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RECORDING REQUESTED BY:

*Stephen F. Lopez Esq. APC*

**WHEN RECORDED MAIL TO:**

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**DOCUMENT TITLE**

Notice of Pendency of Action

1 **RECORDING REQUESTED BY:**

2 **STEPHEN F. LOPEZ ESQ.**

3 **AND WHEN RECORDED MAIL TO:**

4 **STEPHEN F. LOPEZ, ESQ. (SBN 125058)**

5 **STEPHEN F. LOPEZ ESQ. APC**

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7 Corona, California 92879

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10 Email: steve@sflopesq.com

11 Attorneys for Plaintiff, Renee Shizue Ramos, aka Renee Shizue Yamagishi

12  
13 **SUPERIOR COURT OF CALIFORNIA COUNTY OF ALAMEDA**

14 **HAYWARD HALL OF JUSTICE**

15 RENE SHIZUE RAMOS, AKA RENE  
16 SHIZUE YAMAGISHI,

17 Plaintiff,

18 v.

19 WILMINGTON TRUST NATIONAL  
20 ASSOCIATION, SUCCESSOR TRUSTEE TO  
21 CITIBANK, N.A., AS TRUSTEE FOR  
22 MERRILL LYNCH MORTGAGE  
23 INVESTORS TRUST, MORTGAGE LOAN  
24 ASSET-BACKED CERTIFICATES, AND  
25 SERIES 2006-HES, a business entity form  
26 unknown; NATIONSTAR MORTGAGE LLC,  
27 dba MR. COOPER, a Texas Limited Liability  
28 Corporation; AZTEC FORECLOSURE  
COMPANY, INC., a California Corporation;  
BRECKENRIDGE PROPERTY FUND 2016,  
LLC, a Delaware Limited Liability Company;  
CHAMPERY REAL ESTATE 2015, LLC, a  
California Limited Liability Company; ALL  
PERSONS OR ENTITIES UNKNOWN  
CLAIMING (A) ANY LEGAL OR  
EQUITABLE RIGHT, TITLE, ESTATE,  
LIEN, OR INTEREST IN PLAINTIFF'S

Case No.: 23CV029813

**NOTICE OF PENDENCY OF ACTION  
PURSUANT TO CCP §405**

Date Filed: March 22, 2023

1 REAL PROPERTY DESCRIBED IN THIS )  
2 VERIFIED COMPLAINT ADVERSE TO )  
3 PLAINTIFF'S TITLE, OR (B) ANY CLOUD )  
4 ON PLAINTIFF'S TITLE TO THE REAL )  
5 PROPERTY. THE CLAIMS OF EACH )  
6 UNKNOWN DEFENDANT ARE WITHOUT )  
7 ANY RIGHT, AND THESE DEFENDANTS )  
8 HAVE NO RIGHT, TITLE, ESTATE, LIEN, )  
9 OR INTEREST IN THE PROPERTY and )  
10 DOES 1 through 25, inclusive, )

11 Defendants.

12 Notice is hereby given that the above-entitled action, in the above-entitled court, was  
13 filed on March 22, 2023 by Renee Shizue Ramos, aka Renee Shizue Yamagishi Plaintiff, against  
14 WILMINGTON TRUST NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO  
15 CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS  
16 TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, AND SERIES 2006-HES, a  
17 business entity form unknown; NATIONSTAR MORTGAGE LLC, dba MR. COOPER, a Texas  
18 Limited Liability Corporation; AZTEC FORECLOSURE COMPANY, INC., a California  
19 Corporation; BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware Limited Liability  
20 Company; CHAMPERY REAL ESTATE 2015, LLC, a California Limited Liability Company;  
21 ALL PERSONS OR ENTITIES UNKNOWN CLAIMING (A) ANY LEGAL OR EQUITABLE  
22 RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN PLAINTIFF'S REAL PROPERTY  
23 DESCRIBED IN THIS VERIFIED COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR  
24 (B) ANY CLOUD ON PLAINTIFF'S TITLE TO THE REAL PROPERTY. THE CLAIMS OF  
25 EACH UNKNOWN DEFENDANT ARE WITHOUT ANY RIGHT, AND THESE  
26 DEFENDANTS HAVE NO RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE  
27 PROPERTY and DOES 1 through 25, inclusive.  
28

1 This action is now pending in the above entitled court.

2 The action affects title and right of possession of specific real property in Berkeley  
3 commonly known as 2703 Mathews Street, Berkeley CA 94702.

4 The specific real property affected by the action is located in the City of Berkeley,  
5 County of Alameda, California, and is described as follows:

6 All that certain real property situated in the County of Alameda, State of California,  
7 described as follows:

8 THE LAND REFERRED TO HEREIN BELOW IS SITUTATED IN THE CITY OF  
9 BERKELEY, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS  
10 DESCRIBED AS FOLLOWS:

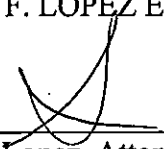
11 Beginning at a point on the Easterly line of Mathews Street, distant thereon Southerly 33  
12 feet, 9 inches from the Intersection thereof with the Southerly line of Derby Street,  
13 formerly Felton Street, as said streets are shown on the map herein referred to; running  
14 thence Southerly along said line of Mathews Street, 33 feet, 9 inches; thence Easterly  
15 parallel with said line of Derby Street 80 feet; thence Northerly parallel with said line of  
16 Mathews Street, 33 feet, 9 inches; thence Westerly parallel with said line of Derby Street  
17 80 feet to the point of beginning.

18 Being a portion of Lots 1 and 2, Block 11, as said lots and block on the "Map of the  
19 Mathews Tract, Berkeley Oakland Township, subdivided 1888", filed August 7, 1888,  
20 Map Book 10, Page 29, Alameda County Records,

21 Assessor's Parcel Number: 054-1740-029.

22 Dated: March 31, 2023

STEPHEN F. LOPEZ ESQ., APC

23 By:   
24 Stephen F. Lopez, Attorney for  
25 Plaintiff, Renee Shizue Ramos aka  
26 Renee Shizue Yamagishi  
27  
28

This is to certify that this is a  
true copy of the document  
on file in this office.

ATTEST: APR 18 2023

*Melissa Wilk*  
COUNTY RECORDER  
ALAMEDA COUNTY, CALIFORNIA