

## BULK SALES

### NOTICE TO CREDITOR'S OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

(UCC Sec. §101 et seq. and B & P 24073 et seq.)  
ESCROW # 012609082  
Exempt from fee per GC 27388.1 (a) (1).  
Recording not related to real property  
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address(es) of the seller(s) is/are: The Pollack Group, LTD 2815 Taylor Street, San Francisco, CA 94133  
Doing Business as: Nick's Lighthouse  
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: (if none, so state) NONE  
The location in California of the chief executive office of the seller is: SAME  
The name(s) and business address of the buyer(s) is/are: Ihyun Jeoung and Sung Ki Kim 2825 Taylor Street, San Francisco, CA 94133  
The assets being sold are generally described as: furniture, fixtures, equipment, and liquor license  
and are located at: 2815 Taylor Street, San Francisco, CA 94133 (Fisherman's Wharf Stall 5)  
The kind of license to be transferred is: on sale general eating place #258690 issued for the premises located at: 2815 Taylor Street, San Francisco, CA 94133 (Fisherman's Wharf Stall 5)  
The anticipated date of the bulk sale/transfer is December 1, 2022 and upon approval by Department of Alcoholic Beverage Control at the office of OLD REPUBLIC TITLE COMPANY located at 1000 Burnett Avenue, Suite 400, Concord, CA 94520.  
The amount of the purchase price or consideration in connection with the transfer of the license and business, is \$850,000.00  
It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec 24703 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control.  
Dated: 11/03/2022  
/S/ Ihyun Jeoung  
/S/ Sung Ki Kim  
The Pollack Group, LTD  
1000 Burnett Avenue, Suite 400, Concord, CA 94520  
SF-3643083#

### NOTICE TO CREDITORS OF BULK SALE

(U.C.C. §5104, 6105)  
ESCROW # 0126019046  
NOTICE IS HEREBY GIVEN to creditors of the names and business address of the Seller(s) is/are: Robert M. Valley, D.D.S., APC, Robert M. Valley DDS 490 Post Street, Ste. 1205, San Francisco, CA 94102  
The location in California of the Chief Executive Office of the seller is: same as above  
As listed by the seller, all other business names and addresses used by the seller within three years before the date on which this was sent or delivered to the buyer are: none  
The names and business address of the Buyer(s) is/are: Shahabi Dental, Inc. 490 Post Street, Ste. 1205, San Francisco, CA 94102  
The assets to be sold are described in general as:  
All stock in trade, furniture, fixtures, equipment and other property  
And are located at: 490 Post Street, Ste. 1205, San Francisco, CA 94102  
The business name used by the Seller(s) at those locations is: Robert M. Valley DDS  
The anticipated date of the bulk sale is December 1, 2022  
At the office of Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520.  
The bulk sale is subject to California Uniform Commercial Code Section 9106.2. If so subject, the name and address of the person with whom claims may be filed is as follows: Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520, Escrow Holder.  
The last day for filing claims shall be November 30, 2022 day before the sale date specified herein.  
Dated: 11/8/22  
Shahabi Dental, Inc.  
/S/ By: Shella Shahabi, DDS, President  
11/10/22  
SF-3643066#

## CIVIL

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557528  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: XIU WEN MEI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner XIU WEN MEI filed a petition with this court for a decree changing names as follows:  
XIU WEN MEI to SAMMI XIUWEN MEI  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/13/2022, Time: 9:00AM, Dept.: Room: 103  
The address of the court is 400 McALLISTER ST #103, SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 28, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
11/3, 11/10, 11/17, 11/25/22  
SF-3640702#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557528  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: XIU WEN MEI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner XIU WEN MEI filed a petition with this court for a decree changing names as follows:  
XIU WEN MEI to SAMMI XIUWEN MEI  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/13/2022, Time: 9:00AM, Dept.: Room: 103  
The address of the court is 400 McALLISTER ST #103, SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 28, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
11/3, 11/10, 11/17, 11/25/22  
SF-3640701#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557494  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: SHU YAN MEI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SHU YAN MEI filed a petition with this court for a decree changing names as follows:  
SHU YAN MEI to SELINA SHUYAN MEI  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/13/2022, Time: 9:00AM, Dept.: Room: 103  
The address of the court is 400 McALLISTER ST #103, SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 28, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
11/3, 11/10, 11/17, 11/25/22  
SF-3640700#

with this court for a decree changing names as follows:  
SHU YAN MEI to SELINA SHUYAN MEI  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/13/2022, Time: 9:00AM, Dept.: Room: 103  
The address of the court is 400 McALLISTER ST #103, SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 28, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
11/3, 11/10, 11/17, 11/25/22  
SF-3640700#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557527  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: SHU FEN MEI for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SHU FEN MEI filed a petition with this court for a decree changing names as follows:  
SHU FEN MEI to SUSAN SHUFEN MEI  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/13/2022, Time: 8:00AM, Dept.: Room: 103  
The address of the court is 400 McALLISTER ST #103, SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 28, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
11/3, 11/10, 11/17, 11/25/22  
SF-3640699#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557515  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: Song, Rachel Grunewald for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Song, Rachel Grunewald filed a petition with this court for a decree changing names as follows:  
Song, Rachel, Grunewald to Song Joo, Lee  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/13/2022, Time: 9:00 AM, Dept.: Room: 103  
The address of the court is 400 McAllister St., San Francisco, CA 94102.  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: San Francisco Daily Journal  
Date: October 24, 2022  
Samuel K. Feng  
Judge of the Superior Court  
10/27, 11/3, 11/10, 11/17/22  
SF-3638672#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557477  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: Donald Leonard Seabolt for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Donald Leonard Seabolt filed a petition with this court for a decree changing names as follows:  
Donald Leonard Seabolt to Leonard Seabolt  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: 12/29/2022, Time: 9:00 AM, Dept.: Room: 103  
The address of the court is 400 McAllister Street San Francisco, CA-94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: October 24, 2022  
Samuel K. Feng  
Judge of the Superior Court  
10/27, 11/3, 11/10, 11/17/22  
SF-3638672#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557494  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: MARIANA SANTIAGO GALAVIZ AND JOSE LUIS RIOS HERNANDEZ for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner MARIANA SANTIAGO GALAVIZ AND JOSE LUIS RIOS HERNANDEZ filed a petition with this court for a decree changing names as follows:  
AMAURY OMAR VAZQUEZ AKA AMAURY OMAR RIOS SANTIAGO AKA AMAURY OMAR VAZQUEZ TO AMAURY OMAR RIOS SANTIAGO  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: NOVEMBER 29, 2022, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
The address of the court is 400 McALLISTER STREET, SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 13, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
10/20, 10/27, 11/3, 11/10/22  
SF-3635836#

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557494  
Superior Court of California, County of SAN FRANCISCO  
Petitioner of: EDITH KETTY CORONEL REMENTERIA AND JOSE ANTONIO MUKUL FUENTES for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner EDITH KETTY CORONEL

REMENTERIA AND JOSE ANTONIO MUKUL FUENTES filed a petition with this court for a decree changing names as follows:  
YASARITH YAYZA MUKUL CORONEL to YASARITH YAYZA MUKUL CORONEL  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: NOV 29, 2022, Time: 9:00AM, Dept.: 103N, Room: 103N  
The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: OCTOBER 13, 2022  
SAMUEL K. FENG  
Judge of the Superior Court  
10/20, 10/27, 11/3, 11/10/22  
SF-3635449#

## FICTITIOUS BUSINESS NAMES

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398659  
Fictitious Business Name(s)/Trade Name (DBA):  
Village Tea House, 62 2nd Street, San Francisco, CA 94105 County of SAN FRANCISCO  
Registered Owner(s):  
Village Tea House Inc, 62 2nd Street, San Francisco, CA 94105  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 11/04/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Wendy Prigge, CFO  
This statement was filed with the County Clerk of San Francisco County on 10/28/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3639915#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398659  
Fictitious Business Name(s)/Trade Name (DBA):  
Village Tea House, 62 2nd Street, San Francisco, CA 94105 County of SAN FRANCISCO  
Registered Owner(s):  
Village Tea House Inc, 62 2nd Street, San Francisco, CA 94105  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 11/04/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Jonathan Chan, President  
This statement was filed with the County Clerk of San Francisco County on 11/03/2022.  
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).  
11/10, 11/17, 11/25, 12/2/22  
SF-3642312#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398605  
Fictitious Business Name(s)/Trade Name (DBA):  
Royal T Dresses, 1444 Croaker CT Unit F, San Francisco, CA 94130 County of SAN FRANCISCO  
Registered Owner(s):  
Tammy Welch, 1444 Croaker CT Unit F, San Francisco, CA 94130  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/28/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Tammy Welch,  
This statement was filed with the County Clerk of San Francisco County on 10/28/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3640154#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398509  
Fictitious Business Name(s)/Trade Name (DBA):  
FORTH, 100 MONTGOMERY ST STE 1700, SAN FRANCISCO, CA 94104 County of SAN FRANCISCO  
Registered Owner(s):  
SENIORLY INC, 650 CALIFORNIA ST, SAN FRANCISCO, CA 94108  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 06/14/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Arthur Bretschneider, CEO  
This statement was filed with the County Clerk of San Francisco County on 10/17/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3640154#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398506  
Fictitious Business Name(s)/Trade Name (DBA):  
DR. SHEMYA VAUGHN, 2021 FILLMORE ST STE 1100, SAN FRANCISCO, CA 94115 County of SAN FRANCISCO  
Registered Owner(s):  
SHEMYA VAUGHN, 2021 FILLMORE ST STE 1100, SAN FRANCISCO, CA 94115  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 07/18/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Shemya Vaughn,  
This statement was filed with the County Clerk of San Francisco County on 10/17/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3639927#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398506  
Fictitious Business Name(s)/Trade Name (DBA):  
DR. SHEMYA VAUGHN, 2021 FILLMORE ST STE 1100, SAN FRANCISCO, CA 94115 County of SAN FRANCISCO  
Registered Owner(s):  
SHEMYA VAUGHN, 2021 FILLMORE ST STE 1100, SAN FRANCISCO, CA 94115  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 07/18/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Shemya Vaughn,  
This statement was filed with the County Clerk of San Francisco County on 10/17/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3639927#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398506  
Fictitious Business Name(s)/Trade Name (DBA):  
DR. SHEMYA VAUGHN, 2021 FILLMORE ST STE 1100, SAN FRANCISCO, CA 94115 County of SAN FRANCISCO  
Registered Owner(s):  
SHEMYA VAUGHN, 2021 FILLMORE ST STE 1100, SAN FRANCISCO, CA 94115  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 07/18/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Shemya Vaughn,  
This statement was filed with the County Clerk of San Francisco County on 10/17/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3639927#

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).  
10/27, 11/3, 11/10, 11/17/22  
SF-3637949#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398547  
Fictitious Business Name(s)/Trade Name (DBA):  
"JOY OF THE FLOWER ESPRESSO, THE", 326 Ralston Street, San Francisco, CA 94132 County of SAN FRANCISCO  
Registered Owner(s):  
Elmer Aguilar, 326 Ralston Street, San Francisco, CA 94132  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/21/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Elmer Aguilar,  
This statement was filed with the County Clerk of San Francisco County on 10/21/2022.  
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).  
10/27, 11/3, 11/10, 11/17/22  
SF-3637949#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398540  
Fictitious Business Name(s)/Trade Name (DBA):  
San Francisco Income Tax, 9 GOLDMINE DRIVE, SAN FRANCISCO, CA 94131 County of SAN FRANCISCO  
Registered Owner(s):  
Tirstel A. Woldelessiasse, 9 Goldmine Drive, Apt G, San Francisco, CA 94131  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/21/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Tirstel A. Woldelessiasse,  
This statement was filed with the County Clerk of San Francisco County on 10/21/2022.  
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).  
10/27, 11/3, 11/10, 11/17/22  
SF-3637949#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398549  
Fictitious Business Name(s)/Trade Name (DBA):  
YEW MILLER, 451 Sanchez Street, San Francisco, CA 94114 County of SAN FRANCISCO  
Registered Owner(s):  
Drew Miller, 451 Sanchez Street, San Francisco, CA 94114  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/21/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Drew Miller,  
This statement was filed with the County Clerk of San Francisco County on 10/21/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3639958#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398549  
Fictitious Business Name(s)/Trade Name (DBA):  
YEW MILLER, 451 Sanchez Street, San Francisco, CA 94114 County of SAN FRANCISCO  
Registered Owner(s):  
Drew Miller, 451 Sanchez Street, San Francisco, CA 94114  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/21/2022.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Drew Miller,  
This statement was filed with the County Clerk of San Francisco County on 10/21/2022.  
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).  
11/3, 11/10, 11/17, 11/25/22  
SF-3639958#

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398540  
Fictitious Business Name(s)/Trade Name (DBA):  
San Francisco Income Tax



# LEGAL NOTICES

Continued from Page # 9

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2022-0398495  
 Fictitious Business Name(s)/Trade Name (DBA):  
 L'ottavo Ristorante, 692 SUTTER ST., San Francisco, CA 94102 County of SAN FRANCISCO.  
 Registered Owner(s):  
 SMEDINA LLC, 143 CATALINA AVE. PACIFICA, CA 94044  
 This business is conducted by: a limited liability company  
 The registrant commenced to transact business under the fictitious business name or names listed above on XXX.  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)  
 s/medina llc  
 S/ Soladia Medina, Managing member  
 This statement was filed with the County Clerk of San Francisco County on 10/14/2022.  
 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).  
 10/20, 10/27, 11/3, 11/10/22  
**SF-3635434#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2022-0398441  
 Fictitious Business Name(s)/Trade Name (DBA):  
 STUDIO 81, 1199 TENNESSEE STREET, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO  
 Registered Owner(s):  
 BIANCA CHIARA FONDA, 435 LONDON STREET, SAN FRANCISCO, CA 94112  
 This business is conducted by: an individual  
 The registrant commenced to transact business under the fictitious business name or names listed above on 06/23/2022.  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by fine not to exceed one thousand dollars (\$1,000.)  
 S/ BIANCA CHIARA FONDA,  
 This statement was filed with the County Clerk of San Francisco County on 10/06/2022.  
 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).  
 10/20, 10/27, 11/3, 11/10/22  
**SF-3635485#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2022-0398436  
 Fictitious Business Name(s)/Trade Name (DBA):  
 By me boba tea, 22 Ross Aly, San Francisco, CA 94108 County of SAN FRANCISCO  
 Registered Owner(s):  
 Ning Huang, 1422 Powell Street Apt 1 st #, San Francisco, CA 94133  
 This business is conducted by: an individual  
 The registrant commenced to transact business under the fictitious business name or names listed above on 05/01/2022.  
 I declare that all information in this statement is true and correct. (A registrant

who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)  
 S/ Ning Huang,  
 This statement was filed with the County Clerk of San Francisco County on 10/06/2022.  
 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).  
 10/20, 10/27, 11/3, 11/10/22  
**SF-3635434#**

**FICTITIOUS BUSINESS NAME STATEMENT**  
 File No. 2022-0398501  
 Fictitious Business Name(s)/Trade Name (DBA):  
 BROTHER STEEL, 335 Berry St., Unit 304, San Francisco, CA 94158 County of SAN FRANCISCO  
 Registered Owner(s):  
 RONGBO TAN, 335 Berry St., Unit 304, San Francisco, CA 94158  
 This business is conducted by: an individual  
 The registrant commenced to transact business under the fictitious business name or names listed above on XXX.  
 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)  
 S/ RONGBO TAN  
 This statement was filed with the County Clerk of San Francisco County on 10/14/2022.  
 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).  
 10/20, 10/27, 11/3, 11/10/22  
**SF-3624196#**

## PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF CHARLES SHINCHUI PARK, AKA CHARLES S PARK AND CHARLES PARK CASE NO. PES-22-305785**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: CHARLES SHINCHUI PARK, aka Charles S. Park and Charles Park  
 A PETITION FOR PROBATE has been filed by Maria Cara Leone in the Superior Court of California, County of San Francisco.  
 THE PETITION FOR PROBATE requests that Maria Cara Leone be appointed as personal representative to administer the estate of the decedent.  
 THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal

representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A HEARING on the petition will be held on 12/05/2022 at 9:00 a.m. in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.  
 IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
 IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
 Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
 YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Attorney for Petitioner: Edward Broitman, Esq.; SBN: 248926 Law Office of Edward Broitman 330 Locust Street Santa Cruz, CA 95060, Telephone: (831) 325-8175  
 11/10, 11/11, 11/17/22  
**SF-3642762#**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF IVAN ISRAEL MAGANA CASE NO. PES-22-305584**  
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: IVAN ISRAEL MAGANA  
 A Petition for Probate has been filed by MARIANA MAGANA in the Superior Court of California, County of San Francisco.  
 The Petition for Probate requests that MARIANA MAGANA be appointed as personal representative to administer the estate of the decedent.  
 The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
 A hearing on the petition will be held in this court on 12/06/2022 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.  
 If you object to the granting of the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
 If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.  
 Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.  
 You may examine the file kept by the

court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Attorney for Petitioner: PETER H. BRESLEY, 3338 SACRAMENTO STREET, SAN FRANCISCO, CA 94118, Telephone: 415-776-7177  
 11/9, 11/10, 11/16/22  
**SF-3642343#**

## TRUSTEE SALES

T.S. No.: 2022-00696-CA A.P.N.: 40-6729-035 Property Address: 14 -14A SURREY STREET, SAN FRANCISCO, CA 94131 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d): THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/02/2006 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. Trustor: Miou Kuen Lee, a married woman, as her sole and separate property and Valerie H. Lee, a married woman as her sole and separate property Jointly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 02/09/2006 as Instrument No. 2006-112429-00 in book J074, page 4087 and of Official Records in the office of the Recorder of San Francisco County, California. Date of Sale: 12/20/2022 at 01:30 PM Place of Sale: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVE, SAN FRANCISCO, CA 94102 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 745,242.31 NOTICE OF TRUSTEE'S SALE THE TRUSTEE 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, AND AUTHORIZED BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE: All right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 14 -14A SURREY STREET, SAN FRANCISCO, CA 94131 A.P.N.: 40-6729-035 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. 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 thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee, and of the trusts created 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: \$ 745,242.31. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. 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 of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S SALE 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 this property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924d 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 (866)-960-8299 or visit this internet Web site https://www.a11source.com/loginpage.aspx using the file number assigned to this case 2022-00696-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 OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 the right of purchase. First, 48 hours after the date of the trustee sale, you can call (866)-960-8299, or visit this internet website https://www.a11source.com/loginpage.aspx using the file number assigned to this case 2022-00696-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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. Date: November 1, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.a11source.com/loginpage.aspx Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE CONTACTED AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.  
 11/10, 11/17, 11/25/22  
**SF-3641875#**

T.S. No. 0125002155 Loan No. 21608 APN: Lot 008; Block 3763 Property Address: 414-418 Bryant Street, San Francisco, CA 94107 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a). THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY MAILED TO THE TRUSTOR. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/24/2019. 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 11/29/2022 at 1:30 PM Outside the Memorial Court gates by Van Ness Avenue Between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, Old Republic Title Company, a California corporation, has been appointed Trustee under the Deed of Trust recorded on 9/25/2019, as Instrument No. 2019-K835146-00, of Official Records in the office of the Recorder of San Francisco County, California, executed by: 412 Bryant St, LLC, a Delaware limited liability company, as Trustor, Amalgamated Bank, a bank organized under the laws of the State of New York, as Lender/Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR (payable at

time of sale in lawful money of the United States by cashier's check drawn on a state or national bank, check drawn by a 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 the state) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein: As more fully described on said Deed of Trust. The street address or other common designation, if any, of the real property described above is purported to be: 414-418 Bryant Street San Francisco, CA 94107 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 made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by the Deed of Trust, to wit: \$4,500,822.43 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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. You should be aware that the same lender may hold more than one mortgage or deed of trust on this property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924d 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 (866)-960-8299 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 0125002155. 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. For sales conducted after January 1, 2021: 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 potential right to purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 0125002155 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. This property which is subject to this Notice of Sale does not fall within the purview of California Civil Code Section 2923.5. Date: 10/28/2022 Old Republic Title Company, as Trustee 1000 Burnett Avenue, Suite #400 Concord, California 94520 (866)248-9599 by: Debbie Jackson, Vice President SF0417630 To: SAN FRANCISCO DAILY JOURNAL 11/03/2022, 11/10/2022, 11/17/2022  
 11/3, 11/10, 11/17/22  
**SF-3640646#**

# ATTORNEY SPECIALTY DIRECTORY

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