

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Stephen F. Lopez, Esq. APC

WHEN RECORDED MAIL TO:

NAME: Stephen F. Lopez

ADDRESS: 840 E. Parkridge Ave., Ste. 102

CITY/STATE/ZIP: Corona CA 92879

2023056236

05/17/2023 03:42 PM

6 PGS

OFFICIAL RECORDS OF ALAMEDA COUNTY

MELISSA WILK, CLERK-RECORDER

RECORDING FEES: \$104.00



RW

THIS SPACE FOR RECORDER'S USE ONLY

DOCUMENT TITLE

Notice of Pendency of Action

Pursuant to CCP 405 *to now include*
the required Proofs of Service,
with Reference to Doc. # 2023043771

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**

6 840 E. Parkridge Avenue, Suite 102

7 Corona, California 92879

8 Telephone: (714) 760-9753

9 Facsimile: (714) 242-6944

10 Email: steve@sflopesq.com

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

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

13 **HAYWARD HALL OF JUSTICE**

14 RENE SHIZUE RAMOS, AKA RENE
15 SHIZUE YAMAGISHI.

16 Plaintiff,

17 v.

18 WILMINGTON TRUST NATIONAL
19 ASSOCIATION, SUCCESSOR TRUSTEE TO
20 CITIBANK, N.A., AS TRUSTEE FOR
21 MERRILL LYNCH MORTGAGE
22 INVESTORS TRUST, MORTGAGE LOAN
23 ASSET-BACKED CERTIFICATES, AND
24 SERIES 2006-HES, a business entity form
25 unknown; NATIONSTAR MORTGAGE LLC,
26 dba MR. COOPER, a Texas Limited Liability
27 Corporation; AZTEC FORECLOSURE
28 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:

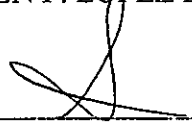
11 Beginning at a point on the Easterly line of Mathews Street, distant thereon Southerly 33
12 feet, 9 inches from the Intersection thereof with the Southerly line of Derby Street,
13 formerly Felton Street, as said streets are shown on the map herein referred to; running
14 thence Southerly along said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

1 **PROOF OF SERVICE**

2 I, the undersigned, declare that I am over the age of 18 years and not a party to the case; I
3 am employed in the County of Riverside, California, where the mailing occurs; and my business
4 address is 840 E. Parkridge Avenue, Suite 102 Corona, California 92879. I further declare that I
5 am readily familiar with the business' practice at my place of business for collection and
6 processing of correspondence for mailing with the United States Postal Service; and as
7 applicable that the correspondence shall be deposited with the United States Postal Service that
8 same day in the ordinary course of business.

9 On May 09, 2023, I served the following document(s):

10 NOTICE OF PENDENCY OF ACTION PURSUANT TO CCP §405

11 on the following:

12 CSC Lawyers Incorporating Service 2710 Gateway Oaks Dr # 150 Sacramento, CA 95833	Registered Agents for: WILMINGTON TRUST NATIONAL ASSOCIATION, SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, AND SERIES 2006-HE5, a business entity form unknown;
16 CSC Lawyers Incorporating Service 2710 Gateway Oaks Dr # 150 Sacramento, CA 95833	Registered Agents for: NATIONSTAR MORTGAGE LLC, dba MR. COOPER, a Texas Limited Liability Corporation;
19 CT Corporation System 330 N. Brand Blvd. Ste. 700 Glendale CA 91203	Register Agent for: AZTEC FORECLOSURE COMPANY, INC., a California Corporation;
21 COGENCY GLOBAL INC. 600 Wilshire Blvd., Ste. 980 Los Angeles CA 90017	Register Agent for: BRECKENRIDGE PROPERTY FUND 2016, LLC, a Delaware Limited Liability Company;
24 COGENCY GLOBAL INC. 600 Wilshire Blvd., Ste. 980 Los Angeles CA 90017	Register Agent for: CHAMPERY REAL ESTATE 2015, LLC, a California Limited Liability Company;

27 **XX BY CERTIFIED U.S. MAIL (Return Receipt Requested)** I deposit such sealed
28 envelope with the United States Postal Service with postage thereon fully prepaid.

1 I declare under penalty of perjury under the laws of the State of California that the
2 foregoing is true and correct.

3 Executed on May 09, 2023


4 VERONICA RAMIREZ

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

ATTEST: MAY 17 2023

Melissa Wilk
COUNTY RECORDER
ALAMEDA COUNTY, CALIFORNIA