







(408) 287-4866

# LEGAL NOTICES

FAX (408) 287-2544

crime.)  
LEADERSHIP SOLUTIONS BY SHARON WAGNER LLC,  
S/ SHARON WAGNER, MANAGING MEMBER  
Article / Reg #: 202462513569  
Filed with the County Clerk-Recorder of Santa Clara County on 07/08/2024.  
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).  
7/19, 7/26, 8/2, 8/9/24

**SJ-3826300#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707573  
The following person(s) is (are) doing business as:  
NATURES FRUIT, 697 CANTERBURY PL, MILPITAS, CA 95035, 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: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): KYLE INDIHAR, 697 CANTERBURY PL, MILPITAS, CA 95035  
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/ KYLE INDIHAR,  
Filed with the County Clerk-Recorder of Santa Clara County on 07/08/2024.  
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).  
7/19, 7/26, 8/2, 8/9/24

**SJ-3826296#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707258  
The following person(s) is (are) doing business as:  
THE STEM STUDIO, 4090 TENNANT STATION #1041, 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 Corporation  
The name and residence address of the owner(s)/registrant(s) is (are): GR8GROWTH, INC., 2965 PASEO ROBLES AVE., SAN MARTIN, CA 95046  
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.)  
GR8GROWTH, INC.,  
S/ MYRNA ROBLES COUCH, PRESIDENT  
Article / Reg #: 5559989  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3825464#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707256  
The following person(s) is (are) doing business as:  
MIBRASA HOME, 2059 CAMDEN AVE #427, SAN JOSE, CA 95124, 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 limited liability company  
The name and residence address of the owner(s)/registrant(s) is (are): SUKALDE BRANDS LLC, 437 UNIVERSITY AVE, LOS GATOS, CA 95032  
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.)  
SUKALDE BRANDS LLC,  
S/ SARAH SHIRES, MANAGER  
Article / Reg #: 202117210523  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824885#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707253  
The following person(s) is (are) doing business as:  
41 DESIGNS, 100 CRISTICH LN STE B, SANTA CLARA, CA 95051, 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 limited liability company  
The name and residence address of the owner(s)/registrant(s) is (are): 41DXD LLC, 100 CRISTICH LANE STE B, CAMPBELL, CA 95008  
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.)  
41DXD LLC,  
S/ CHRIS DISKIN, MANAGING MEMBER  
Article / Reg #: 202202210412  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824883#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707249  
The following person(s) is (are) doing business as:  
BENNI PRINTS, 581 TOYON AVE., SAN JOSE, CA 95127, 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: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): BENJAMIN DEDERING, 581 TOYON AVE., SAN JOSE, CA 95127  
Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 04/15/2024.  
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/ BENJAMIN DEDERING,  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824870#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707248  
The following person(s) is (are) doing business as:  
HANG TEN SOLAR PANEL AND WINDOW CLEANING, 2331 ESPERANCA AVE., SANTA CLARA, CA 95054, 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: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): ETHAN ANGERBAUER, 2331 ESPERANCA AVE., SANTA CLARA, CA 95054  
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/ ETHAN ANGERBAUER,  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824846#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707257  
The following person(s) is (are) doing business as:  
GILROY AUTO SALES, 8352 CHURCH ST SUITE A #3, GILROY, CA 95020, 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 limited liability company  
The name and residence address of the owner(s)/registrant(s) is (are): GILROY AUTO SALES LLC, 8362 CHURCH AVE #3, GILROY, CA 95020  
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.)  
GILROY AUTO SALES LLC,

S/ RAFAEL FERNANDEZ, MANAGING MEMBER  
Article / Reg #: 20246252289  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824840#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707244  
The following person(s) is (are) doing business as:  
RHNK DIGITAL, 20830 STEVENS CREEK BLVD., #1178, CUPERTINO, CA 95014, 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 limited liability company  
The name and residence address of the owner(s)/registrant(s) is (are): RHNK DIGITAL LLC, 20830 STEVENS CREEK BLVD. #1178, CUPERTINO, CA 95014  
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.)  
RHNK DIGITAL LLC,  
S/ MICHAEL PATRICK RHONEK, MANAGING MEMBER  
Article / Reg #: 202462415036  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824820#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707243  
The following person(s) is (are) doing business as:  
VANDE BHARAT, 375 SARATOGA AVE., STE. L, SAN JOSE, CA 95129, 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 limited liability company  
The name and residence address of the owner(s)/registrant(s) is (are): RARR LLC, 49013 FEATHER GRASS TER, FREMONT, CA 94539  
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.)  
RARR LLC,  
S/ ANU MOHANAN NAIR,  
Article / Reg #: 202462415152  
Filed with the County Clerk-Recorder of Santa Clara County on 06/25/2024.  
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).  
7/5, 7/12, 7/19, 7/26/24

**SJ-3824706#**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. FBN707250  
The following person(s) is (are) doing business as:  
R&R PROPERTY MANAGEMENT, 2177 ALUM ROCK AVE. #114, SAN JOSE, CA 95116, 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: an Individual  
The name and residence address of the owner(s)/registrant(s) is (are): PAUL LAUBACH, 2177 ALUM ROCK AVE. #114, SAN JOSE, CA 95116  
Registrant/Owner began transacting business under the fictitious business name(s) listed above on: 01/31/2021.

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# LEGAL NOTICES

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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 24-00784-QQ-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: 07/08/2024 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](http://www.ndscorp.com) Connie Hernandez, Trustee Sales Representative A-FN4820590 07/12/2024, 07/19/2024, 07/26/2024  
7/12, 7/19, 7/26/24

**SJ-3831651#**

NOTICE OF TRUSTEE'S SALE TS No. CA-23-952373-SH Order No.: 230032742-CA-VOO YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/12/2006. 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 of 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): MADONNA O DUMANTAY AND JULIUS ROMMEL DUMANTAY, WIFE AND HUSBAND AS JOINT TENANTS Recorded: 5/5/2006 as Instrument No. 18919199 of Official Records in the office of the Recorder of SANTA CLARA County, California; Date of Sale: 8/26/2024 at 10:00 AM Place of Sale: At the Gated North Market Street entrance of the Superior Courthouse, 191 N. First Street, San Jose, CA 95113 Amount of unpaid balance and other charges: \$636,753.44 The purported property address is: 3280 COLDWATER DRIVE, SAN JOSE, CA 95148 Assessor's Parcel No.: 649-08-040 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-23-952373-SH. 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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-952373-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. 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 rights 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> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION . TS No.: CA-23-952373-SH IDSPub #0203067 7/5/2024 7/12/2024 7/19/2024 7/5, 7/12, 7/19/24

**SJ-3828830#**

T.S. No. 090783-CA APN: 494-48-060 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/12/2007. 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 ON 8/21/2024 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/26/2007 as Instrument No. 19482841 and later modified by a Loan Modification Agreement recorded on 7/02/2018, as Instrument No. 23967908, of Official Records in the office of the County Recorder of Santa Clara County, State of CALIFORNIA executed by: ERNESTO VALENCIA AND LILIA VALENCIA, HUSBAND AND WIFE 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; AT THE GATED NORTH MARKET STREET ENTRANCE, SUPERIOR COURTHOUSE, 191 N. 1st Street, San Jose, CA 95113 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 90 AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 5075 RAMBLEWOOD CREEK UNIT NO. 3, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON AUGUST 16, 1972, IN BOOK 306 OF MAPS, PAGE(S) 51, 52, 53 AND 54. EXCEPTING THEREFROM THE UNDERGROUND WATER OR RIGHTS THERETO, WITH NO RIGHT OF SURFACE ENTRY, AS GRANTED TO SAN JOSE WATER WORKS, A CALIFORNIA CORPORATION BY INSTRUMENT RECORDED SEPTEMBER 28, 1972 IN BOOK 0042, PAGE 359, OFFICIAL RECORDS. The street address and other common designation, if any, of the real property described above is purported to be: 1025 KITCHENER CIRCLE, SAN JOSE, CA 95121 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: \$1,504,452.31 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 090783-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 090783-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: (844) 477-7869 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108  
7/12, 7/19, 7/26/24

**SJ-3827370#**

T.S. No. 115149-CA APN: 442-19-009 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 3/10/2008. 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 8/9/2024 at 10:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 3/18/2008 as Instrument No. 19780544 of Official Records in the office of the County Recorder of Santa Clara County, State of CALIFORNIA executed by: BRAD CAIRNS AND ROBIN L CAIRNS 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; At the Gated North Market Street entrance of the Superior Courthouse, 191 N. First Street, San Jose, CA 95113 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 13, AS SHOWN ON THAT CERTAIN MAP OF TRACT NO. 3195, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON JUNE 29, 1962, IN BOOK 149 OF MAPS, PAGE(S) 4. EXCEPTING THEREFROM THE UNDERGROUND WATER OR RIGHTS THERETO, WITH NO RIGHT OF SURFACE ENTRY, AS GRANTED TO SAN JOSE WATER WORKS, A CALIFORNIA CORPORATION BY INSTRUMENT RECORDED JULY 11, 1963, IN BOOK 6100, PAGE 171, OFFICIAL RECORDS. The street address and other common designation, if any, of the real property described above is purported to be: 2466 SAINT LAWRENCE DRIVE, SAN JOSE, CA 95124 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: \$468,983.54 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 115149-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 115149-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: (800) 758-8052 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108  
7/5, 7/12, 7/19/24

**SJ-3824094#**

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