

LEGAL NOTICES

(510) 272-4747

FAX (510) 465-1657

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.)

Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: VDK Societe LLC 2106 Shattuck Avenue., Berkeley, CA 94704 The individuals, partnership, or corporate names and the business addresses of the buyer are: Tuotuo Tea LLC 2106 Shattuck Avenue., Berkeley, CA 94704 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS & ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: HAPPY LEMON AND ARE LOCATED AT: 2106 Shattuck Avenue, Berkeley, CA 94704.

The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tisch Way, Suite 310 San Jose, CA 95128 on or before April 30, 2026.

The last date to file claims is April 29, 2026, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers.

BUYER'S SIGNATURE: Tuotuo Tea LLC
By: Kin Yeung Law, Managing Member
4/14/26

OK-4032617#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of ALAMEDA
Petition of: ALEXANDRA MARGUERITE SOBIERAJ for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ALEXANDRA MARGUERITE SOBIERAJ filed a petition with this court for a decree changing names as follows: ALEXANDRA MARGUERITE SOBIERAJ to ALEX CRISTINA-GARCIA

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: 6/5/2026, Time: 9:00 A.M., Dept.: 514, Room: N/A

The address of the court is 24405 AMADOR STREET, HAYWARD, CA 94544 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: INTER CITY EXPRESS
Date: 4/2/2026
MICHAEL MARKMAN
Judge of the Superior Court
4/14, 4/21, 4/28, 5/5/26

OK-4032841#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of ALAMEDA
Petition of: CHARNELE LYNECE WHEELER for Change of Name:
TO ALL INTERESTED PERSONS:
Petitioner CHARNELE LYNECE WHEELER filed a petition with this court for a decree changing names as follows: CHARNELE LYNECE WHEELER to CHANELE LYNECE WHEELER

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: 05/15/2026, Time: 9:00AM, Dept.: --, Room: --
The address of the court is 24405 AMADOR ST., HAYWARD, CA 94544 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE INTER CITY EXPRESS
Date: MARCH 27, 2026
MICHAEL M. MARKMAN
Judge of the Superior Court
4/7, 4/14, 4/21, 4/28/26

OK-4029201#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 25CV135171
Superior Court of California, County of ALAMEDA
Petition of: YONG THI NGO (AKA JUDY NGO CHAU) for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner YONG THI NGO (AKA JUDY NGO CHAU) filed a petition with this court for a decree changing names as follows: YONG THI NGO (AKA JUDY NGO CHAU) to JUDY NGO CHAU

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: 05/01/2026, Time: 9:00AM, Dept.: 514, Room: --
The address of the court is 24405 AMADOR ST., HAYWARD, CA 94544 (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE INTER CITY EXPRESS
Date: MARCH 20, 2026
MICHAEL M. MARKMAN
Judge of the Superior Court
3/31, 4/7, 4/14, 4/21/26

OK-4026416#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. 26CV176859
Superior Court of California, County of ALAMEDA
Petition of: Mike Edward Masimalo for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Mike Edward Masimalo filed a petition with this court for a decree changing names as follows: Mike Edward Masimalo to Gabby Aulelei Grace

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: 05/22/2026, Time: 9:00am, Dept.: 514

The address of the court is 24405 AMADOR ST. HAYWARD, CA-94544
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: THE INTER-CITY EXPRESS
Date: 03/20/2026
Michael Markman
Judge of the Superior Court
3/24, 3/31, 4/7, 4/14/26

OK-4026103#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 622223
Fictitious Business Name(s):
KUMON MATH AND READING CENTER

OF PLEASANTON SOUTH, 5460 Sunol Blvd, Suite 6, Pleasanton, CA 94566
County of ALAMEDA
Registrant(s):
UNVEIL BRILLIANCE LLC, 5460 Sunol Blvd, Suite 6, Pleasanton, CA 94566
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 04/07/2026.
Unveil Brilliance LLC
S/ G Gore, President
This statement was filed with the County Clerk of Alameda County on 04/07/2026.
Original Filing
4/14, 4/21, 4/28, 5/5/26

OK-4032298#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 622162
Fictitious Business Name(s):
7 SPRINGS PROPERTIES, 4736 Canary Dr, Pleasanton, CA 94566
County of ALAMEDA
Mailing Address: 4736 Canary Dr, Pleasanton, CA 94566
Registrant(s):
ESTHER YU, 4736 Canary Dr, Pleasanton, CA 94566
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 01/01/2026.
S/ ESTHER YU, Owner
This statement was filed with the County Clerk of Alameda County on 04/06/2026.
Original Filing
4/14, 4/21, 4/28, 5/5/26

OK-4032192#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621520
Fictitious Business Name(s):
AMBER SHAPE LLC, 6907 Saroni dr., Oakland, CA 94611
County of ALAMEDA
Registrant(s):
AMBER SHAPE LLC, 6907 Saroni dr., Oakland, CA 94611
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 03/13/2026.
AMBER SHAPE LLC
S/ Vaidas Sukys, CEO
This statement was filed with the County Clerk of Alameda County on 03/13/2026.
Original Filing
4/14, 4/21, 4/28, 5/5/26

OK-4032166#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 622188
Fictitious Business Name(s):
DEPARTS SYSTEMS, 2321 Glenview St, Alameda, CA 94501
County of ALAMEDA
Registrant(s):
LIANG GOH, 2321 Glenview St, Alameda, CA 94501
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 04/06/2026.
S/ LIANG GOH, Owner
This statement was filed with the County Clerk of Alameda County on 04/06/2026.
Original Filing
4/14, 4/21, 4/28, 5/5/26

OK-4032123#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 622178
Fictitious Business Name(s):
LASHVERITE, 1518 ORIOLE AVENUE, ASHLAND, CA 94578
County of ALAMEDA
Mailing Address: 1518 ORIOLE AVENUE, ASHLAND, CA 94578
Registrant(s):
LILIANA ARCIGA, 1518 ORIOLE AVENUE, ASHLAND, CA 94578
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 04/06/2026.
S/ LILIANA ARCIGA, Owner
This statement was filed with the County Clerk of Alameda County on 04/06/2026.
Original Filing
4/14, 4/21, 4/28, 5/5/26

OK-4032080#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 622172
Fictitious Business Name(s):
ATZ JANITORIAL & COMMERCIAL CLEANING, 2536 denning ct, Castro valley, CA 94546
County of ALAMEDA
Mailing Address: 2536 denning ct, Castro valley, CA 94546
Registrant(s):
ATZ SERVICES LLC, 2536 denning ct, Castro valley, CA 94546
Business conducted by: a limited liability company
The registrant began to transact business using the fictitious business name(s) listed above on 04/06/2026.
ATZ JANITORIAL & COMMERCIAL CLEANING
S/ Hermelindo Isaias Velasquez, Managing member
This statement was filed with the County Clerk of Alameda County on 04/06/2026.

Original Filing
4/14, 4/21, 4/28, 5/5/26

OK-4031954#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 620109
The following person(s) has (have) abandoned the use of the Fictitious Business Name(s):
The Fictitious Business Name Statement filed on 01/13/2026 in the County of Alameda.

DBA COPYMAT OAKLAND / DBA CENTRAL OAKLAND COPYMAT / DBA COPYMATOAKLAND.COM, 330 19TH ST., OAKLAND, CA 94612, County of: ALAMEDA.
Registered Owner(s):
IMAGE INTEGRITY LLC, 330 19TH ST., OAKLAND, CA 94612
This business is conducted by: A 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 this section 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/ BRIAN HIGGINBOTHAM
This statement was filed with the County Clerk-Recorder of Alameda County on 03/26/2026.
4/7, 4/14, 4/21, 4/28/26

OK-4029800#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 622045
Fictitious Business Name(s):
NORCAL PARTNERS, 5994 W Las Positas Blvd, Ste 201, Pleasanton, CA 94588
County of ALAMEDA
Registrant(s):
EASTBAY EXECUTIVES INC, 5994 W Las Positas Blvd, Ste 201, Pleasanton, CA 94588
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 04/01/2026.
NORCAL PARTNERS
S/ Jacesohn Stolle, President
This statement was filed with the County Clerk of Alameda County on 04/01/2026.
Original Filing
4/7, 4/14, 4/21, 4/28/26

OK-4029800#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 592147
The following person(s) has (have) abandoned the use of the Fictitious Business Name(s):
The Fictitious Business Name Statement filed on 09/20/2022 in the County of Alameda.

PEACEFUL MONEY, 39116 FREMONT HUB #1049, FREMONT, CA 94530, County of: ALAMEDA.
Registered Owner(s):
MOJISOLA OLADIMEJI, 25119 ANGELINA LN., HAYWARD, CA 94544
This business is conducted by: AN INDIVIDUAL
I declare that all information in this statement is true and correct. A registrant who declares as true any material matter pursuant to this section 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/ MOJISOLA OLADIMEJI
This statement was filed with the County Clerk-Recorder of Alameda County on 03/13/2026.
4/7, 4/14, 4/21, 4/28/26

OK-4029784#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621859
Fictitious Business Name(s):
B. C. REALTY, 528 E18th Street, Oakland, CA 94606 - 2414 County of ALAMEDA
Mailing Address: 528 E18th Street, Oakland, CA 94606 - 2414
Registrant(s):
MOUNT TAI CORPORATION, 528 E18th Street, Oakland, CA 94606
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 00/00/1988.
B. C. REALTY
S/ Bonnie Chui, President
This statement was filed with the County Clerk of Alameda County on 03/25/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4029784#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621854
Fictitious Business Name(s):
LEVYS SOLUTIONS, 40049 Fremont BLVD Apt 708, Fremont, CA 94538
County of CA
Registrant(s):
CORREIA LEVY VIVIANO OLIVEIRA, 40049 Fremont BLVD Apt 708, Fremont, CA 94538
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/25/2026.
S/ CORREIA LEVY VIVIANO OLIVEIRA, Owner
This statement was filed with the County Clerk of Alameda County on 03/25/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027917#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621854
Fictitious Business Name(s):
LEVYS SOLUTIONS, 40049 Fremont BLVD Apt 708, Fremont, CA 94538
County of CA
Registrant(s):
CORREIA LEVY VIVIANO OLIVEIRA, 40049 Fremont BLVD Apt 708, Fremont, CA 94538
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/25/2026.
S/ CORREIA LEVY VIVIANO OLIVEIRA, Owner
This statement was filed with the County Clerk of Alameda County on 03/25/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027910#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621855
Fictitious Business Name(s):
BAY HOME CREW, 7172 regional st 513, dublin, CA 94568
County of ALAMEDA
Registrant(s):
DULCI OTAVIO CAMPOS, 7172 regional st 513, dublin, CA 94568
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/25/2026.
S/ DULCI OTAVIO CAMPOS, Owner
This statement was filed with the County Clerk of Alameda County on 03/25/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027909#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621864
Fictitious Business Name(s):
NOTARY OF THE BAY, 1640 Hearst Ave Apt D, Berkeley, CA 94703 - 1252
County of ALAMEDA
Mailing Address: 1640 Hearst Ave Apt D, Berkeley, CA 94703 - 1252

Registrant(s):
BIJAYA RATNA MANANDHAR, 1640 Hearst Ave Apt D, Berkeley, CA 94703
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/25/2026.
S/ BIJAYA RATNA MANANDHAR, Owner
This statement was filed with the County Clerk of Alameda County on 03/25/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027907#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621746
Fictitious Business Name(s):
CENTER FOR COMMUNITY HEALTH EXCELLENCE, 2140 Shattuck Avenue 203, Berkeley, CA 94704
County of ALAMEDA
Registrant(s):
ASSOCIATION OF ASIAN/PACIFIC COMMUNITY HEALTH ORGANIZATIONS, 2140 Shattuck Avenue 203, Berkeley, CA 94704
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 03/23/2026.
ASSOCIATION OF ASIAN/PACIFIC COMMUNITY HEALTH ORGANIZATIONS
S/ Peter Ho, CEO
This statement was filed with the County Clerk of Alameda County on 03/23/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027773#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621638
Fictitious Business Name(s):
STORED INTERIOR, 1749 Vine St, Berkeley, CA 94703
County of ALAMEDA
Registrant(s):
LEVENSON CONSULTING REBECCA, 1749 Vine St, Berkeley, CA 94703
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/19/2026.
S/ Rebecca Levenson, Owner, Rebecca Levenson Consulting, Owner
This statement was filed with the County Clerk of Alameda County on 03/19/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027703#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621714
Fictitious Business Name(s):
AGAINST THE GRAIN, 1530 8th St, Berkeley, CA 94710
County of ALAMEDA
Mailing Address: 1530 8th St, Berkeley, CA 94710
Registrant(s):
MICHAEL LAW, 1530 8th St, Berkeley, CA 94710
Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/20/2026.
S/ MICHAEL LAW - Owner, Owner
This statement was filed with the County Clerk of Alameda County on 03/20/2026.
Original Filing
3/31, 4/7, 4/14, 4/21/26

OK-4027636#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621768
Fictitious Business Name(s):
JTN PROFESSIONAL SERVICES, 2408 MERCED ST., SAN LEANDRO, CA 94577
County of ALAMEDA
Mailing Address: 249 WHITE BIRCH CT, BRENTWOOD, CA 94513
Registrant(s):
JANUARY NAVARRO, 249 WHITE BIRCH CT., SAN LEANDRO, CA 94577
Business conducted by: AN INDIVIDUAL
The registrant began to transact business using the fictitious business name(s) listed above on 8/1/2022.
S/ JANUARY NAVARRO
This statement was filed with the County Clerk of Alameda County on MARCH 23, 2026
3/31, 4/7, 4/14, 4/21/26

OK-4026875#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 621540
Fictitious Business Name(s):
Avian & Exotic Urgent Care, 14701 OLEANDER STREET, SAN LEANDRO, CA 94578
Mailing Address: 1250-A FAIRMONT DRIVE, UNIT 610, SAN LEANDRO, CA 94578
Registrant(s):
EXOTIC PET EMERGENCY CLINIC, INC., 14701 OLEANDER STREET, SAN LEANDRO, CA 94578
Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on May 12, 2025.
EXOTIC PET EMERGENCY CLINIC, INC.
S/ Renee Tino Luehman, President

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

This statement was filed with the County Clerk of Alameda County on 03/16/2026.

Original Filing
3/24, 3/31, 4/7, 4/14/26

OK-4025205#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621359

Fictitious Business Name(s):
IYOHNA INTERIORS, 2530 Highland Ave, Oakland, CA 94606 County of ALAMEDA
Mailing Address: 2530 Highland Ave, Oakland, CA 94606

Registrant(s):
BLACK AND BLOOMING, 2530 Highland Ave, Oakland, CA 94606

Business conducted by: a limited liability company

The registrant began to transact business using the fictitious business name(s) listed above on 03/09/2026.

Iyohna Interiors
S/ Iyohna Pendleton, CEO
This statement was filed with the County Clerk of Alameda County on 03/09/2026.

Original Filing
3/24, 3/31, 4/7, 4/14/26

OK-4025073#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621578

Fictitious Business Name(s):
ROCKRIDGE PROPERTIES & INVESTMENT & MANAGEMENT, 14310 Wicks Blvd, San Leandro, CA 94577 County of ALAMEDA
Mailing Address: 14310 Wicks Blvd, San Leandro, CA 94577

Registrant(s):
DAVID KIM, 14310 Wicks Blvd, San Leandro, CA 94577

Business conducted by: an Individual
The registrant began to transact business using the fictitious business name(s) listed above on 03/17/2026.

S/ DAVID KIM, Owner
This statement was filed with the County Clerk of Alameda County on 03/17/2026.

Original Filing
3/24, 3/31, 4/7, 4/14/26

OK-4024987#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621577

Fictitious Business Name(s):
SUPREME LEATHER & RUG, 16549 E 14th St, San Leandro, CA 94578 County of ALAMEDA

Registrant(s):
Rockridge Investment & Managemnt Inc, 5455 College Ave, Oakland, CA 94618

Business conducted by: a Corporation
The registrant began to transact business using the fictitious business name(s) listed above on 03/17/2026.

Rockridge Investment & Managemnt Inc
S/ david kim, President
This statement was filed with the County Clerk of Alameda County on 03/17/2026.

Original Filing
3/24, 3/31, 4/7, 4/14/26

OK-4024924#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621539

Fictitious Business Name(s):
PRETTY IS BETTER, 1250 POWELL ST, #5, EMERYVILLE, CA 94608 County of ALAMEDA

Registrant(s):
HYE WON AHN, 1250 POWELL ST, #5, EMERYVILLE, CA 94608

Business conducted by: AN INDIVIDUAL
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

S/ HYE WON AHN
This statement was filed with the County Clerk of Alameda County on MARCH 16, 2026

Original Filing
3/24, 3/31, 4/7, 4/14/26

OK-4024395#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621482

Fictitious Business Name(s):
ROAD GUARDIAN MOBILE TRAILER REPAIR, 27935 MANDARIN AVE., HAYWARD, CA 94544 County of ALAMEDA

Registrant(s):
ALEJANDRO CARBAJAL VAZQUEZ, 279 MANDARIN AVE, HAYWARD, CA 94544

Business conducted by: AN INDIVIDUAL
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

S/ ALEJANDRO CARBAJAL VAZQUEZ
This statement was filed with the County Clerk of Alameda County on MARCH 12, 2026.

Original Filing
3/24, 3/31, 4/7, 4/14/26

OK-4024374#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621235

Fictitious Business Name(s):
SHAWARMA SHAK, 41049 FREMONT BLVD., FREMONT, CA 94538 County of ALAMEDA

Registrant(s):
MADINA MONAWARAH HALAL FOOF INC, 41049 FREMONT BLVD., FREMONT, CA 94538 County of ALAMEDA

Business conducted by: A CORPORATION

The registrant began to transact business using the fictitious business name(s) listed above on N/A.

This statement was filed with the County Clerk of Alameda County on 03/03/2026.
S/ SHAHIR M ALSHAIKHA
3/31, 4/7, 4/14, 4/21/26

OK-4022905#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621752

Fictitious Business Name(s):
Deez Toys and Hobby, 30542 Union City Blvd Unit B Union City, CA 94587, County of Alameda

Registrant(s):
Darryl A. Dazo, 30542 Union City Blvd Unit B Union City, CA 94587

Business conducted by: an individual
The registrant began to transact business using the fictitious business name(s) listed above on N/A

(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/ Darryl A. Dazo, Owner
This statement was filed with the County Clerk of Alameda County on 03/23/2026

Original Filing
4/7, 4/14, 4/21, 4/28/26

OK-4018835#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621798

Fictitious Business Name(s):
ARGO TUTORING, 11750 DUBLIN BLVD 204 DUBLIN, CA 94568, County of ALAMEDA

Registrant(s):
KNOWLEDGE SCHOOLS, 11570 DUBLIN BLVD 204 DUBLIN, CA 94568, CALIFORNIA

Business conducted by: A CORPORATION
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

/s/ KRISTA KASTRIOTIS, CEO
This statement was filed with the County Clerk of Alameda County on 03/24/2026.

Original Filing
4/7, 4/14, 4/21, 4/28/26

OK-4016417#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621710

Fictitious Business Name(s):
BAIL BONDS NEAR ME, 2150 PORTOLA AVE #112 LIVERMORE, CA 94551, County of ALAMEDA

Registrant(s):
MOSES BAIL BONDS, INC, 3032 COSTA MIOLA DR LAS VEGAS NV 89141; CALIFORNIA

Business conducted by: A CORPORATION
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

/s/ FRANKIE BETONIO, MANAGING MEMBER
This statement was filed with the County Clerk of Alameda County on 03/20/2026.

Original Filing
4/7, 4/14, 4/21, 4/28/26

OK-4015219#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621686

Fictitious Business Name(s):
PUREOG FITNESS, 37 8th Ave Unit 651, Oakland CA, 94606 County of Alameda

Registrant(s):
OGADIMMA OGAMBA, 37 8th Ave Unit 651, Oakland, CA 94606

Business conducted by: An Individual
The registrant began to transact business using the fictitious business name(s) listed above on 06/02/2016.

Ogadimma Ogamba, Owner
This statement was filed with the County Clerk of Alameda County on 03/20/2026.

Original Filing
4/7, 4/14, 4/21, 4/28/26

OK-4014953#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 621681

Fictitious Business Name(s):
MAYFIELD HOMES AND GARDENS, 5824 Marshall St, Oakland, CA 94608, County of Alameda

Registrant(s):
JENNIFER SHARON MAYFIELD, 5824 Marshall St, Oakland, CA 94608

Business conducted by: An Individual
The registrant began to transact business using the fictitious business name(s) listed above on 12/01/2025.

/S/Jennifer Sharon Mayfield, CFO
This statement was filed with the County Clerk of Alameda County on 03/20/2026.

Original Filing
4/7, 4/14, 4/21, 4/28/26

OK-4014775#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 620859

Fictitious Business Name(s):
TEE & TIMBER, 40480 ALBAE ST., FREMONT, CA 94577 County of ALAMEDA

Registrant(s):
CHEA ENTERPRISES LLC, 3243 INC, 41049 FREMONT BLVD., FREMONT, CA 94538 County of ALAMEDA

Business conducted by: a Limited Liability

Company
The registrant began to transact business using the fictitious business name(s) listed above on N/A.

This statement was filed with the County Clerk of Alameda County on 02/12/2026.
CHEA ENTERPRISES LLC,
S/ KEVIN CHEA, MANAGING MEMBER
3/24, 3/31, 4/7, 4/14/26

OK-3772573#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF REGINA MARIE ADEOKUN CASE NO. 26PR180778

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: REGINA MARIE ADEOKUN
A Petition for Probate has been filed by ROBERT LEN NORTON in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that ROBERT LEN NORTON be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 5/11/2026 at 9:45 A.M. in Dept. 201 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

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: MICHAEL RINNE, 391 TAYLOR BLVD., SUITE 220, PLEASANT HILL, CA 94523, Telephone: 925-322-1521

4/14, 4/15, 4/21/26

OK-4032898#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RUTH TAYLOR CASE NO. 26PR177941

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

A PETITION FOR PROBATE has been filed by SAMUEL TAYLOR AKA SAMUEL I TAYLOR JR. in the Superior Court of California, County

of ALAMEDA.

THE PETITION FOR PROBATE requests that SAMUEL TAYLOR AKA SAMUEL I TAYLOR JR. 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: 05/06/26 at 9:45AM in Dept. 202 located at 2120 MARTIN LUTHER KING JR. WAY, BERKELEY, CA 94704

REMOTE APPEARANCE:The Court allows, but does not require, all parties who wish to attend the hearing on the above date and time, including those who wish to state objections, to appear by audio or video technology. The parties should consult the court's website for the specific telephonic and video applications available. The parties may also contact the probate clerk in the respective department for information concerning remote appearances. Parties must be present at least five (5) minutes before the scheduled hearing time.

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 CLINTON KILLIAN - SBN 116501
ATTORNEY AT LAW, APC
1300 CLAY ST., STE. 600
OAKLAND CA 94612
Telephone (510) 500-5775
4/13, 4/14, 4/20/26

OK-4032534#

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE NO. MSP20-01308

In the matter of:
The Estate of Barry Taylor

NOTICE IS HEREBY GIVEN that, subject to confirmation by the Contra Costa County Superior Court on May 5, 2026 at 9:00 a.m. in Department 38, or thereafter within the time allowed by law, David Hanks, as personal representative of the Estate of Barry Taylor, will sell at private sale to the highest and best net bidder, on the terms and conditions stated below, all right, title and interest of the decedent, Barry Taylor in the real property located in the City of

Albany, in the county of Alameda, State of California, more particularly described as follows:

Property commonly known as 1127 Key Route Boulevard, Albany, CA. The following described real property in the City of Albany, County of Alameda, State of California: All that portion of Lot Number 18 of the Termina Junction Tract, Albany California which lies Southeasterly of a line drawn parallel with and equal distant from the Northwestern and Southwestern boundary line of said lot filed August 13, 1914 in Map Book 28, Pages 71 & 72 in the office of the County Recorder of Alameda County.

Assessors Parcel No. 65-2643-52
The property sold subject to current taxes, covenants, conditions, restrictions, reservations, rights, right of way and easement of record, with any encumbrances of record to be satisfied from the purchase price. Said property is offered by the seller, or any selling agent, in "AS IS" condition, without representation, warranty, or covenant of any kind, expressed or implied.

The Administrator has given an exclusive listing to Perry Gastis and Matthew Sadlemire of Bridges 8 Real Estate at 6300 College Ave. Suite 120, Oakland, California 94618.

Bids or offers are invited for this property. All bids or offers must be in writing and can be mailed or delivered personally to Perry Gastis and Matthew Sadlemire of Bridges 8 Real Estate whose office is located at 6300 College Ave. Suite 120, Oakland, California 94618 at any time after the date of the first publication of this notice and before the making of said sale.

TERMS AND CONDITIONS OF SALE: Cash in lawful money of the United States of America, (10%) of the amount of the bid to accompany offer and the balance to be paid UPON CONFIRMATION OF SALE by said Court. Known taxes, rents, operating and maintenance expenses and premiums upon applicable insurance shall be PRORATED AS OF THE DATE OF CONFIRMATION OF SALE of the said real property

Seller shall pay for a natural hazard zone disclosure report, including tax information. Seller shall pay for smoke alarm and carbon monoxide devise installation and water heating bracing. Seller shall pay government required point of sale inspection and reports. Buyer shall pay government required point of sale corrective/remedial actions. Escrow holder shall be Old Republic Title Co. Buyer shall pay for owner's title insurance policy. Seller shall pay county transfer tax and fees. Buyer shall pay city transfer tax and fees. Buyer to choose home warranty plan by COE, not to exceed \$400. Items included in the sale: all stove(s), all refrigerator(s), all washer(s), all dryer(s), all bathroom mirror(s). Seller shall pay one-half of the loan lock-in fees. Escrow shall close 30 days or per date provided by Court after receipt of the order confirming sale.

The Administrator reserves the right to reject any and all bids or offers.

For further information please contact Tracy S. Regli
Dated: 4/09/2026
Tracy S. Regli
Acuña Regli
Attorney for David Hanks,
Administrator for the Estate of Barry Taylor
3478 Buskirk Avenue Suite 300
Pleasant Hill, CA 94523
(925)906-1880
4/13, 4/14, 4/20/26

OK-4032466#

NOTICE OF PETITION TO ADMINISTER ESTATE OF THONG HUY PHAN CASE NO. 26PR180514

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: THONG HUY PHAN
A Petition for Probate has been filed by ETHAN PHAN in the Superior Court of California, County of ALAMEDA.

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

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

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 5/4/2026 at 9:45 A.M. in Dept. 201 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

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

shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 5/13/2026 at 9:45 A.M. in Dept. 202 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

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: JASON J.M. ROSS, KNOX & ROSS LAW GROUP, 3661 GRAND AVE. SUITE 205, OAKLAND, CA 94610, Telephone: 510-240-5278
4/13, 4/14, 4/20/26

OK-4032386#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL A. VOTICHENKO AKA MICHAEL ALEXANDER VOTICHENKO CASE NO. 26PR179120

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MICHAEL A. VOTICHENKO AKA MICHAEL ALEXANDER VOTICHENKO
A Petition for Probate has been filed by FREDRIKA VOTICHENKO & JEAN-LUC VOTICHENKO in the Superior Court of California, County of ALAMEDA.

The Petition for Probate requests that FREDRIKA VOTICHENKO & JEAN-LUC VOTICHENKO be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 5/4/2026 at 9:45 A.M. in Dept. 201 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

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

(510) 272-4747

LEGAL NOTICES

FAX (510) 465-1657

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: EMILY YIP, DONAHUE FITZGERALD LLP, 1999 HARRISON STREET, 26TH FLOOR, OAKLAND, CA 94612, Telephone: 510-451-3300 4/7, 4/8, 4/14/26

OK-4030446#

NOTICE OF PETITION TO ADMINISTER ESTATE OF PAMELA ANNE COUGHLIN CASE NO. 26PR178769

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: PAMELA ANNE COUGHLIN A Petition for Probate has been filed by SHANNON COUGHLIN in the Superior Court of California, County of ALAMEDA.

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

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

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

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

A hearing on the petition will be held in this court on MAY 4, 2026 at 9:45 A.M. in Dept. 201 Room N/A located at 2120 MARTIN LUTHER KING JR WAY, BERKELEY, CA 94704.

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: GRANT A. TOEPPEN, ESQ., ADVANCE PLANNING, A LAW CORPORATION, 11501 DUBLIN BLVD. #200, DUBLIN, CA 94568, Telephone: 925-336-3632 4/7, 4/8, 4/14/26

OK-4030445#

PUBLIC AUCTION/ SALES

NOTICE OF AUCTION SALE OF UNPAID MOVING AND STORAGE

In accordance with the provisions of the California Self Service Storage Facility Act Business and Professions Code, Sections 21700-21716, there being due and unpaid rent, storage charges, fees and costs, notice is hereby given that the goods which are stored at Saf Keep Self Storage, 1650 W. Winton Avenue, Hayward, CA 94545 will be sold by unit at a PUBLIC AUCTION by Award Auction. This sale will take place on April 21, 2026 at 10:00am and any following dates announced at the auction until all the goods are sold or until the Lien is satisfied unless the charges are paid before that time. The property consists of articles of household and business property stored by the following parties:

N A M E :
Alicia Davenport: Bags, Bicycles, Boxes, Electronics, Household Items, Lamps, Dollie, Tripods, Speakers, Totes
Earnest Phillips: Bicycles, Heavy Equipment, Tools & Supplies, Bike Racks, Compressor, Speaker
Elizabeth Ochoa: Household Furniture, Clothing & Shoes, Collectibles, Household Furniture, Lamps, Shelving, Totes
Felicitia Figueroa: Bags, Boxes, Mattress & Bedding, Paintings, Posters, Totes

A w a r d A u c t i o n
Joe Ward, Auctioneer
CA Bond # MS237-04-79
Phone (408) 891-6108
Jeff Vercelli, Auctioneer
CA Bond# MS153-13-71
Phone (209) 614-7441
S A F K E E P S T O R A G E
Arnel Santos, Project Manager

Phone (510) 293-8870 4/7, 4/14/26

OK-4027547#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE T.S. No. 25-30813-JP-CA Title No. 250604975-CA-VOI APN. 022-0351-039-00 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/26/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check(s) drawn on a state or national bank must be made payable to National Default Servicing Corporation, 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: Prentiss Mayo Jr., an unmarried man Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/15/2007 as Instrument No. 2007301912 (or Book, Page) of the Official Records of Alameda County, California. Date of Sale: : 04/23/2026 at 9:00 AM Place of Sale: Fallon Street Steps, Alameda County Courthouse, 1225 Fallon Street, Oakland, CA. 94612

Estimated amount of unpaid balance and other charges: \$134,528.68 Street Address or other common designation of real property: 2630 Highland Avenue, Oakland, CA 94606 A.P.N.: 022-0351-039-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The requirements of California Civil Code Section 2923.5(b)(2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-30813-JP-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, using the file number assigned to this case 25-30813-JP-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. NOTICE: To the extent that the sale is subject to Financial Crimes Enforcement Network's Residential Real Estate Reporting Rule (31 C.F.R. Part 1031), purchaser agrees to provide all required information and further agrees to reimburse trustee for any costs, expenses or fees incurred as a result of the collection of such information *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: 03/24/2026 National Default Servicing Corporation c/o Tiffany And Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-FN4869819 03/31/2026, 04/07/2026, 04/14/2026 3/31, 4/7, 4/14/26

OK-4028450#

NEED TO PUBLISH A LEGAL NOTICE ANYWHERE?

BE "GREEN" and email us your documents. Become a regular customer and utilize our online notice entry system, AdTech – no cost.

(510) 272-4747 | YOUR LEGAL NOTICE SPECIALIST
email: Inter_City@dailyjournal.com

CALIFORNIA NEWSPAPER SERVICE BUREAU
Daily Journal Corporation

- Government Notices
- Notice of Petition to Administer Estate
- Notice to Creditors
- Public Sale/Auction
- Fictitious Business Name Statement
- Civil Summons
- Trustee Sales
- Name Change
- Divorce/Family Court
- Bulk Sales
- ABC Notice
- Miscellaneous Notices