

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

Date: April 15, 2026

Time: 12:00 pm

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

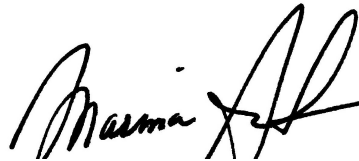
Person Served: Manuel Huerta

I personally served the **THREE-DAY NOTICE TO PAY RENT OR QUIT**.

I posted the **THREE-DAY NOTICE TO PAY RENT OR QUIT** and mailed a copy to the same address on April 15, 2026.

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

Executed this 15th Day of April in 2026.

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

Marina Johnson

# THREE-DAY NOTICE TO PAY RENT OR QUIT

**TO: Manuel Huerta and all tenants, subtenants and others in possession of the premises located at 17430 Old Summit Road, Los Gatos CA 95033-9963:**

WITHIN THREE DAYS after the service on you of this notice, you are hereby required to make payment PAYABLE TO Jim Beck (Landlord) the rent for premises in the amount of **Three thousand three hundred and eight-four dollars (\$3,384.00).**

**OR QUIT AND DELIVER THE POSSESSION OF THE PREMISES**

YOU ARE FURTHER NOTIFIED if you fail to perform or otherwise comply, Landlord declares the forfeiture of your Rental/Lease Agreement and will institute legal proceedings to obtain possession. Such Proceedings could result in a judgment against you, which may include attorneys' fees and court costs as allowed by law, and an additional punitive award of \$600.00 in accordance with California law. If you fail to fulfil the terms of your credit obligations, a negative credit report may be submitted to a credit reporting agencies. This Three-Day Notice to Pay Rent or Quit supersedes all previous Three-day Notices to Pay Rent or Quit, if any.

Payment must be made to the Landlord at the following address:  
22217 Old Santa Cruz Hwy, Los Gatos, CA 95033

Payments may be delivered to Landlord between the hours of 9:00 am and 6:00 pm on Monday through Friday on reasonable notice. Landlord's telephone number for contact is (408) 353-1615

Landlord will come to the premises on reasonable telephone notice to collect payment.

Acceptable payment methods: Cashier's Check, Money Order, Cash. Personal or Company checks will not be accepted.

California Civil Code section 1946 provides:

**“State law permits former tenants to reclaim abandoned personal property left at the former address of the tenant, subject to certain conditions. You may or may not be able to reclaim property without incurring additional costs, depending on the cost of storing the property and the length of time before it is reclaimed. In general, these costs will be lower the sooner you contact your former landlord after being notified that property belonging to you was left behind after you moved out.”**

Dated: 4/15/26

By:



Jim Beck, Landlord