0347-018-0000 20-19009258-00	MECKLER ANDREW JOHN 9971 VANGUARD DR, SACRAMENTO, CA 95827	\$284.50	2018-2019	156-0020-065-0000 19-18387335-00	ROBERT N & DENISE M STONE FAMILY TRUST 14915 ISLETON RD, WALNUT GROVE, CA 95690	\$53,125.72
2018-2019	070-0061-011-0000 19-18323850-00	ALBERT S JR/EMILY BAKER WEAVER TRUST 608 1/2 SUTTER ST, FOLSOM, CA 95630	\$62,568.78	2018-2019	156-0020-066-0000 19-18387336-00	ROBERT N & DENISE M STONE FAMILY TRUST 14901 ISLETON RD, ISLETON, CA 95641	\$57,847.38
2019-2020	071-0232-005-0000 20-19009343-00	POWERS THERESA/JONAH 124 FARGO WAY, FOLSOM, CA 95630	\$1,845.47	2019-2020	157-0040-004-0000 20-19234297-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL RIVER RD, ISLETON, CA 95641	\$1,673.08
2019-2020	071-0280-031-0000 20-19509051-00	SURESH PRASAD REVOCABLE TRUST 252 MONTROSE DR, FOLSOM, CA 95630	\$9,902.70	2019-2020	157-0040-005-0000 20-19234298-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL RIVER RD, ISLETON, CA 95641	\$11,128.45
2019-2020	071-1810-014-0052 20-19335100-00	BROWN CHRISTOPHER/GEETA 4302 ESPLANADE CIR, FOLSOM, CA 95630	\$5,268.14	2019-2020	157-0040-010-0000 20-19234299-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$18,718.77
2019-2020	072-0181-002-0000 20-19513398-00	IH6 PROPERTY WEST, LP. 3014 LA RUE WAY, RANCHO CORDOVA, CA 95670	\$1,765.96	2019-2020	157-0040-021-0000 20-19234300-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$5,389.24
				2019-2020	157-0040-040-0000 20-19234301-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$19,421.99
				2019-2020	157-0040-042-0000 20-19234302-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$5,383.32
				2019-2020	157-0040-044-0000 20-19234303-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$27,129.96
				2019-2020	157-0040-072-0000 20-19234304-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$14,345.07
				2019-2020	157-0040-073-0000 20-19234305-00	1824 SWAN FALLS LLC/CANYON FALLS GROUP LLC/ETAL TYLER ISLAND BRIDGE RD, ISLETON, CA 95641	\$3,503.80



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LEGAL NOTICES

FAX (916) 444-0636

2019-2020	157-0260-046-0000 20-19234259-00	CAL SIERRA HOLDINGS LLC 501 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2019-2020	224-0620-064-0000 20-19422153-00	RAMONA WYNN FAMILY REVOCABLE TRUST 8443 PITALO WAY, CITRUS HEIGHTS, CA 95610	\$21,326.43
2019-2020	157-0270-001-0000 20-19234260-00	CAL SIERRA HOLDINGS LLC 700 SHANE TR, ISLETON, CA 95641	\$2,353.28	2019-2020	225-0220-061-0000 20-19422963-00	FARAZ A SAEED 2020 FAMILY TRUST EL CENTRO RD, SACRAMENTO, CA 95833	\$40,237.98
2019-2020	157-0270-002-0000 20-19234261-00	CAL SIERRA HOLDINGS LLC 702 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	225-0420-009-0000 20-19423340-00	HANG SIV VU/TOCH CHAU 1515 WOODRIDGE OAK WAY, SACRAMENTO, CA 95833	\$30,453.11
2019-2020	157-0270-003-0000 20-19234262-00	CAL SIERRA HOLDINGS LLC 704 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	225-0464-005-0000 20-18520468-00	MOUANGVONG PHONEXAY 1550 PEBBLEWOOD DR, SACRAMENTO, CA 95833	\$2,057.77
2019-2020	157-0270-004-0000 20-19234263-00	CAL SIERRA HOLDINGS LLC 706 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	225-0550-004-0000 20-19423546-00	FREEMAN DENNIS P/MARIA S 14 TANANGER CT, SACRAMENTO, CA 95833	\$33,739.16
2019-2020	157-0270-005-0000 20-19234264-00	CAL SIERRA HOLDINGS LLC 708 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	225-0920-043-0000 20-19424783-00	TAPLEY TOMMY L/ALICE B 3062 MONTVIEW WAY, SACRAMENTO, CA 95833	\$28,295.60
2019-2020	157-0270-006-0000 20-19234265-00	CAL SIERRA HOLDINGS LLC 710 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	225-1110-007-0000 20-19425147-00	PETROV STANISLAV ALEX 1661 BAINES AVE, SACRAMENTO, CA 95835	\$57,191.45
2019-2020	157-0270-007-0000 20-19234266-00	CAL SIERRA HOLDINGS LLC 712 SHANE TR, ISLETON, CA 95641	\$2,353.28	2019-2020	225-2330-019-0000 20-19502885-00	MCGUIRE ERIC C 4479 E COMMERCE WAY, SACRAMENTO, CA 95834	\$1,188.46
2019-2020	157-0270-008-0000 20-19234267-00	CAL SIERRA HOLDINGS LLC 713 SHANE TR, ISLETON, CA 95641	\$2,353.28	2019-2020	226-0043-016-0000 20-19429992-00	MUZAFFAR FAROOQ/MOHAMMAD A RASHID 4900 KENMAR RD, SACRAMENTO, CA 95835	\$24,034.20
2019-2020	157-0270-009-0000 20-19234268-00	CAL SIERRA HOLDINGS LLC 711 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	226-0151-012-0000 20-19430164-00	SAVENG JOHN 544 PINEDALE AVE, SACRAMENTO, CA 95838	\$8,315.49
2019-2020	157-0270-010-0000 20-19234269-00	CAL SIERRA HOLDINGS LLC 709 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	226-0400-011-0000 20-19430580-00	MARTINEZ LUIS R/GULLERMO P 254 SUMATRA DR, SACRAMENTO, CA 95838	\$32,840.03
2019-2020	157-0270-011-0000 20-19234270-00	CAL SIERRA HOLDINGS LLC 707 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	227-0110-009-0000 20-19430760-00	RONALD I/IRENE M BARMBY FAMILY TRUST 9008 GOLDEN GATE AVE, ORANGEVALE, CA 95662	\$15,462.46
2019-2020	157-0270-012-0000 20-19234271-00	CAL SIERRA HOLDINGS LLC 705 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	228-0063-022-0000 20-19431827-00	PALIOUDAKIS PANTELIS 5421 FEDERAL ST, NORTH HIGHLANDS, CA 95660	\$14,586.26
2019-2020	157-0270-013-0000 20-19234272-00	CAL SIERRA HOLDINGS LLC 703 SHANE TR, ISLETON, CA 95641	\$2,265.40	2019-2020	228-0520-009-0000 20-19515055-00	ROSS JACKIE 4808 MARY KATE DR, SACRAMENTO, CA 95841	\$824.19
2019-2020	157-0270-014-0000 20-19234273-00	CAL SIERRA HOLDINGS LLC 701 SHANE TR, ISLETON, CA 95641	\$2,353.28	2019-2020	228-0620-014-0000 20-19000926-00	AVAKYAN DAVIT/MHER 4565 ASHCROFT AVE, SACRAMENTO, CA 95841	\$5,122.19
2019-2020	157-0270-015-0000 20-19234274-00	CAL SIERRA HOLDINGS LLC 700 BERNADETTE PL, ISLETON, CA 95641	\$2,353.28	2019-2020	230-0542-006-0000 20-19436020-00	OSCAR H NEUMANN FAMILY REVOCABLE TRUST 4881 HACKBERRY LN, SACRAMENTO, CA 95841	\$8,565.95
2019-2020	157-0270-016-0000 20-19234275-00	CAL SIERRA HOLDINGS LLC 702 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2017-2018	237-0052-011-0000 18-17508465-00	WOODWARD MICHAEL E/DEBRA J 4635 DRY CREEK RD, SACRAMENTO, CA 95838	\$11,765.33
2019-2020	157-0270-017-0000 20-19234276-00	CAL SIERRA HOLDINGS LLC 704 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2019-2020	237-0312-009-0000 20-19441913-00	HEARD DORIS J (Est Of) 1327 NORTH AVE, SACRAMENTO, CA 95838	\$8,284.05
2019-2020	157-0270-018-0000 20-19234277-00	CAL SIERRA HOLDINGS LLC 706 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2019-2020	237-0650-057-0000 20-19510790-00	MORALES FRANK 4650 SEANPATRICK DR, SACRAMENTO, CA 95838	\$4,903.09
2019-2020	157-0270-019-0000 20-19234278-00	CAL SIERRA HOLDINGS LLC 708 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2018-2019	238-0180-031-0000 19-18435382-00	TRUE LIFE MINISTRIES WORSHIP CENTER 4141 WINTERS ST, SACRAMENTO, CA 95838	\$8,198.01
2019-2020	157-0270-020-0000 20-19234279-00	CAL SIERRA HOLDINGS LLC 710 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2019-2020	243-0010-009-0000 20-19007695-00	ST HILAIRE ALTA G (Est Of) 7428 WOODSIDE DR, CITRUS HEIGHTS, CA 95621	\$34,478.92
2019-2020	157-0270-021-0000 20-19234280-00	CAL SIERRA HOLDINGS LLC 712 BERNADETTE PL, ISLETON, CA 95641	\$2,353.28	2019-2020	243-0370-042-0000 20-18521404-00	BUSTAMANTE MARILOU/SERGIO 7200 LA LUNA CT, CITRUS HEIGHTS, CA 95621	\$1,994.26
2019-2020	157-0270-022-0000 20-19234281-00	CAL SIERRA HOLDINGS LLC 713 BERNADETTE PL, ISLETON, CA 95641	\$2,353.28	2019-2020	244-0163-013-0000 20-19447501-00	MASSOUD FAMILY TRUST 10223 FAIR OAKS BLVD, FAIR OAKS, CA 95628	\$21,802.74
2019-2020	157-0270-023-0000 20-19234282-00	CAL SIERRA HOLDINGS LLC 711 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2019-2020	244-0370-026-0000 20-18521430-00	MILLER NERINGA/STEPHEN 4327 WENDOVER CT, FAIR OAKS, CA 95628	\$415.16
2019-2020	157-0270-027-0000 20-19234283-00	CAL SIERRA HOLDINGS LLC 703 BERNADETTE PL, ISLETON, CA 95641	\$2,265.40	2019-2020	246-0680-014-0000 20-19515244-00	MAGUREAN EVELINA/PAVEL 4905 SAINT THOMAS DR, FAIR OAKS, CA 95628	\$2,450.00
2019-2020	157-0270-029-0000 20-19234284-00	CAL SIERRA HOLDINGS LLC 625 OLIVIA LN, ISLETON, CA 95641	\$2,353.28	2019-2020	247-0034-003-0000 20-19450207-00	MCKERNON DORIS M 4522 RUSTIC RD, CARMICHAEL, CA 95608	\$17,892.31
2019-2020	157-0270-030-0000 20-19234285-00	CAL SIERRA HOLDINGS LLC 623 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2019-2020	249-0122-004-0000 20-19451499-00	DONNA J HALSTEAD FAMILY TRUST 8168 WAIKIKI DR, FAIR OAKS, CA 95628	\$5,352.16
2019-2020	157-0270-031-0000 20-19234286-00	CAL SIERRA HOLDINGS LLC 621 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2017-2018	250-0083-011-0000 18-17445572-00	LOPEZ PINA ESTEBAN ESQUIEL 572 LINDSAY AVE, SACRAMENTO, CA 95838	\$3,799.56
2019-2020	157-0270-032-0000 20-19234287-00	CAL SIERRA HOLDINGS LLC 619 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2019-2020	250-0101-006-0000 20-19452242-00	LAVALLEY ADAM/TERRY 441 KESNER AVE, SACRAMENTO, CA 95838	\$30,972.94
2019-2020	157-0270-033-0000 20-19234288-00	CAL SIERRA HOLDINGS LLC 617 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2019-2020	250-0114-009-0000 20-19452290-00	BARRON JESSICA 632 KESNER AVE, SACRAMENTO, CA 95838	\$14,215.34
2019-2020	157-0270-034-0000 20-19234289-00	CAL SIERRA HOLDINGS LLC 615 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2019-2020	250-0130-002-0000 20-19452310-00	BLAKE JORGE 170 SOUTH AVE, SACRAMENTO, CA 95838	\$20,751.68
2019-2020	157-0270-035-0000 20-19234290-00	CAL SIERRA HOLDINGS LLC 613 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2019-2020	250-0160-017-0000 20-19510905-00	GONZALEZ RAFAEL MARTINEZ 421 RIMMER AVE, SACRAMENTO, CA 95834	\$1,909.79
2019-2020	157-0270-036-0000 20-19234291-00	CAL SIERRA HOLDINGS LLC 611 OLIVIA LN, ISLETON, CA 95641	\$2,265.40	2018-2019	250-0240-027-0000 19-18445155-00	HERNANDEZ REBECCA C/ANTHONY J/VIRGINIA AGUIRRE 417 WINTERHAVEN AVE, SACRAMENTO, CA 95833	\$3,506.41
2019-2020	157-0270-037-0000	CAL SIERRA HOLDINGS LLC	\$2,265.40	2019-2020	250-0351-007-0000	DEGTYAREV VLADIMIR	\$42,500.94





(916) 444-2355

FAX (916) 444-0636

U MUI TU to MUI U TU  
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, 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](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: 05/19/2025  
RICHARD K. SUEYOSHI, JUDGE  
Judge of the Superior Court  
5/23, 5/30, 6/6, 6/13/25

SC-3929566#

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**  
Case No. 25CV009154  
Superior Court of California, County of SACRAMENTO  
Petition of: DOUGLAS JAMES ROWE for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner DOUGLAS JAMES ROWE filed a petition with this court for a decree changing names as follows: DOUGLAS JAMES ROWE to DOUGLAS JAMES MANNS  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 8/12/2025, Time: 1:30, 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](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: 04/16/2025  
RICHARD K. SUEYOSHI, JUDGE  
Judge of the Superior Court  
5/23, 5/30, 6/6, 6/13/25

SC-3929565#

FICTITIOUS BUSINESS NAMES

**STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME**  
File No. FBNF2022-02140  
The following person(s) has (have) abandoned the use of the fictitious business name: **1. BRUIN RANCH, 2. BEEF SOLUTIONS, 3. BEEF SOLUTIONS BULL SALE, 1126 2ND ST, SACRAMENTO, CA 95814**  
The fictitious business name referred to above was filed on MARCH 17, 2022 in the County of Sacramento.  
HARVEGO REAL ESTATE, LLC, 1126 SECOND STREET, SACRAMENTO, CA 95814  
This business was conducted by LIMITED LIABILITY COMPANY.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ N/A  
This statement was filed with the County Clerk of Sacramento County on 05/22/2025  
6/13, 6/20, 6/27, 7/3/25

SC-3936473#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-04247  
Fictitious Business Name(s) to be Filed:

**HOG TECHNOLOGIES, 3920 SE COMMERCE AVENUE, STUART, FL 34997**, County of MARTIN  
Business Owner(s):  
**FSC HIGHLANDER LLC, 3920 SE COMMERCE AVENUE, STUART, FLORIDA 34997**  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: 2/12/2025  
Describe the type of Activities/Business  
MANUFACTURING OF SPECIALTY VEHIC  
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/ DIANE I. BONINA  
This statement was filed with the County Clerk of Sacramento County on 06/05/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/13, 6/20, 6/27, 7/3/25

SC-3935619#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-04248  
Fictitious Business Name(s) to be Filed:  
**OP SPECIALTY BRACING, 37 SHUMAN AVE, STOUGHTON, MASSACHUSETTS 02072**, County of NORFOLK  
Business Owner(s):  
**BOSTON BRACE INTERNATIONAL, INC., 37 SHUMAN AVE, STOUGHTON, MASSACHUSETTS 02072**  
This business is conducted by: CORPORATION  
Date began using business name: N/A  
Describe the type of Activities/Business  
MANUFACTURING ORTHOPEDICS  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ DANIEL GERRITZEN  
This statement was filed with the County Clerk of Sacramento County on 06/05/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/13, 6/20, 6/27, 7/3/25

SC-3935613#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03838  
Fictitious Business Name(s) to be Filed:  
**STONEWATER INSURANCE AGENCY, 4615 WALZEM RD. STE 200, SAN ANTONIO, TX 78218**, County of BEXAR  
Business Owner(s):  
**STONEWATER UNDERWRITERS, INC., 4615 WALZEM RD STE 200, SAN ANTONIO, TX 78218**  
This business is conducted by: CORPORATION  
Date began using business name: 07/24/2019  
Describe the type of Activities/Business  
MANAGING GENERAL UNDERWRITERS  
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/ ISAAC DOMENECH  
This statement was filed with the County Clerk of Sacramento County on 05/21/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/13, 6/20, 6/27, 7/3/25

SC-3935452#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-04156  
Fictitious Business Name(s) to be Filed:  
**Greenhouse, 1820 Folsom Street,**

**Boulder, CO 80302**, County of Boulder  
Business Owner(s):  
**Greenhouse Scholars, 1820 Folsom Street, Boulder, CO 80302**  
This business is conducted by: Corporation  
Date began using business name: 1/24/2025  
Describe the type of Activities/Business  
Charitable Services  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ Lauren Hudgins, Chief Operating Officer  
This statement was filed with the County Clerk of Sacramento County on 6/3/2025  
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).  
6/6, 6/13, 6/20, 6/27/25

SC-3933766#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03054  
Fictitious Business Name(s) to be Filed:  
**1. GOLDEN BEAR ADVISORS, 2. TRANSWORLD BUSINESS ADVISORS OF SACRAMENTO CENTRAL & NAPA VALLEY, 900 FULTON AVE, SUITE 138, SACRAMENTO, CA 95825** County of SACRAMENTO  
Business Owner(s):  
**Golden Bears Advisors LLC, 900 FULTON AVE, SUITE 138, SACRAMENTO, CA 95825**  
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)  
**Golden Bears Advisors LLC**  
S/ Todd Eichman, Owner/CFO  
This statement was filed with the County Clerk of Sacramento County on 04/22/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/6, 6/13, 6/20, 6/27/25

SC-3933503#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-04067  
Fictitious Business Name(s) to be Filed:  
**SIBELCO, 5850 88TH STREET, SACRAMENTO, CA 95828**, County of SACRAMENTO  
Business Owner(s):  
**WESTERN STRATEGIC MATERIALS, INC., 17220 KATY FREEWAY, STE. 150, HOUSTON, TX 77094**  
This business is conducted by: CORPORATION  
Date began using business name: N/A  
Describe the type of Activities/Business  
GLASS RECYCLING OPERATIONS  
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/ JULIE HARRIS  
This statement was filed with the County Clerk of Sacramento County on 05/30/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/6, 6/13, 6/20, 6/27/25

SC-3933214#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-04031  
Fictitious Business Name(s) to be Filed:  
**Pedigo-Lessenberry Insurance Agency, 103 Pin Oak Ln, Glasgow, KY 42141**, County of Barren  
Business Owner(s):

E.M. Ford of Glasgow LLC, 103 Pin Oak Ln, Glasgow, KY 42141  
This business is conducted by: Limited Liability Company  
Date began using business name: N/A  
Describe the type of Activities/Business  
Insurance  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ Steven Neel Ford, President  
This statement was filed with the County Clerk of Sacramento County on 5/29/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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).  
6/6, 6/13, 6/20, 6/27/25

SC-3933101#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03994  
Fictitious Business Name(s) to be Filed:  
**Mbiton Learn Real Estate, 5670 Greenwood Plaza Blvd. Suite 340, Greenwood Village, CO 80111**, County of Arapahoe  
Business Owner(s):  
**MBITION, LLC, 5670 Greenwood Plaza Blvd. Suite 340, Greenwood Village, CO 80111** (incorporated in Delaware)  
This business is conducted by: Limited Liability Company  
Date began using business name 5/28/2020  
Describe the type of Activities/Business  
online learning  
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/ Thomas McDermott, CFO  
This statement was filed with the County Clerk of Sacramento County on 5/28/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/6, 6/13, 6/20, 6/27/25

SC-3933086#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-04212  
Fictitious Business Name(s) to be Filed:  
**ALCHEMY AESTHETICS, 8004 CALIFORNIA AVE, FAIR OAKS, CA 95628** County of SACRAMENTO  
Business Owner(s):  
**JM Management CA LLC, 8004 CALIFORNIA AVE, FAIR OAKS, CA 95628**  
This business is conducted by a limited liability company  
Date began using business name: N/A  
Type of Activities/Business  
MED SPA  
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)  
**JM Management CALLC**  
S/Jenny Managhebi, Member,  
This statement was filed with the County Clerk of Sacramento County on 6/4/2025.  
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).  
6/13, 6/20, 6/27, 7/3/25

SC-3932370#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03900  
Fictitious Business Name(s) to be Filed:  
**Author-IT Software Corporation, 600 1ST AVE, SUITE 330, Seattle, WA 98104**, County of King  
Business Owner(s):  
**Docuvera Software Corporation, 600 1ST AVE, SUITE 330, Seattle, WA 98104**  
This business is conducted by: Corporation  
Date began using business name:

5/1/2025  
Describe the type of Activities/Business  
Software Sales and Consulting  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ Edwin Frederick Shand Read, CFO  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/6, 6/13, 6/20, 6/27/25

SC-3931977#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03965  
Fictitious Business Name(s) to be Filed:  
**LIV MORTGAGE, 12980 METCALF, SUITE 400, OVERLAND PARK, KS 66213**, County of JOHNSON  
Business Owner(s):  
**BERRY-ROCK MORTGAGE, LLC, 6915 N CLASSEN BLVD, SUITE C, OKLAHOMA CITY, OK 73116**  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: N/A  
Describe the type of Activities/Business  
MORTGAGE BROKERING SERVICES  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ JEFF SERVEN, MANAGER  
This statement was filed with the County Clerk of Sacramento County on 5/27/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931805#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03966  
Fictitious Business Name(s) to be Filed:  
**Source Mortgage Group, 3940 N Ravenswood, Chicago, IL 60613**, County of Cook  
Business Owner(s):  
**Guaranteed Rate, Inc., 3940 N Ravenswood, Chicago, IL 60613**  
This business is conducted by: Corporation  
Date began using business name: N/A  
Describe the type of Activities/Business  
Mortgage Services  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ Nicolaos Athanasiou, COO  
This statement was filed with the County Clerk of Sacramento County on 5/27/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the 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).  
6/6, 6/13, 6/20, 6/27/25

SC-3931789#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03463  
Fictitious Business Name(s) to be Filed:  
**SMILEBLISS BY PRECISION ORTHODONTICS, 8759 CENTER PKWY, SACRAMENTO, CA 95823** County of SACRAMENTO  
Business Owner(s):  
**Yan Kalika DMD MS Inc., 3075 Beacon Blvd, West Sacramento, CA 95691**  
This business is conducted by a Corporation  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
Yan Kalika DMD MS Inc.

S/ Yan Kalika, President  
This statement was filed with the County Clerk of Sacramento County on 05/07/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931517#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03478  
Fictitious Business Name(s) to be Filed:  
**COZY SENIOR HOME, 3446 BECERRA WAY, SACRAMENTO, CA 95821** County of SACRAMENTO  
Business Owner(s):  
**J&P HEALTHCARE INC., 3446 BECERRA WAY, SACRAMENTO, CA 95821**  
This business is conducted by a Corporation  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
**J&P HEALTHCARE INC.**  
S/ Ketan Patel, CEO  
This statement was filed with the County Clerk of Sacramento County on 05/08/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931449#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03526  
Fictitious Business Name(s) to be Filed:  
**MOOJOO SMOKE SHOP, 1422 28TH ST, SACRAMENTO, CA 95816** County of SACRAMENTO  
Business Owner(s):  
**MOHAMMAD JALIL, 1422 28th street suite c, Sacramento, CA 95816**  
This business is conducted by an Individual  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ MOHAMMAD JALIL,  
This statement was filed with the County Clerk of Sacramento County on 05/09/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/30, 6/6, 6/13, 6/20/25

SC-3931448#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03944  
Fictitious Business Name(s) to be Filed:  
**LIL JUMPERS ELK GROVE, 7515 SHELDON RD. UNIT 23101, ELK GROVE, CA 95758**, County of SACRAMENTO  
Business Owner(s):  
**MOHAMMAD OSMAN, 7515 SHELDON RD. UNIT 23101, ELK GROVE, CA 95758**  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 5/23/25  
Describe the type of Activities/Business  
PARTY RENTAL  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
S/ MOHAMMAD OSMAN  
This statement was filed with the County Clerk of Sacramento County on 05/23/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided



(916) 444-2355

in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/30, 6/6, 6/13, 6/20/25

SC-3931062#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-04022  
Fictitious Business Name(s) to be Filed: **(a) C & H Agency, (b) Pinnacle Brokers Insurance Solutions, 780 W Granada Blvd, Ormond Beach, FL 32174**, County of Volusia  
Business Owner(s): Foundation Risk Partners, Corp. 780 W Granada Blvd, Ormond Beach, FL 32174  
This business is conducted by: Corporation  
Date began using business name: 8/20/2019  
Describe the type of Activities/Business Insurance Broker  
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/ Saray Djidji, Special Secretary  
This statement was filed with the County Clerk of Sacramento County on 5/29/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. 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). 6/13, 6/20, 6/27, 7/3/25

SC-3930101#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03762  
Fictitious Business Name(s) to be Filed: **Brunswick Corporation Insurance Services, 26215 N. Riverwoods Blvd., Suite #500, Mettawa, IL 60045**, County of Lake  
Business Owner(s): Brunswick Product Protection Corporation, 26215 N. Riverwoods Blvd., Suite #500, Mettawa, IL 60045  
This business is conducted by: Corporation  
Date began using business name: N/A  
Describe the type of Activities/Business Product and coverage insurance sales  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ Christopher F. Dekker, Secretary  
This statement was filed with the County Clerk of Sacramento County on 5/19/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3929884#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03376  
Fictitious Business Name(s) to be Filed: **LBW INSURANCE & FINANCIAL SERVICES, 780 GRANADA BLVD, ORMOND BEACH, FL 32174** County of VOLUSIA  
Business Owner(s): FOUNDATION RISK PARTNERS, CORP. -780 W GRANADA BLVD ORMOND BEACH, FL 32174  
This business is conducted by a Corporation  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ CHARLES LYDECKER, CEO  
This statement was filed with the County Clerk of Sacramento County on 05/05/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence

address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3929781#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03304  
Fictitious Business Name(s) to be Filed: **THE TRAGOS FRESCOS CO., THREE WORLD TRADE CENTER, 175 GREENWICH ST, NEW YORK, NY 10007** County of NEW YORK  
Business Owner(s): DIAGEO AMERICAS SUPPLY, INC. THREE WORLD TRADE CENTER, 175 GREENWICH STREET, NEW YORK, NY 10007  
This business is conducted by a Corporation  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ ANGELIQUE CRAIN, SECRETARY  
This statement was filed with the County Clerk of Sacramento County on 05/01/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3929775#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-02756  
Fictitious Business Name(s) to be Filed: **1. R&S LEES, 2. SIDA'S, 3. Sheila's by Design, 5707 CHIPPING WAY, CITRUS HEIGHTS, CA 95621** County of SACRAMENTO  
Business Owner(s): Sheila Yates, 10265 Rockingham Dr Suite 100 #63, sac, CA 95827  
This business is conducted by an Individual  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ Sheila Yates  
This statement was filed with the County Clerk of Sacramento County on 04/09/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3929217#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03561  
Fictitious Business Name(s) to be Filed: **Bound to Please Bookbinding, 8333 Elgin Ct, Citrus Heights, CA 95610** County of SACRAMENTO  
Business Owner(s): Autumn Naber, 8333 Elgin Ct, Citrus Heights, CA 95610  
This business is conducted by an Individual  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ Autumn Naber  
This statement was filed with the County Clerk of Sacramento County on 05/12/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common

law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928839#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03218  
Fictitious Business Name(s) to be Filed: **THAI HEALING ARTS MASSAGE AND BODYWORK, 1009 22ND ST, SACRAMENTO, CA 95816** County of SACRAMENTO  
Business Owner(s): JIULPUN and TANTIKARUN LLC, 1009 22ND ST, SACRAMENTO, CA 95816  
This business is conducted by a limited liability company  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
JULPUN and TANTIKARUN LLC  
S/ PULLOP JULPUN, Manager  
This statement was filed with the County Clerk of Sacramento County on 04/28/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928677#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03389  
Fictitious Business Name(s) to be Filed: **WILLOW AND GREY, 1401 21ST ST. STE R, SACRAMENTO, CA 95811** County of SACRAMENTO  
Business Owner(s): KYLA GRACE COLLECTIVE LLC, 1401 21ST ST. STE R, SACRAMENTO, CA 95811  
This business is conducted by a limited liability company  
Date began using business name: N/A  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ KELSEY NORDELL  
This statement was filed with the County Clerk of Sacramento County on 05/05/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928614#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03678  
Fictitious Business Name(s) to be Filed: **A. SERVLINE, B. HOMESERVE, 7134 LEE HIGHWAY, CHATTANOOGA, TN 37421**, County of HAMILTON  
Business Owner(s): HOMESERVE INSURANCE AGENCY CORP., 45 GLOVER AVENUE, 6TH FLOOR, NORWALK, CT 06850  
This business is conducted by: CORPORATION  
Date began using business name: 05/12/2025  
Describe the type of Activities/Business INSURANCE PRODUCER - LEAK LOSS PROTECTION  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ JUDY MELLILLO  
This statement was filed with the County Clerk of Sacramento County on 05/15/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928606#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03710  
Fictitious Business Name(s) to be Filed: **ALL IN 1 GARAGE DOORS, 7105 DANCING CREEK CT, CITRUS HEIGHTS, CA 95621**, County of SACRAMENTO  
Business Owner(s): VICTOR KALENYUK, 7105 DANCING CREEK CT, CITRUS HEIGHTS, CA 95621  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: NA  
Describe the type of Activities/Business GARAGE DOORS  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ VICTOR KALENYUK  
This statement was filed with the County Clerk of Sacramento County on 05/16/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928435#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03700  
Fictitious Business Name(s) to be Filed: **SAC TEE, 7725 STOCKTON BLVD SUITE G, SACRAMENTO, CA 95823**, County of SACRAMENTO  
Business Owner(s): SANG KOO NAM, 7725 STOCKTON BLVD SUITE G, SACRAMENTO, CA 95823  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: 2014  
Describe the type of Activities/Business T-SHIRT STORE  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ SANG KOO NAM  
This statement was filed with the County Clerk of Sacramento County on 05/16/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928412#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03703  
Fictitious Business Name(s) to be Filed: **STAY., 413 NATOMA STREET, FOLSOM, CA 95630**, County of SACRAMENTO  
Business Owner(s): JESSICA MORT, 7131 CANDLELIGHT WAY, CITRUS HEIGHTS, CA 95621  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: N/A  
Describe the type of Activities/Business MESSAGE THERAPY  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ JESSICA MORT  
This statement was filed with the County Clerk of Sacramento County on 05/16/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3928383#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03647  
Fictitious Business Name(s) to be Filed: **QXO, 5050 84TH ST., SACRAMENTO,**

**CA 95826-4827**, County of SACRAMENTO  
Business Owner(s): BEACON SALES ACQUISITION, INC., 505 HUNTMAR PARK DRIVE, SUITE 300, HERNDON, VA 20170  
This business is conducted by: CORPORATION  
Date began using business name: 05/01/2025  
Describe the type of Activities/Business DISTRIBUTION OF ROOFING MATERIALS AND COMPLEMENTARY BUILDING PRODUCTS.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ CHUCK GARTLAND, VICE PRESIDENT  
This statement was filed with the County Clerk of Sacramento County on 5/14/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 5/23, 5/30, 6/6, 6/13/25

SC-3927832#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03873  
Fictitious Business Name(s) to be Filed: **taylor made construction, 7201 Thomas Dr, North Highlands, CA, 95660**, County of Sacramento  
Business Owner(s): A&I Renovations LLC, 7201 Thomas Dr North Highlands, CA 95660  
This business is conducted by: Limited Liability Company  
Date began using business name: N/A  
Describe the type of Activities/Business Construction/Contractor  
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/ Aleksandr Vechtomov, Manager  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 6/13, 6/20, 6/27, 7/3/25

SC-3927264#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03847  
Fictitious Business Name(s) to be Filed: **Ya's Sushi, 1401 21st St, Sacramento, CA 95811**, County of Sacramento  
Business Owner(s): Yakuza Sushi LLC, 1401 21st St Ste R Sacramento, CA 95811  
This business is conducted by: Limited Liability Company  
Date began using business name: 05/01/2025  
Describe the type of Activities/Business Food and Beverage - Catering service  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime). /s/ Ya Her, Manager  
This statement was filed with the County Clerk of Sacramento County on 5/21/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 6/13, 6/20, 6/27, 7/3/25

SC-3927094#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03875  
Fictitious Business Name(s) to be Filed: **Curry Pizza Bar, 9308 Elk Grove Blvd Ste 100, Elk Grove, CA 35624**, County of Sacramento

Business Owner(s): Gurwinder Singh, 9308 Elk Grove Blvd Ste 100, Elk Grove, CA 35624  
This business is conducted by: an individual  
Date began using business name: N/A  
Describe the type of Activities/Business Pizza Restaurant  
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/ Gurwinder Singh  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 6/13, 6/20, 6/27, 7/3/25

SC-3926790#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03842  
Fictitious Business Name(s) to be Filed: **The Happy Heart Concierge, 2011 E St Apt 8, Sacramento, CA 95811**, County of Sacramento  
Business Owner(s): Alexis W. Smith Holdings, LLC, 2011 E Street, Apt 8 Sacramento, CA 95811  
This business is conducted by: Limited Liability Company  
Date began using business name: 04/10/2025  
Describe the type of Activities/Business Concierge services, personal and professional  
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/ Alexis Smith, Manager  
This statement was filed with the County Clerk of Sacramento County on 5/21/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 6/13, 6/20, 6/27, 7/3/25

SC-3926764#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03874  
Fictitious Business Name(s) to be Filed: **Karefully Krafted, 24 Wensley Pl, Sacramento, CA 95835**, County of Sacramento  
Business Owner(s): Kreative Kreation Boxes LLC, 24 Wensley Pl Sacramento, CA 95835  
This business is conducted by: Limited Liability Company  
Date began using business name: N/A  
Describe the type of Activities/Business candle making and health wellness  
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/ Kimberly Martin, Member  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code). 6/13, 6/20, 6/27, 7/3/25

SC-3926369#

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03862  
Fictitious Business Name(s) to be Filed: **Allison Wealth Management, 1610 Arden Way Ste 299, Sacramento, CA 95815**, County of Sacramento  
Business Owner(s): Richard K Allison, 1610 Arden Way Ste 299, Sacramento, CA 95815  
This business is conducted by: an individual



(916) 444-2355

FAX (916) 444-0636

Date began using business name: 10/01/2005  
Describe the type of Activities/Business Investment Advice  
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/ Richard K. Allison  
This statement was filed with the County Clerk of Sacramento County on 5/21/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/13, 6/20, 6/27, 7/3/25

**SC-3926346#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03879  
Fictitious Business Name(s) to be Filed: **X-N-tricity, 731 1/2 Sutter St, Folsom, CA 95630**, County of Sacramento  
Business Owner(s):  
Danielle Clarke, 9032 Chery Ave Orangevale CA 95662  
This business is conducted by: an individual  
Date began using business name: N/A  
Describe the type of Activities/Business Vintage & modern clothing's, minerals, furniture & art  
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/ Danielle Clarke  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/13, 6/20, 6/27, 7/3/25

**SC-3925856#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03843  
Fictitious Business Name(s) to be Filed: **Bunny's Care Services, 6938 Tarocco Way, Citrus Heights, CA 95610**, County of Sacramento  
Business Owner(s):  
Cheri Ford, 6938 Tarocco Way, Citrus Heights, CA 95610  
This business is conducted by: an individual  
Date began using business name: 01/01/2024  
Describe the type of Activities/Business Consulting - help others with care services for their wellbeing  
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/ Cheri Ford  
This statement was filed with the County Clerk of Sacramento County on 5/21/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
6/13, 6/20, 6/27, 7/3/25

**SC-3925842#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03654  
Fictitious Business Name(s) to be Filed: **EVERDE GROWERS, 6901 BRADSHAW RD., SACRAMENTO, CA 95829**, County of SACRAMENTO  
Business Owner(s):  
TYFCO LLC (DE LLC), 5151 MITCHELLDALE ST., STE B2, HOUSTON, TX 77092  
This business is conducted by: LIMITED LIABILITY COMPANY  
Date began using business name: N/A  
Describe the type of Activities/Business TREE AND PLANT WHOLESALE

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/ JONATHAN SAPERSTEIN, PRESIDENT  
This statement was filed with the County Clerk of Sacramento County on 5/14/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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6/6, 6/13, 6/20, 6/27/25

**SC-3925612#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03868  
Fictitious Business Name(s) to be Filed: **Louis Mobile Notary and Fingerpringing, 7525 Golf Club Ct, Sacramento, CA 95828**, County of Sacramento  
Business Owner(s):  
LTEnterprises 916 LLC, 7525 Golf Club Ct Sacramento, CA 95828  
This business is conducted by: Limited Liability Company  
Date began using business name: 01/03/2025  
Describe the type of Activities/Business Notary & Fingerpringing  
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/ Tiffoney Pitts, Managing Member  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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6/13, 6/20, 6/27, 7/3/25

**SC-3925471#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03660  
Fictitious Business Name(s) to be Filed: **HEALING OF BRENDITA, 3441 DATA DR, RANCHO CORDOVA, CA 95670**, County of SACRAMENTO  
Business Owner(s):  
BRENDA VARGAS, 3441 DATA DR, RANCHO CORDOVA, CA 95670  
This business is conducted by: AN INDIVIDUAL  
Date began using business name: N/A  
Describe the type of Activities/Business ONLINE STORE  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime).  
/s/ BRENDA VARGAS  
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.  
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6/6, 6/13, 6/20, 6/27/25

**SC-3925451#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF 2025-03870  
Fictitious Business Name(s) to be Filed: **ClipNHD, 9250 Laguna Springs Dr STE 100, Elk Grove, CA 95758**, County of Sacramento  
Business Owner(s):  
Clipdocs LLC, 9250 Laguna Springs Dr STE 100, Elk Grove, CA 95758  
This business is conducted by: Limited Liability Company  
Date began using business name: 04/26/2025  
Describe the type of Activities/Business Provider of Natural Hazard Disclosures  
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/ Julian Aguilar, Manaing Member  
This statement was filed with the County Clerk of Sacramento County on 5/22/2025  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
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6/13, 6/20, 6/27, 7/3/25

**SC-3925329#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03790  
Fictitious Business Name(s) to be Filed: **MORE THAN OLIVES, 713 SUTTER ST, FOLSOM, CA 95762** County of SACRAMENTO  
Business Owner(s):  
ESAU D. ABBOTT, 5918 STACY AVE., SACRAMENTO, CA 95823 liability company  
Date began using business name: 03/03/2025  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ ESAU D. ABBOTT,  
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.  
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6/6, 6/13, 6/20, 6/27/25

**SC-3923690#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03782  
Fictitious Business Name(s) to be Filed: **BENDER SENIOR TRANSITION SERVICES, 30 GOULD ST, SHERIDAN, CA 82801** County of SACRAMENTO  
Business Owner(s):  
DELTA REI LLC, 30 GOULD ST, SHERIDAN, CA 82801  
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)  
DELTA REI, LLC,  
S/ DAVID BENDER, MEMBER  
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.  
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6/6, 6/13, 6/20, 6/27/25

**SC-3923618#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03781  
Fictitious Business Name(s) to be Filed: **BENDER SENIOR REAL ESTATE, 30 GOULD ST, SHERIDAN, CA 82801** County of SACRAMENTO  
Business Owner(s):  
DELTA REI LLC, 30 GOULD ST, SHERIDAN, CA 82801  
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)  
DELTA REI LLC,  
S/ DAVID BENDER, MANAGING MEMBER  
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).  
6/6, 6/13, 6/20, 6/27/25

**SC-3923611#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03784  
Fictitious Business Name(s) to be Filed: **GO GO FAIRYZ, 7361 LAND PARK DR, SACRAMENTO, CA 95831** County of SACRAMENTO  
Business Owner(s):  
MARCELLA HAYNIE-MCDANIELS, 7361 LAND PARK DR, SACRAMENTO, CA 95831  
This business is conducted by an Individual  
Date began using business name: 09/25/1907.  
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/ MARCELLA HAYNIE-MCDANIELS,  
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).  
6/6, 6/13, 6/20, 6/27/25

**SC-3923564#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03786  
Fictitious Business Name(s) to be Filed: **RICHONTHESPECTRUMPODCAST, 8765 SEQUOIA WOOD CT, ELK GROVE, CA 95624** County of SACRAMENTO  
Business Owner(s):  
MIS CONSULTING LLC, 8765 SEQUOIA WOOD CT, ELK GROVE, CA 95624  
This business is conducted by a limited liability company  
Date began using business name: 04/01/2025.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ RICHARD EDWARD ALVES, MEMBER  
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).  
6/6, 6/13, 6/20, 6/27/25

**SC-3923549#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03783  
Fictitious Business Name(s) to be Filed: **FLOWERRANGERS, 3504 COMMERCE WAY, SACRAMENTO, CA 95834** County of SACRAMENTO  
Business Owner(s):  
AENOY INTHANONGSAK, 3504 COMMERCE WAY, 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/ AENOY INTHANONGSAK,  
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).  
6/6, 6/13, 6/20, 6/27/25

**SC-3923527#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03787  
Fictitious Business Name(s) to be Filed: **XCLUSIVE WOODWORKS, 5033 RISLEY CT, SACRAMENTO, CA 95842** County of SACRAMENTO  
Business Owner(s):  
JESUS URIBE, 5033 RISLEY CT, SACRAMENTO, CA 95842  
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/ JESUS URIBE,  
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).  
6/6, 6/13, 6/20, 6/27/25

**SC-3923274#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
File No. FBNF2025-03469  
Fictitious Business Name(s) to be Filed: **JAMES FARNSWORTH MASSAGE, 10973 MIRA RIVER CT, RANCHO CORDOVA, CA 95670** County of SACRAMENTO  
Business Owner(s):  
JAMES FARNSWORTH, 10973 MIRA RIVER CT, RANCHO CORDOVA, CA 95670  
This business is conducted by an Individual  
Date began using business name: N/A.  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which they know to be false is guilty of a crime)  
S/ JAMES FARNSWORTH,  
This statement was filed with the County Clerk of Sacramento County on 05/07/2025.  
In accordance with Section 17920(a), a Fictitious Name Statement generally expires five years from the date it was filed with the County Clerk, except as provided in Section 17920(b), where it expires 40 days after any change in the facts set forth in the statement pursuant to section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration.  
The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under Federal, State, or common law (Section 14411 et seq., Business and Professions Code).  
5/23, 5/30, 6/6, 6/13/25

**SC-3921128#**

## GOVERNMENT

**ORDINANCE NO. 1606  
AN ORDINANCE RELATED TO APPROVAL OF A MILITARY EQUIPMENT POLICY, AND AUTHORIZATION TO PURCHASE, ACQUIRE, AND USE MILITARY EQUIPMENT IN THE FUTURE IN ACCORDANCE WITH POLICY**  
The Board of Supervisors of the County of Sacramento, State of California, ordains as follows: Section 1. Findings. A. On September 30, 2021, Governor Gavin Newsom signed into law Assembly Bill 481, relating to the use of military equipment by law enforcement agencies. Assembly Bill 481 is codified at California Government Code sections 7070 through 7075. B. Government Code section 7071(a) requires law enforcement agencies to obtain approval of its governing body, by an ordinance adopting a "military equipment" use policy, at a regular meeting held pursuant to open meeting laws, prior to taking certain actions, including actions relating to the funding, acquisition, or use of military equipment. The term "military equipment" is defined in California Government Code section 7070(c). C. Government Code section 7071(d) allows the governing body to approve a military equipment use policy only if it makes specified determinations.

D. The proposed military equipment use policy is found within the policies of the Sacramento County Probation Department and is titled Military Equipment. E. The above referenced Military Equipment policy was published for more than 30 days on the Probation Department's website and accessible to the public for review as required by Government Code section 7071(b). F. The Probation Department's Policy titled Military Equipment referenced above meets the requirements of California Government Code section 7070(d). Section 2. Determination. The Board of Supervisors of the County of Sacramento, State of California hereby: A. Finds Sacramento County Probation Department's Policy, titled Military Equipment, meets all the requirements of Government Code section 7071, and approves the policy based on this determination; and B. Authorizes the Sacramento County Probation Department to purchase, acquire, and use military equipment in the future in compliance with the Military Equipment policy. Section 3. This ordinance was introduced, and the title thereof read at the regular meeting of the Board of Supervisors on June 3, 2025, and on June 10, 2025, further reading was waived by unanimous vote of the Supervisors present. This ordinance shall take effect and be in full force on and after thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento. On a motion by Supervisor Rodriguez, seconded by Supervisor Desmond, the foregoing ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, this 10th day of June 2025, by the following vote: AYES: Supervisors Desmond, Hume, Kennedy, Rodriguez, Serna NOES: None ABSENT: None ABSTAIN: None RECUSAL: None (PER POLITICAL REFORMACT (§ 18702.5))  
6/13/25

**SC-3937422#**

**PLNP2023-00226 (ND)  
SACRAMENTO COUNTY PLANNING COMMISSION LEGAL NOTICE OF PUBLIC HEARING**  
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the County Planning Commission for the purpose of considering the following request, pursuant to provisions of Ordinance No. SZC 15-0003, for the following described property. ASSESSOR'S PARCEL NO(s). : 220-0450-059 LOCATION: At Robert Frost Park, Near Robert Frost Way And Hillsdale Boulevard, In The North Highlands Community APPLICANT: Vertical Bridge Development, LLC 750 Park of Commerce Drive, Suite 200 Boca Raton, FL 33487 Attn: VP Asset Management OWNER/OTHER: Sunrise Recreation and Park District 7801 Auburn Blvd Citrus Heights, CA 95601 Attn: District Administrator Details of Request: Determine that the environmental analysis prepared pursuant to the California Environmental Quality Act is adequate and complete. Approve the Use Permit for a new 75-foot-tall wireless communications facility, subject to findings and conditions and approve the Special Development Permit to allow deviations from wireless communications facility height and separation requirements to residential properties, subject to findings and conditions. Find the project in substantial compliance with the Design Guidelines, subject to findings and conditions and Adopt the Mitigation Monitoring and Reporting Program. ENVIRONMENTAL DOCUMENT : MITIGATED NEGATIVE DECLARATION HEARING DATE : JUNE 23, 2025 at 5:30 PM The hearing will be held in room 1450 of the County Administration Building, 700 "H" Street, Sacramento, CA. All persons interested are invited to attend and be heard. PUBLIC COMMENT PROCEDURES The County fosters public engagement during the meeting and encourages public participation, civility and use of courteous language. In-Person Public Comment Speakers will be required to complete and submit a speaker request form to Clerk staff. The Chairperson will invite each individual to the podium to make a verbal comment. Written Public Comment Members of the public may send a written comment which is distributed to Board members and filed in the record. Contact information is optional and should include the meeting date and agenda/off agenda item number to be sent as follows: Email a comment to BoardClerk@sacounty.gov Mail a comment to 700 H Street, Suite 2450, Sacramento, CA 95814 VIEW MEETING The meeting will be streamed live through Zoom. Members of the public may watch and/or listen to the meeting as follows: Join Zoom Meeting https://sacounty-net.zoomgov.com/j/1616770122 Webinar ID: 161 677 0122 Dial by your location (669) 254-5252 Webinar ID: 161 677 0122 MEETING MATERIALS The on-line version of the agenda and associated material is available at http://bospublicmeetings.sacounty.gov. Some



(916) 444-2355

LEGAL NOTICES

FAX (916) 444-0636

documents may not be posted on-line because of size or format (maps, site plans, renderings). Contact the Clerk's Office at (916) 874-5411 to obtain copies of documents. ACCOMMODATIONS If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or for other needs, please contact the Clerk of the Board by telephone at (916) 874-5411 or Boardclerk@sacounty.gov prior to the meeting. Contact Office of Planning and Environmental Review at (916) 874-6141 for questions related to the recommendations.

6/13/25

SC-3936263#

**NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA** Notice is given that Geovera Specialty Insurance Company ("Geovera"), a Delaware property & casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Geovera has no in-place, outstanding insurance policies in California, and no insurance policies covering California residents or covering California property.

Any person contending that Geovera has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Geovera has complied with all applicable laws, it will be allowed to withdraw. Date: May 16, 2025 RICARDO LARA Insurance Commissioner 6/5, 6/6, 6/9, 6/10, 6/11, 6/12, 6/13/25

SC-3934080#

**RESOLUTION OF INTENTION NO. SD-0586**

BE IT RESOLVED AND ORDERED by the Board of Directors of the SACRAMENTO AREA SEWER DISTRICT, a sanitation district organized under the laws of the State of California, that it is the opinion of the Board that the public interest and convenience require and that it is the intention of this Board to order delinquent sewer service charges and late penalties collected on the property tax roll at the time and in the manner as the general tax levy for County purposes. THAT THIS BOARD HEREBY GIVES NOTICE that it sets July 09, 2025, at the hour of 9:30 a.m. in the Chambers of the Board of Directors of Sacramento Area Sewer District in the County Administration Building at 700 H Street in the City of Sacramento, California, as the time and place where any and all persons having objections to the proposed collection of delinquent sewer service charges and late penalties on the property tax roll may appear before this Board and show cause why the proposed action herein described should not be carried out in accordance with this Resolution of Intention, and THAT THIS BOARD HEREBY GIVES NOTICE that any owner of property liable to be assessed for a delinquent sewer service charge may, at any time not later than the hour set for hearing objections to the proposed collection of such delinquent charges on the property tax roll, make and file with the Clerk of this Board a written protest against the proposed action herein described or against the amount of such charges or both. THAT THE CLERK OF THE BOARD shall cause this Resolution of Intention to be published twice in The Daily Recorder, a newspaper published and circulated in said County of Sacramento, which said newspaper is hereby designated for that purpose. ON A MOTION by Director Dickinson, and seconded by Director Desmond, the foregoing Resolution was passed and adopted by the Board of Directors of the Sacramento Area Sewer District, State of California, this 14 th day of May, 2025, by the following vote, to wit: AYES: Directors Desmond, Dickinson, Hume, Kaplan, Orozco, Pluckebaum, Raitheil, Robles, Rodriguez, Villegas and Karpinski-Costa NOES: None ABSENT: Directors Jennings, Kennedy, Sander, Serna and Suen ABSTAIN: None RECUSAL: None (PER POLITICAL REFORMACT (§ 18702.5.))

6/13, 7/2/25

SC-3928901#

PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: JANE CHERYL STRALEY CASE NO. 25PR002003**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JANE CHERYL STRALEY. A PETITION FOR PROBATE has been filed by KENNETH L. SCHWARTZ in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that KENNETH L. SCHWARTZ 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: 07/16/25 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 RONALD BERMAN - SBN 079775 BERMAN & BERMAN, APLC 16633 VENTURA BLVD., STE. 940 ENCINO CA 91436 Telephone (818) 593-5050 6/13, 6/16, 6/20/25

SC-3937911#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: BONNIE LEE BEST AKA BONNIE L. BEST AKA BONNIE BEST CASE NO. 25PR001982**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of BONNIE LEE BEST AKA BONNIE L. BEST AKA BONNIE BEST. A PETITION FOR PROBATE has been filed by ROBERT T. BEST in the Superior Court of California, County of Sacramento. THE PETITION FOR PROBATE requests that ROBERT T. BEST 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: 07/10/25 at 1:30PM in Dept. 129 located at 3341 POWER INN ROAD, SACRAMENTO, CA 95826

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

1. This matter is held as a remote hearing using the Zoom Application. 2. In order to participate in your Zoom hearing you must either use a computer or smart device with internet access, have downloaded the Zoom Application (Zoom Court Hearing Instructions & Etiquette Guide Attached). If you do not have compatible technology, then you can attend the hearing using a telephone and calling the designated toll free telephone conference line (Zoom Court Hearing Instructions & Etiquette Guide attached). You must appear by Zoom Application or Telephone using the designated department account referenced below at least 5 minutes before your scheduled hearing date and time, and wait for a court representative to take roll (Zoom Court Hearing Instructions & Etiquette Guide attached). Court Department 129. Zoom Link: https://saccourt-ca-gov.zoomgov.com/my/sscdept129. Toll Free Telephone Conference Line (833) 568-8864. Meeting ID #161 3352 9231. 3. This Notice must be served on all parties, so they are advised of the remote hearing using the Zoom application. A proof of service must be completed and provided to the court before the return hearing date. 4. If you choose to attend the hearing in person, you may do so by personally appearing at the Williams R. Ridgeway Family Relations Courthouse at 3341 Power Inn Road, Sacramento, CA 95826 on the specified date, time and court department.

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

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

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

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

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 ERIK P. LARSON - SBN 210098 SPENCER T. MALYSIAK LAW CORPORATION 3500 DOUGLAS BLVD., SUITE 200 ROSEVILLE CA 95661 Telephone (916) 788-1020 6/13, 6/16, 6/20/25

SC-3937454#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: EMERSON JARVIS WATSON AKA JARVIS WATSON CASE NO. 25PR001670**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EMERSON JARVIS WATSON AKA JARVIS WATSON. A PETITION FOR PROBATE has been filed by GAIL WATSON in the Superior Court of California, County of Sacramento.

THE PETITION FOR PROBATE requests that GAIL WATSON 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

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 DANIEL A. HUNT - SBN 262943 LAW OFFICES OF DANIEL A. HUNT 798 UNIVERSITY AVE. SACRAMENTO CA 95825 Telephone (916) 610-1788 6/6, 6/9, 6/13/25

SC-3934170#

PUBLIC AUCTION/ SALES

**NOTICE OF LIEN SALE**

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

**3800 Bayou Way, Sacramento, CA 95835 on 6/25/25 @2pm:** Allison Kelly The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/13/25

SC-3934972#

**NOTICE OF LIEN SALE**

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

**3000 B Street, Sacramento, CA 95816 on 6/25/2025 @10:00am:** Rachel Kovar; Kirsten Rolling **6230 Auburn Blvd. Citrus Heights, CA 95621 on 6/25/2025 @10:00am:** Kevin Console; Justin Koehler; Alexandra Espinoza **2733 Elkhorn Blvd. North Highlands, CA 95660 on 6/25/2025 @10:00am:** Brian Miner

**7345 Roseville Rd. Sacramento, CA 95842 on 6/25/2025 @1:00pm:** Tracey Allie; Lori Romero; Suzie Szjarto; Suzie Szjarto **1300 El Camino Ave. Sacramento, CA 95815 on 6/25/2025 @2:00pm:** Ansel Muhammad; Carol Freeland; Andre Williams

The auction will be listed and advertised

on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 6/13/25

SC-3934257#

**NOTICE OF WAREHOUSE LIEN SALE**

NOTICE IS HEREBY GIVEN that, in accordance with California Commercial Code Sections 7209 and 7210 and California Civil Code Section 798.56a, the mobilehome described as a 1964 KIT STATELINER Decal No. AAH8002, Serial No. SL55X2FKES2412, located at 3764 Arroyo Seco Ln., Space 18, North Highlands, California 95660 will be sold at public auction at 9:00 a.m. on July 1, 2025 at Antelope Manufactured Home Community, 3764 Arroyo Seco Ln., Space 18, North Highlands, California 95660. The parties believed to claim an interest, Helen J. Helzer and Mark L. Helzer, have been given notice and the time specified for payment has expired. The undersigned is entitled to a warehouse lien against said mobilehome to satisfy the lien, storage and other related charges incurred including reasonable charges of notice, advertisement and sale. Helen J. Helzer and Mark L. Helzer, Registered Owners, Legal Owners, interested Parties, please take further notice that, in order to prevent the mobilehome from being sold at the noticed sale, the following amount must be paid prior to the sale. Total claim to date of \$23,894.92 (additional amounts incurred shall be added to this amount as provided in the Commercial Code). Bidders are required to show proof of cashier's check(s) / money order(s) in an amount equal to the claim to date amount prior to bidding to Lisa McKee, 3511 Del Paso Rd. Ste. 160, PMB 445, Sacramento, CA 95835 (916) 601-6149. Authorized Agent for Antelope Manufactured Home Community, LP 6/13, 6/20/25

SC-3929880#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No.: 00000009955154 Title Order No.: 230544620 FHA/VA/PMI No.: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/20/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 12/21/2022 as Instrument No. 202212210623 of official records in the office of the County Recorder of SACRAMENTO County, State of CALIFORNIA. EXECUTED BY: JAMES EARL YOUNG AND LANI CORPUZ, HUSBAND AND WIFE, AS JOINT TENANTS, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 07/22/2025 TIME OF SALE: 9:00 AM PLACE OF SALE: East Main Entrance, Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 4037 SALT POINT WAY, RANCHO CORDOVA, CALIFORNIA 95742 APN#: 067-1300-007-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$1,087,425.93. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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



(916) 444-2355

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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 00000009955154. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000009955154 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR TRUSTEE SALE INFORMATION PLEASE CALL: 833-561-0243WWW.SALES.BDFGROUP.COM BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER & WEISS, LLP as Trustee 3990 E. Concours Street, Suite 350 Ontario, CA 91764(866) 795-1852 Dated: 06/10/2025 A-4845235 06/13/2025, 06/20/2025, 06/27/2025 6/13, 6/20, 6/27/25

SC-3937279#

NOTICE OF TRUSTEE'S SALE Title Order No.: 91228879 Trustee Sale No.: PFI-231967 Reference No.: 443-L-548 YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT DATED 12/8/2021. 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 7/03/2025 at 1:30 PM, PLACER FORECLOSURE, INC., Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 12/15/2021 as Document No. 202112151648 of Official Records in the Office of the Recorder of Sacramento County, California, property owned by: MOSES NSEREKO WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, CASHIERS CHECK, or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States). At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 all right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: As more fully described on said Notice of Claim of Lien for Delinquent Assessments APN: 201-1150-005-0000 The street address and other common designation, if any of the real property described above is purported to be: 3 HUBBARD CREEK PLACE, SACRAMENTO, CA 95835 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty,

expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee. The estimated total amount of the unpaid balance at the time of the initial publication of the notice of sale is: \$12,201.39 PROPERTY WILL BE SOLD SUBJECT TO A 90 DAY RIGHT OF REDEMPTION The claimant, THE HAMPTONS OWNERS' ASSOCIATION under said Notice of Delinquent Assessment heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this Internet Website www.nationwideposting.com, using the file number assigned to this case PFI-231967. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case PFI-231967 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. PLACER FORECLOSURE, INC. IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Date: 6/2/2025 PLACER FORECLOSURE, INC., Trustee 12190 Herdal Drive, Suite 9 Auburn, California 95603 (530) 888-8411 STELLA SHAO, TRUSTEE SALE OFFICER DIRECTIONS MAY BE OBTAINED PURSUANT TO A WRITTEN REQUEST SUBMITTED TO THE BENEFICIARY C/O PLACER FORECLOSURE, INC., 12190 HERDAL DR., SUITE 9, AUBURN, CA 95603, WITHIN 10 DAYS OF THE FIRST PUBLICATION OF THIS NOTICE. SAC0475220 To: DAILY RECORDER 06/13/2025, 06/20/2025, 06/27/2025 6/13, 6/20, 6/27/25

SC-3936144#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1007524-BF Order No.: LCT25017103 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/22/2016. 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): Mark R. Dodds and Kelly Dodds, husband and wife as joint tenants Recorded: 11/30/2016 as Instrument No. XXX in Book 20161130 Page 2129 of Official Records in the office of the Recorder of SACRAMENTO County, California; Date of Sale: 7/8/2025 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: \$199,625.35 The purported property address is: 5334 AGATE WAY, CARMICHAEL, CA 95608 Assessor's Parcel No.: 236-0141-007-0000 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-25-1007524-BF. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 619-645-7711, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-25-1007524-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE

CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1007524-BF 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-25-1007524-BF IDSPub #0248734 6/13/2025 6/20/2025 6/27/2025 6/13, 6/20, 6/27/25

SC-3935397#

APN: 204-0210-009-0000 TS No: CA05000017-25-1 TO No: 250036555-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 April 5, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On July 8, 2025 at 09:00 AM, East Main Entrance, Gordon D. Schaber Sacramento 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 April 8, 2022 as Instrument No. 202204081056, of official records in the Office of the Recorder of Sacramento County, California, executed by JOHN THOMAS HICKS JR AN UNMARRIED MAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for PREMIER MORTGAGE RESOURCES, LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: See Exhibit "A" Attached Hereto And Made A Part Hereof Exhibit "A" Portion Of Northwest One-Quarter Of The Southwest One-Quarter Of Section 23, Township 10 North, Range 6 East, M.D.B. & M., Described As Follows: Beginning At A Point On The Westerly Line Of Section 23 From Which Said Point The Northwest Corner Of The Southwest One-Quarter Of Said Section 23, Bears North 1 Deg. 06' West A Distance Of 1107.91 Feet; Thence From Said Point Of Beginning North 89 Deg. 35' East, A Distance Of 214 Feet To A Point; Thence South 1 Deg. 06' East, A Distance Of 73.5 Feet To A Point; Thence South 89 Deg. 35' West, A Distance Of 214 Feet To A Point On The Westerly Line Of Said Section 23; Thence North 1 Deg. 06' West Along The Westerly Line Of Section 23, A Distance Of 73.5 Feet To The Point Of Beginning. Together With An Easement For Road Purposes Over And Across The Following Described 40 Foot Right Of Way. That Portion Of The Northwest One-Quarter Of The Southwest Onequarter Of Section 23, Township 10 North, Range 6 East, M.D.B. & M., Described As Follows: Beginning At A Point On The North Line Of The Northwest One-Quarter Of The Southwest One-Quarter Of Said Section 23, Located North 89 Deg. 35' East 214.00 Feet From The Northwest Corner Of The Southwest Onequarter Of Said Section 23, Thence North 89 Deg. 35' East Along The North Line Of The Southwest One-Quarter Of Said Section 23, A Distance Of 40.00 Feet; Thence South 1 Deg. 06' East Parallel With The West Line Of Said Section 23, A Distance Of 1329.97 Feet To The South Line Of The Northwest One-Quarter Of The Southwest One-Quarter Of Said Section 23, A

Distance Of 40.00 Feet; Thence North 1 Deg. 06' West 1329.91 Feet To The Point Of Beginning. 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: 7617 POPLAR AVE, CITRUS HEIGHTS, CA 95621-2018 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 \$383,136.26 (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.Auction.com or call Auction.com at 800.280.2832 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA05000017-25-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000017-25-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an

attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: May 28, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA05000017-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 SAC0475057 To: DAILY RECORDER 06/06/2025, 06/13/2025, 06/20/2025 6/6, 6/13, 6/20/25

SC-3934865#

NOTICE OF TRUSTEE'S SALE T.S. No. 25-00087-LC-CA Title No. 250025343-CA-VOI A.P.N. 049-0390-066-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/20/2023. 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 cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Hilario Gonzalez and Kathleen Wood, husband and wife Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/23/2023 as Instrument No. 202301230535 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: : 08/05/2025 at 9:00 AM Place of Sale: East Main Entrance of Gordon D. Schaber Sacramento County Courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$539,191.62 Street Address or other common designation of real property: 7299 Mandy Dr, Sacramento, CA 95823 A.P.N.: 049-0390-066-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned



(916) 444-2355

# LEGAL NOTICES

FAX (916) 444-0636

to this case 25-00087-LC-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\*: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website [www.ndscorp.com](http://www.ndscorp.com), using the file number assigned to this case 25-00087-LC-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 06/02/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazer Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: [www.ndscorp.com](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-4844791 06/06/2025, 06/13/2025, 06/20/2025 6/6, 6/13, 6/20/25

SC-3933976#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 181391 Title No. 250073266 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/13/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07/01/2025 at 1:30 PM, Prime Recon LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/07/2015, as Instrument No. xx, in book 20151207, page 1026, of Official Records in the office of the County Recorder of Sacramento County, State of California, executed by Alfred H Smith, an unmarried man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the East Main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 217-0122-007-0000 The street address and other common designation, if any, of the real property described above is purported to be: 6309 Claussen Way, North 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$174,437.00 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 6/2/25 Prime Recon LLC Prime Recon LLC. may be attempting to collect a debt. Any information obtained may be used for that purpose. Devin Ormonde, Assistant Vice President Prime Recon LLC 27368 Via Industria, Ste 201 Temecula, CA 92590

(888) 725-4142 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 866-539-4173 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866) 539-4173 for information regarding the trustee's sale or visit this Internet Web site [www.servicelinkauction.com](http://www.servicelinkauction.com) for information regarding the sale of this property, using the file number assigned to this case: TS#181391. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173 for information regarding the trustee's sale], or visit this internet website [www.servicelinkauction.com](http://www.servicelinkauction.com) for information regarding the sale of this property], using the file number assigned to this case TS#181391 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. A-4844894 06/06/2025, 06/13/2025, 06/20/2025 6/6, 6/13, 6/20/25

SC-3933975#

T.S. No. 114216-CA APN: 271-0232-011-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/24/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 7/10/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/1/2005 in Book 20050601 Page 2467 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: TIFFANY PELTON, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., SACRAMENTO, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common

designation, if any, of the real property described above is purported to be: 2625 GREENWOOD AVENUE, SACRAMENTO, CA 95821 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, expressed or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$432,310.40 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 114216-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 114216-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 6/6, 6/13, 6/20/25

SC-3933434#

T.S. No.: 2025-13681-CA APN: 056-0241-020-0002 Property Address: 1920 BENITA DR UNIT 2, RANCHO CORDOVA, CA 95670 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/17/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF

THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Aaron Araiza and Jasmin Szymborski, husband and wife as community property with right of survivorship Duly Appointed Trustee: Nestor Solutions, LLC Deed of Trust Recorded 9/22/2021 as Instrument No. 202109221356 in Book -- Page -- of Official Records in the office of the Recorder of Sacramento County, California Date of Sale: 7/1/2025 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: \$250,678.81 Street Address or other common designation of real property: 1920 BENITA DR UNIT 2 RANCHO CORDOVA, CA 95670 A.P.N.: 056-0241-020-0002 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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2025-13681-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANTS: 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 or (888) 902-3989 or visit these internet websites or [www.nestortrustee.com](http://www.nestortrustee.com), using the file number assigned to this case 2025-13681-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider

contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 5/30/2025 Nestor Solutions, LLC 214 5th Street, Suite 205 Huntington Beach, California 92648 Sale Line: (888) 902-3989 Giovanna Nicholson, Sr. Trustee Sale Officer EPP 43940 Pub Dates 06/06, 06/13, 06/20/2025 6/6, 6/13, 6/20/25

SC-3933237#

T.S. No. 133658-CA APN: 048-0053-001-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/2/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 7/17/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/13/2016 in Book 20160413 Page 0899 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: TERESITA A COLOMA, AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., SACRAMENTO, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 7446 SYLVIA WAY, 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$270,128.30 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133658-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled

sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133658-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 6/13, 6/20, 6/27/25

SC-3933135#

NOTICE OF TRUSTEE'S SALE TS No. CA-24-995193-SH Order No.: 240428554-CA-VOI YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/21/2005. 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): HELEN A OLIVER, AN UNMARRIED WOMAN Recorded: 4/27/2005 as Instrument No. XXX in Book 20050427 Page 0180 of Official Records in the office of the Recorder of SACRAMENTO County, California; Date of Sale: 7/29/2025 at 1:30 PM Place of Sale: At the main entrance to the County Courthouse, located at 720 9th Street, Sacramento, CA 95814 Amount of unpaid balance and other charges: \$237,553.15 The purported property address is: 2025 50TH AVE, SACRAMENTO, CA 95822 Assessor's Parcel No.: 035-0361-006-0000 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 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-995193-SH. Information about postponements that are very short in duration or that occur close in time to the



(916) 444-2355

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-24-995193-SH 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-24-995193-SH and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 FOR NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-995193-SH IDSPub #0248597 6/6/2025 6/13/2025 6/20/2025 6/6, 6/13, 6/20/25

SC-3932989#

T.S. No. 126885-CA APN: 119-0330-016-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 8/6/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 7/31/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 8/17/2005 in Book 20050817 Page 0684 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: KÖBNER A. WOSSNE AND NAOMI L. WOSSNE, HUSBAND AND WIFE, AS JOINT TENANTS WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., SACRAMENTO, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: LOT 16, AS SHOWN ON THE "PLAT OF AEGEAN GARDENS", RECORDED IN BOOK 136 OF MAPS,

MAP NO. 2, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID REAL PROPERTY. WHETHER NOW KNOWN TO EXIST OR HEREAFTER AT ANY TIME DISCOVERED. ALL SURFACE RIGHTS TO A DEPTH OF 500 FEET HAVE BEEN RELINQUISHED BY JOHN P. POLLOCK BY QUITCLAIM DEED RECORDED JANUARY 19, 1979, IN BOOK 79-01-19 OF OFFICIAL RECORDS, AT PAGE 569 AND BY CATHERINE ELIZABETH POLLOCK AND JOHN POLLOCK, AS EXECUTORS OF THE ESTATE OF GEORGE GORDON POLLOCK JR., BY QUITCLAIM DEED RECORDED JANUARY 19, 1979 IN BOOK 79-01-19 OF OFFICIAL RECORDS, AT PAGE 871. MORE ACCURATELY DESCRIBED AS: LOT 16, AS SHOWN ON THE "PLAT OF AEGEAN GARDENS", RECORDED IN BOOK 136 OF MAPS, MAP NO. 2, RECORDS OF SAID COUNTY. EXCEPTING THEREFROM ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES WITHIN OR UNDERLYING SAID REAL PROPERTY. WHETHER NOW KNOWN TO EXIST OR HEREAFTER AT ANY TIME DISCOVERED. ALL SURFACE RIGHTS TO A DEPTH OF 500 FEET HAVE BEEN RELINQUISHED BY JOHN P. POLLOCK BY QUITCLAIM DEED RECORDED JANUARY 19, 1979, IN BOOK 79-01-19 OF OFFICIAL RECORDS, AT PAGE 869 AND BY CATHERINE ELIZABETH POLLOCK AND JOHN POLLOCK, AS EXECUTORS OF THE ESTATE OF GEORGE GORDON POLLOCK JR., BY QUITCLAIM DEED RECORDED JANUARY 19, 1979 IN BOOK 79-01-19 OF OFFICIAL RECORDS, AT PAGE 871. The street address and other common designation, if any, of the real property described above is purported to be: 7637 NIXOS WAY, SACRAMENTO, CA 95823 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$445,717.30 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 126885-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction.

If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 126885-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 6/6, 6/13, 6/20/25

SC-3930759#

NOTICE OF TRUSTEE'S SALE T.S. No. 25-30004-PM-CA Title No. 250011153-CA-VOI A.P.N. 048-0044-009-0000 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/06/2010. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Sean R. Burgess a single man Duly Appointed Trustee: National Default Servicing Corporation Recorded 12/14/2010 as Instrument No. Book 20101214 Page 0350 (or Book, Page) of the Official Records of Sacramento County, California. Date of Sale: 07/22/2025 at 1:30 PM Place of Sale: At the main entrance to the County Courthouse, 720 9th Street, Sacramento, CA 95814 Estimated amount of unpaid balance and other charges: \$102,646.18 Street Address or other common designation of real property: 7485 Candlewood Way, Sacramento, CA 95822 A.P.N.: 048-0044-009-0000 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 126885-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction.

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

SC-3930753#

T.S. No. 133226-CA APN: 010-0114-007-0000 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/23/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 7/10/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 1/3/2005 in Book 20050103 Page 2869 of Official Records in the office of the County Recorder of Sacramento County, State of CALIFORNIA executed by: JOSEPH ONGARO, AN UNMARRIED MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; OUTSIDE THE EAST MAIN ENTRANCE TO THE COUNTY COURTHOUSE, 720 9TH ST., SACRAMENTO, CA 95814 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 2518 U STREET, SACRAMENTO, CA 95818 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$325,944.12 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed

and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133226-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website [www.clearreconcorp.com](http://www.clearreconcorp.com), using the file number assigned to this case 133226-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 5/30, 6/6, 6/13/25

SC-3929958#

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

conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1815 & 1817 DEL PASO BLVD SACRAMENTO, CA 95815 1825 DEL PASO BLVD SACRAMENTO, CA 95815. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,632,367.16 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 5/19/2025 UNION HOME LOAN, INC., as Trustee CALIFORNIA TD SPECIALISTS, AS AGENT 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: [www.stoxposting.com](http://www.stoxposting.com) CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site [www.stoxposting.com](http://www.stoxposting.com), using the file number assigned to this case T.S.# 86781. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website [www.STOXPOSTING.com](http://www.STOXPOSTING.com), using the file number assigned to this case 86781 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure In

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LEGAL NOTICES

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compliance with CA civil code 2924(f), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance of non-compliance with CA civil code 2924(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not independently verify such Information. All bidders are solely responsible for conducting their own independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property. The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. LEGAL DESCRIPTION EXHIBIT "A" Parcel 1: Lot 8, Block 8 of North Sacramento Subdivision No. 9, according to the Official Plat thereof, filed in the office of the Recorder of Sacramento County, on April 3, 1914, in Book 15 of Maps, Map No.

2. Apn: 275-0093-005 Parcel 2: Lot 9, Block 8 of North Sacramento Subdivision No. 9, according to the Official Plat thereof, filed in the office of the Recorder of Sacramento County, on April 3, 1914, in Book 15 of Maps, Map No. 2. Apn: 275-0093-004 BENEFICIARY ADDENDUM Loan # 2023035 Diamond Gate Management, LLC a California limited liability company as to an undivided 18.214% interest (\$255,000/\$1,400,000) and JMS Financial Inc., a California Corporation as to an undivided 16.786% interest (\$225,000/\$1,400,000) and Lyle A. and Joan C. Overby, Trustees of The Lyle A. and Joan C. Overby Family Trust, dated February 26, 1997, as amended and restated on April 25, 2013 as to an undivided as 14.286% interest (\$200,000/\$1,400,000) and Patrick Loo and Grace Tai, Trustees of the Patrick Loo and Grace Tai Revocable Living Trust, dated August 29, 2001 as to an undivided 10.714% interest (\$150,000/\$1,400,000) and KOG, LLC a California Limited Liability Company as to an undivided 9.286% interest (\$130,000/\$1,400,000) and Malkim Capital, LLC a California limited liability corporation as to an undivided 9.286% interest (\$130,000/\$1,400,000) and Mark Grumet and/or Pearl Grumet, Trustees of the Grumet Family Trust u/t/d April 18, 2013, or any successor trustee thereto as to an undivided 8.929% interest (\$125,000/\$1,400,000) and Jason D. Grumet and Natalie R. Grumet, husband and wife as joint tenants as to an undivided 5.357% interest (\$75,000/\$1,400,000) and

Artech Solutions, Inc. a California Corporation as to an undivided 3.571% interest (\$50,000/\$1,400,000) and Solomon Alexander Mizrahi, Trustee of the Solomon Alexander Mizrahi Living Trust dated June 11, 1990, as to an undivided 3.571% interest (\$50,000/\$1,400,000) 5/30, 6/6, 6/13/25

SC-3929623#

File No.: 21-10848 APN: 279-0300-002-0000 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER CASITAS ARDEN TOWNHOUSES ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 08-05-2021. 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 06-26-2025 at 1:30 PM, Outside the East Main entrance to the County Courthouse located at 720 9th Street, Sacramento, CA 95814, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 08-06-2021 as Instrument 202108061376 Book -- Page -- of Official Records in the Office of the Recorder of Sacramento County, CA, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier's check/ cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by JACQUELINE KAHEAKU, situated in said County, describing the land therein: APN: 279-0300-002-0000 Any bid that is not cash

must be made directly payable to "Allied Trustee Services". Winning bid checks received not payable directly to Allied Trustee Services (i.e. containing third-party endorsements) must be replaced within five business days after the sale. The winning bidder will be contacted at the phone number and/or email address provided for further instructions. The street address and other common designation, if any, of the real property described above is purported to be: 3209 CASITAS BONITO, SACRAMENTO, CA 95825 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is \$17,596.05. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. 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. 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 PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the Association, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 21-10848. Information about

postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an 'eligible tenant buyer,' you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an 'eligible bidder,' you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING.COM for information, using the file number assigned to this case: 21-10848 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 15, 2025 ALLIED TRUSTEE SERVICES, Trustee JENNIFER POULSON, Authorized Signature 6/6, 6/13, 6/20/25

SC-3928326#

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