



(408) 287-4866

# LEGAL NOTICES

FAX (408) 287-2544

business as:  
T.O. INSPIRE, 40 FLINTWELL WAY, SAN JOSE, CA 95138, County of SANTA CLARA

This business is owned by: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): TIFFANY QUACH, 40 FLINTWELL WAY, SAN JOSE, CA 95138

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 03/21/2019  
This filing is a First Filing

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ TIFFANY QUACH  
Filed with the County Clerk-Recorder of Santa Clara County on 06/04/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824218#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706564

The following person(s) is (are) doing business as:

TASONA NAFARE, 24665 HEATHER HTS, SARATOGA, CA 95070, County of SANTA CLARA

This business is owned by: a Married Couple

The name and residence address of the owner(s)/registrant(s) is (are): TANA KOROSEC, 24665 HEATHER HTS, SARATOGA, CA 95070

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 03/15/2019

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ TANA KOROSEC  
Filed with the County Clerk-Recorder of Santa Clara County on 06/04/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824211#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706563

The following person(s) is (are) doing business as:

AT YOUR SERVICE, 310 ORCHARD AVE, SUNNYVALE, CA 94085, County of SANTA CLARA

This business is owned by: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): ROMEL REMO, 310 ORCHARD AVE, SUNNYVALE, CA 94085

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 04/15/2019

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ ROMEL REMO  
Filed with the County Clerk-Recorder of Santa Clara County on 06/04/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824205#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706562

The following person(s) is (are) doing business as:  
SEOUL GOM TANG, 3028 EL CAMINO REAL, SANTA CLARA, CA 95051, County of SANTA CLARA

This business is owned by: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): CHUL GOO PARK, 3028 EL CAMINO REAL, SANTA CLARA, CA 95051

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 04/04/2019

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ CHUL GOO PARK  
Filed with the County Clerk-Recorder of Santa Clara County on 06/03/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824204#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706560

The following person(s) is (are) doing business as:

SEMPER FI RENOVATIONS, 120 DIXON LANDING RD SPC 194, MILPITAS, CA 95035, County of SANTA CLARA

This business is owned by: an Individual

The name and residence address of the owner(s)/registrant(s) is (are): RAYMOND T STANISLAWSKI, 120 DIXON LANDING RD SPC 194, MILPITAS, CA 95035

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 02/13/2019

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ RAYMOND T STANISLAWSKI  
Filed with the County Clerk-Recorder of Santa Clara County on 06/03/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824183#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706559

The following person(s) is (are) doing business as:

ANGEL BEAUTY, 1111 STORY RD STE 1024, SAN JOSE, CA 95122, County of SANTA CLARA

This business is owned by: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): PHAN CELEBRITY, 1111 STORY RD STE 1024, SAN JOSE, CA 95122

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 04/08/2019

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ PHAN CELEBRITY  
Filed with the County Clerk-Recorder of Santa Clara County on 06/03/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824181#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706558

The following person(s) is (are) doing business as:

BLOSSOMHILL LIQUOR, 5489 SNELL AVE STE 10, SAN JOSE, CA 95123, County of SANTA CLARA

This business is owned by: a Corporation  
The name and residence address of the owner(s)/registrant(s) is (are): KHAIRA INTERNATIONAL INC, 5477 SNELL AVE, SAN JOSE, CA 95123

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 08/14/2019

This filing is a Refile of previous file no. 657838 With changes

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

KHAIRA INTERNATIONAL INC  
S/ PARJIT K KHAIRA, SECRETARY  
Article / Reg #: 2130130/CA

Filed with the County Clerk-Recorder of Santa Clara County on 06/03/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824177#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706495

The following person(s) is (are) doing business as:

AMERICAN SCHOOL OF PIANO TUNING, 17070 JOHN TELFER DR, MORGAN HILL, CA 95037, County of SANTA CLARA

The principal place of business is in SANTA CLARA County and a current fictitious business name statement is on file at the County Clerk-Recorder's Office of said county.

This business is owned by: A GENERAL PARTNERSHIP

The name and residence address of the owner(s)/registrant(s) is (are): GABRIELLE L BORGNINO, 17070 JOHN TELFER DR, MORGAN HILL, CA 95037

DAMON E BORGNINO, 4840 SOLUS COURT, WEED, CA 96094

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 06/18/2003

This filing is a Refile of previous file no. FBN691961 WITH CHANGES

I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ GABRIELLE L BORGNINO  
Filed with the County Clerk-Recorder of Santa Clara County on 05/31/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824145#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706398

The following person(s) is (are) doing business as:

GOOSE GROVE TREASURE TROVE, 1934 MONROE ST, SANTA CLARA, CA 95050, County of SANTA CLARA

This business is owned by: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): BRIAN ITURRALDE, 1934 MONROE ST, SANTA

CLARA, CA 95050  
Registrant/Owner began transacting business under the fictitious business name(s) listed above on: N/A

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant who declares as true information which he or she knows to be false is guilty of a crime.)

S/ BRIAN ITURRALDE  
Filed with the County Clerk-Recorder of Santa Clara County on 05/29/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824099#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. FBN706657

The following person(s) is (are) doing business as:

IMPACT COPY CRAFT, 4169 ELLMAR OAKS DRIVE, SAN JOSE, CA 95136, County of SANTA CLARA

This business is owned by: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): JOHANNA JANUS, 4169 ELLMAR OAKS DRIVE, SAN JOSE, CA 95136

Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 05/06/2024

This filing is a First Filing  
I declare that all information in this statement is true and correct. (A registrant

who declares as true information which he or she knows to be false is guilty of a crime.)

S/ JOHANNA JANUS  
Filed with the County Clerk-Recorder of Santa Clara County on 06/05/2024

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the Office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, 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 (See Section 14411 et seq., Business and Professions code).  
6/20, 6/27, 7/5, 7/11/24

SJ-3824034#

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**LEGAL NOTICES**

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**PUBLIC AUCTION/SALES****NOTICE OF SALE ABANDONED PERSONAL PROPERTY**

Notice is hereby given that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the California Self Storage Act. Items will be sold at [www.storage-treasures.com](http://www.storage-treasures.com) by competitive bidding ending on **July 25th, 2024 at 11:00 am**. Property has been stored and is located at A-1 Self Storage, **131 Baroni Ave. San Jose, Ca 95136**. Sale subject to cancellation up to the time of sale, company reserves the right to refuse any online bids.

**Gregorio Hurtado  
Wendell Burgess  
Colleen Moises  
Maritza Mendez**

Auction by [StorageTreasures.com](http://StorageTreasures.com)  
(480) 397-6503

7/11, 7/18/24

SJ-3831409#

**Lien Sale Auction Advertisement**

Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/or other misc. items.

Auction to be held at **5:00 PM On July 25 2024** at [www.selfstorageauction.com](http://www.selfstorageauction.com).

The property is stored at:

**Brokaw Self Storage  
445 E. Brokaw Road, San Jose, CA  
95112**

(408) 436-8700

NAME OF TENANT  
**Stewart Hosea**  
7/11/24

SJ-383060#

**Notice of Public Lien Sale**

Notice is hereby given that pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code, that on July 25, 2024 @ 11:00 AM., Branham Self Storage, 1056 Branham Lane, San Jose, CA 95136, will sell the following by competitive bidding: Auction to be held at above address. Property to be sold as follows: Misc. household goods, computers, electronics, tools, personal items, furniture, clothing, office furniture & equipment, sporting goods, etc., belonging to the following: Melissa Tufo, Nathan Froust, Ernesto Arreola.

American Auctioneers  
License #FS863-20-14  
7/11, 7/18/24

SJ-3830021#

**Lien Sale Auction Advertisement**

Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/or other misc. items.

Auction to be held at **4:00 PM On July 25th, 2024** at [www.selfstorageauction.com](http://www.selfstorageauction.com).

The property is stored at:  
**Willow Glen Storage  
2220 Canoas Garden Ave  
San Jose, Ca 95125  
408-267-0422**

NAME OF TENANT

Tim Nobriga  
7/11/24

SJ-3829639#

**TRUSTEE SALES**

File No.: 21-10201 APN: 477-71-031 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER MILLS CORNER HOMEOWNERS ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 09-13-2021. 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 07-31-2024 at 10:00 AM, at the Gated North Market Street entrance of the Superior Courthouse located at 191 North 1st Street, San Jose, CA 95113, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 09-14-2021 as Instrument 25099268 Book - - Page - - of Official Records in the Office of the Recorder of SANTA CLARA 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 CHIN KEONG LAM AND HUI CHEN, situated in said County, describing the land therein: APN: 477-71-031 The street address and other common designation, if any, of the real property described above is purported to be: 1779 IVY MILLS LANE, SAN JOSE, CA 95122 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 \$15,428.00. 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. REPLACEMENT OF WINNING BIDDER CHECKS: Winning bid checks received at the public auction sale 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. 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: 21-10201. 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 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: 21-10201 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: June 22, 2024 ALLIED TRUSTEE SERVICES, Trustee TANYA HALL, Authorized Signature  
7/11, 7/18, 7/25/24

SJ-3827227#

File No.: 23-10992 APN: 464-58-049 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER COLONY GREEN HOMEOWNERS ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 06-12-2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 07-31-2024 at 10:00 AM, at the Gated North Market Street entrance of the Superior Courthouse located at 191 North 1st Street, San Jose, CA 95113, ALLIED

TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 06-14-2023 as Instrument 25488014 Book - - Page - - of Official Records in the Office of the Recorder of SANTA CLARA 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 MINGSHUN LI, situated in said County, describing the land therein: APN: 464-58-049 The street address and other common designation, if any, of the real property described above is purported to be: 5367 COLONY GREEN DRIVE, SAN JOSE, CA 95123 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 \$16,086.28. 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. REPLACEMENT OF WINNING BIDDER CHECKS: Winning bid checks received at the public auction sale 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. 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: 23-10992. 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 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: 23-10992 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: June 11, 2024 ALLIED TRUSTEE SERVICES, Trustee TANYA HALL, Authorized Signature  
7/11, 7/18, 7/25/24

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