

THREE (3) DAY NOTICE TO PAY RENT OR QUIT
(CCP § 1161(2))

To: Manuel Huerta, DBA Huertas Tree Service
And to all others in possession of,
Premises: 17430 Old Summit Road, Los Gatos, CA 95033

PLEASE TAKE NOTICE that you are in default in the payment of rent for the above-described premises in the total amount of:

\$ 6,768.00

This amount represents unpaid rent for the period(s) of:
May 2026 - Undelivered Check
June 2026 - Returned Check

Within THREE (3) days (excluding Saturdays, Sundays, and judicial holidays) after service of this notice upon you, you are required to pay the above amount in full or quit and deliver possession of the premises to the undersigned.

Payment shall be made to:
Jim Beck
22217 Old Santa Cruz Hwy
Los Gatos, CA 95033,

Payment may be made on the following days and times:
- 24 Hours daily at the designated mail slot at the Red Barn on the subject property.

If you fail to comply with this notice, legal proceedings will be commenced to recover possession of the premises, declare the lease forfeited, and recover rent and damages as allowed by law.

Jim Beck

A handwritten signature in black ink, appearing to read 'Jim Beck', with a stylized flourish at the end.

Date: June 29, 2026

PROOF OF SERVICE

I am over the age of 18 years, not a party to this action, and am a citizen of the United States.

My home address is:

Marina Johnson

278 Monroe Drive #4A, Mt. View, CA 94040.

Date: June 29, 2026

Time: 8:00 AM

Address: 17430 Old Summit Rd, Los Gatos, CA 95033

Person Served: Manuel Huerta

☒ I personally served the **THREE-DAY NOTICE TO PAY RENT OR QUIT**, and

☒ I posted the **THREE-DAY NOTICE TO PAY RENT OR QUIT** and mailed a copy to the same address and to the following home address, on this date.

Manuel Huerta

1748 Bagpipe Way

San Jose, CA 95121

I declare, under penalty of perjury, that the foregoing is true and correct.

Executed this 29th Day of June in 2026.

Marina Johnson

A handwritten signature in black ink, appearing to read 'Marina Johnson', with a stylized flourish at the end.