

INVESTMENT

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557555

Superior Court of California, County of SAN FRANCISCO

Petitioner: Naly Ngvo for Change of Name TO ALL INTERESTED PERSONS.

Petitioner Naly Ngvo filed a petition with this court for a decree changing names as follows:

Naly Ngvo to Mollisa Luong

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: January 31, 2023 . Time: 9AM . Dept.: 103, 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: NOV 10 2022

Samuel K Feng Judge of the Superior Court 11/29, 12/6, 12/13, 12/20/22

SF-3647461#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557550

Superior Court of California, County of SAN FRANCISCO

Petitioner: IAO HEI WU for Change of Name TO ALL INTERESTED PERSONS.

Petitioner IAO HEI WU filed a petition with this court for a decree changing names as follows:

IAO HEI WU to DANIEL IAOHEI WU

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: DECEMBER 20, 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: NOVEMBER 7, 2022

SAMUEL K FENG Judge of the Superior Court 11/15, 11/22, 11/29, 12/6/22

SF-3643699#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398850

Fictitious Business Name(s)/Trade Name (DBA):

Double Down Zine, 1078 Potrero Avenue, Apt 3, San Francisco, CA 94110 County of SAN FRANCISCO

Registered Owner(s): Diana Musa, 1078 Potrero Avenue, Apt 3, San Francisco, CA 94110

This business is conducted by: an individual

The registrant commenced to transact business under the fictitious business name or names listed above on 11/23/2022.

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 a fine not to exceed one thousand dollars (\$1,000).)

S/ Diana Musa.

This statement was filed with the County Clerk of San Francisco County on 11/23/2022.

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).

11/29, 12/6, 12/13, 12/20/22

SF-3647524#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398848

Fictitious Business Name(s)/Trade Name (DBA):

Bay Pocha, 2642 Ocean Avenue, San Francisco, CA 94132 County of SAN FRANCISCO

Registered Owner(s): Jae Hyun Seo, 3229 San Bruno Avenue, San Francisco, CA 94134

This business is conducted by: an individual

The registrant commenced to transact business under the fictitious business name or names listed above on 11/23/2022.

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 a fine not to exceed one thousand dollars (\$1,000).)

S/ Jae Hyun Seo.

This statement was filed with the County Clerk of San Francisco County on 11/23/2022.

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).

11/29, 12/6, 12/13, 12/20/22

SF-3647488#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398785

Fictitious Business Name(s)/Trade Name (DBA):

Garnation, 680 Mission Street Apt. 19A, San Francisco, CA 94105 County of SAN FRANCISCO

Registered Owner(s): Gustavo Adolfo Castillo Pastor, 680 Mission Street Apt. 19A, San Francisco, CA 94105

This business is conducted by: an individual

The registrant commenced to transact business under the fictitious business name or names listed above on 11/16/2022.

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/ Gustavo Adolfo Castillo Pastor.

This statement was filed with the County Clerk of San Francisco County on 11/16/2022.

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).

11/15, 11/22, 11/29, 12/6/22

exceed one thousand dollars (\$1,000).)

S/ Gustavo Adolfo Castillo Pastor.

This statement was filed with the County Clerk of San Francisco County on 11/16/2022.

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).

11/22, 11/29, 12/6, 12/13/22

SF-3645517#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398784

Fictitious Business Name(s)/Trade Name (DBA):

Ingrid's Beauty Salon, 2093 Mission St., San Francisco, CA 94110 County of SAN FRANCISCO

Registered Owner(s): Ingrid L Barrios Cifuentes, 2093 Mission St., San Francisco, CA 94110

This business is conducted by: an individual

The registrant commenced to transact business under the fictitious business name or names listed above on 11/16/2022.

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/ Ingrid L Barrios Cifuentes.

This statement was filed with the County Clerk of San Francisco County on 11/16/2022.

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).

11/22, 11/29, 12/6, 12/13/22

SF-3645474#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398716

Fictitious Business Name(s)/Trade Name (DBA):

VICTORIA MCGINLEY STUDIO, 235 BERRY STREET, #406, SAN FRANCISCO, CA 94108, County of SAN FRANCISCO

Registered Owner(s): VICTORIA MCGINLEY, 235 BERRY STREET, #406, SAN FRANCISCO, CA 94108

The business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 7/25/2022.

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/ VICTORIA MCGINLEY

This statement was filed with the San Francisco County Clerk on NOVEMBER 8, 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).

11/22, 11/29, 12/6, 12/13/22

SF-3644692#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398658

Fictitious Business Name(s)/Trade Name (DBA):

LUBELLE NAILS SPA, 2824 CALIFORNIA ST, SAN FRANCISCO, CA 9415 County of SAN FRANCISCO

Registered Owner(s): TRUNG THANH NGUYEN, 54 Gladstone Dr, SAN FRANCISCO, CA 9412

THANH NGUYEN THI NGUYEN, 1962 ARMSTRONG AVE, SAN FRANCISCO, CA 94124

This business is conducted by: a General Partnership

The registrant commenced to transact business under the fictitious business name or names listed above on 11/03/2022.

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/ TRUNG NGUYEN.

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).

11/15, 11/22, 11/29, 12/6/22

SF-3643684#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398722

Fictitious Business Name(s)/Trade Name (DBA):

Assisted Living Locators of San Francisco & North San Mateo County, 403 Broderick Street, Apt 2, San Francisco, CA 94117 County of SAN FRANCISCO

Registered Owner(s): Compassionate Directions, Inc., 403 Broderick Street, Apt 2, San Francisco, CA 94117

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 11/07/2022.

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).)

Compassionate Directions, Inc.

S/ Brent Hensley, President

This statement was filed with the County Clerk of San Francisco County on 11/09/2022.

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).

11/15, 11/22, 11/29, 12/6/22

Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

11/15, 11/22, 11/29, 12/6/22

SF-3643380#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398684

Fictitious Business Name(s)/Trade Name (DBA):

WILDBRIDE, 654 FILLMORE ST, SAN FRANCISCO, CA 94117, County of SAN FRANCISCO

Registered Owner(s): WILDBRIDE, LLC (CA), 654 FILLMORE ST, SAN FRANCISCO, CA 94117

The business is conducted by: A LIMITED LIABILITY COMPANY

The registrant commenced to transact business under the fictitious business name or names listed above on 7/20/2017

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/ SAMIRARACHCHI

This statement was filed with the San Francisco County Clerk on NOVEMBER 4, 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).

11/15, 11/22, 11/29, 12/6/22

SF-3642890#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398680

Fictitious Business Name(s)/Trade Name (DBA):

SINDEN MARKETING INC., 1295 ALEMANY BLVD, SAN FRANCISCO, CA 94112, County of SAN FRANCISCO

Registered Owner(s): SINDEN MARKETING INC. (CA), 1295 ALEMANY BLVD., SAN FRANCISCO, CA 94112

The business is conducted by: A CORPORATION

The registrant commenced to transact business under the fictitious business name or names listed above on 4/24/2017

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/ LARRY GEORGE.

This statement was filed with the County Clerk of San Francisco County on 11/02/2022.

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).

11/15, 11/22, 11/29, 12/6/22

SF-3641173#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398681

Fictitious Business Name(s)/Trade Name (DBA):

SHIBUY 451108, 177 TOWNSEND ST, SAN FRANCISCO, CA 94107, County of SAN FRANCISCO

Registered Owner(s): ARASH SHAHVALI, 25 BAKER ST APT 3, SAN FRANCISCO, CA 94117

The business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 08/18/2017

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/ ARASH SHAHVALI

This statement was filed with the San Francisco County Clerk on NOVEMBER 4, 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).

11/15, 11/22, 11/29, 12/6/22

SF-3642887#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398661

Fictitious Business Name(s)/Trade Name (DBA):

AN & MA CPA, 838 GRANT AVE STE 402, SAN FRANCISCO, CA 94108, County of SAN FRANCISCO

Registered Owner(s): JOHN W MA, 1617 MAGNOLIA LANE, SAN LEANDRO, CA 94577

The business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 08/30/2017

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/ JOHN W MA

This statement was filed with the San Francisco County Clerk on NOVEMBER 3, 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).

11/15, 11/22, 11/29, 12/6/22

SF-3642886#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398651

Fictitious Business Name(s)/Trade Name (DBA):

1. BAVC Media, 2. Reel

LEGAL NOTICES

Continued from Page # 9

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TIMOTHY ANDREW TALBOT
CASE NO. PES-22-305797

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TIMOTHY ANDREW TALBOT. A PETITION FOR PROBATE has been filed by DANIEL B. TALBOT in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that DANIEL B. TALBOT be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. THE WILL and any codicils are available for examination in the file kept by the court. 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 as follows: 12/07/22 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.

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
 DAVID B. TILLOTSON - SBN 148162, LELAND, PARACHINI,

STEINBERG, MATZGER & MELNICK, LLP
 199 FREMONT STREET, 21ST FLOOR
 SAN FRANCISCO CA 94105
 11/22, 11/23, 11/29/22
SF-3646397#

NOTICE OF PETITION TO ADMINISTER ESTATE OF DAVID M. HARTLEY
CASE NO. PES-22-305825

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DAVID M. HARTLEY AKA DAVID MILES HARTLEY. A Petition for Probate has been filed by JANE M. HARTLEY AND SAMANTHA L. HARTLEY in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that JANE M. HARTLEY AND SAMANTHA L. HARTLEY be appointed as personal representative to administer the estate of the decedent. The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court. 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 12/19/2022 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 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: JENNIFER WENDELL LENTZ, FOLGER LEVIN LLP, 199 FREMONT STREET, 20TH FLOOR, SAN FRANCISCO, CA 94105, Telephone: 415-625-1050
 11/22, 11/23, 11/29/22
SF-3645957#

PUBLIC AUCTION/ SALES

LIEN SALE 12/12/22 10AM AT 1229 UNDERWOOD AVE. SAN FRANCISCO 94116
 VIN# 1FMCU0G06JUD05275
 11/29/22
SF-3647545#

Lien Sale 12/04/2022 @ 9am at 148 12TH ST TREASURE ISLAND, SAN FRANCISCO, CA 2019 MIRAGE ENT LIC# NONE VIN# 5M3BE1013K1005229
 11/29/22
SF-3645921#

TRUSTEE SALES

Trustee Sale No. F22-00030 Notice of Trustee's Sale Loan No. 6723041040 / 646074176 Title Loan No. 2335390-05 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 11/06/2019 And More Fully Described Below (The "Deed Of Trust"). 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 Proceedings Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cash or cashier's check (payable at the time of sale in lawful money of the United States) (payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. 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 and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): The San Francisco Gurdjieff Society, A California Nonprofit Corporation Recorded: recorded on 11/12/2019 as Serial No. 2019-K856160-00 of Official Records in the office of the Recorder of San Francisco County, California; Date of Sale: 12/20/2022 at 01:30PM Place of Sale: Outside Memorial Court gates by Van Ness Avenue, between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: \$3,505,588.01 The purported property address is: 312 Connecticut Street, San Francisco, CA 94107-2816 Legal Description The land referred to is situated in the County of San Francisco, City of San Francisco, State of California, and is described as follows: Commencing at a point on the Westerly line of Connecticut Street, distant thereon 41 feet, 5-3/8 inches Southerly from the Southerly line of 18th Street; running thence Southerly along said line of Connecticut

Street 33 feet, 6-5/8 inches; thence at a right angle Westerly 100 feet, 10-12 inches; thence at a right angle Northerly 33 feet, 10-12 inches; thence at a right angle Easterly 45 feet, 3-5/8 inches; thence at a right angle Southerly 3-7/8 inches; thence at a right angle Easterly 54 feet, 9-3/8 inches to the Easterly line of Connecticut Street and the point of commencement. Being part of Potrero Nuevo Block No. 232 See Exhibit "A" attached hereto and made a part hereof Assessors Parcel No. 26-4035-003-01 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust, Security Agreement, Assignment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's Sale. 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. 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 the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g 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 (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F22-00030, pursuant to Section 2924g of the California Civil Code. If you are an "eligible tenant buyer" you may purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F22-00030 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.* Notice To Potential Bidders: We Require Certified Funds At Sale By Cashier's Check(S) Payable Directly To "Assured Lender Services, Inc." To Avoid Delays In Issuing The Final Deed. The Property Covered In This Action Includes All Such Real Property And The Personal Property In Which The Beneficiary Has A Security Interest Described Herein And In Exhibit "A" Attached Hereto, Respectively, It Being The Election Of The Current Beneficiary Under The Deed Of Trust To Cause A Unified Sale To Be Made Of Said Real And Personal Property In Accordance With The Provisions Of Section 2924(B)(2) Of The California Civil Code. DATE: 11/22/2022 Assured Lender Services, Inc. Operations Cherie Maples, Vice President of Trustee Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" All equipment, fixtures, and other articles of the property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property, together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of 11/29, 12/6, 12/13/22
SF-3647173#

T.S. No. 22-01602-FM-CA Title No. 2196902 A.P.N. 3203-020 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/20/2012. 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. A public auction sale to the highest bidder for cash, (cashier's checks) must be made payable to National Default Servicing Corporation), draw on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee as shown below, of 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 below. The 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) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Sofia Arellano Padilla, a married woman, as her sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/29/2012 as Instrument No. 2012-J440030-00 (or Book, Page) of the Official Records of San Francisco County, CA. Date of Sale: 02/28/2022 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue - San Francisco City Hall - Outside the Memorial Court gates between 301 and 401 Van Ness Avenue, San Francisco, CA 94102

Estimated amount of unpaid balance and other charges: \$469,890.30 Street Address or other common designation of real property: 144 Santa Ynez Avenue San Francisco, CA 94112 A.P.N.: 3203-020 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 requirements of California Civil Code Section 2923.5(b)(2923.55(c)) were fulfilled when the Notice of Default was recorded. 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 the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g 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 or visit this internet Web site www.ndscorp.com/sales, using the file number assigned to this case 22-01602-FM-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 on the internet Web site. The best way to verify postponement information is to attend the scheduled sale. 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 may exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 22-01602-FM-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 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. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 11/12/2022 National Default Servicing Corporation c/o Tiffany &

Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: www.ndscorp.com By: Gabriela Sanchez, Trustee Sales Representative 11/22/2022, 11/29/2022, 12/06/2022 CPP935873
 11/22, 11/29, 12/6/22
SF-3644000#

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT OF YOUR OBLIGATION UNDER YOUR DEED OF TRUST. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Date of Sale: **12/06/2022 at 9:00 AM** Place of Sale: **AT THE VAN NESS AVENUE ENTRANCE TO THE CITY HALL AT 400 VAN NESS AVE. SAN FRANCISCO, CA 94102** NOTICE is hereby given that First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd. #290 Las Vegas, NV 89145 - Phone: (800) 251-8736 as the duly appointed Trustee, Successor Trustee, or Substituted Trustee of Deed(s) of Trust executed by Trustor(s) and recorded among the Official Records of San Francisco County, California, and pursuant to that certain Notice of Default ("NOD") thereunder recorded, all as shown on Schedule "1" which is attached hereto and a part hereof, will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) all that right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State to wit: Those certain Timeshare Interval as shown as Legal Description Variables on Schedule "1" within the timeshare agreement recorded and filed at San Francisco located at 750 Sutter Street, San Francisco, CA, 94109. The legal descriptions as set forth on the recorded Deed(s) of Trust shown on Schedule "1" are incorporated by this reference. The undersigned Trustee disclaims any liability for any incorrectness of the street address shown herein. Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed(s) of Trust, as shown on as Note Balance on Schedule "1", plus accrued interest thereon, the estimated costs, expenses and advances if any at the time of the initial publication of the Notice of Sale, together with estimated expenses of the Trustee in the amount of \$600.00. Accrued interest and additional advances, if any, will increase this figure prior to sale. First American Title Insurance Company, a Nebraska Corporation. APN: 03-0282-022-01 Batch ID: Foreclosure DOT 122609-SF59-DOT-PPE Schedule "1": NOD Recording Date and Reference: 08/11/2022; 2022077146; Contract No.: and; Loan No.: Legal Description Variables, Trustor, DOT Dated, DOT Recording Date and Reference, Note Balance: 1851600942. POINTS: 308000 FREQUENCY: Annual UNDIVIDED INTEREST: 308.000/2,010,068.000 UNIT TYPE: STANDARD, MARK WARBURTON and DAISY Y. WARBURTON, 02/21/2016, 04/25/2016 Inst: 2016-K236421-00, \$64,508.35; 1651704595. POINTS: 436000 FREQUENCY: Annual UNDIVIDED INTEREST: 436.000/2,010,068.000 UNIT TYPE: STANDARD, KAREN R. GOWANS and TAMI KELSEY GOWANS, 08/13/2017, 10/16/2017 Inst: 2017-K526166-00, \$53,299.72; 2241802499. POINTS: 1121000 FREQUENCY: Annual UNDIVIDED INTEREST: 1,121.000/2,010,068.000 UNIT TYPE: STANDARD, KAREN R. GOWANS and TAMI KELSEY GOWANS, 02/28/2019 Inst: 2019-K737857-00, \$176,387.83. 11/15, 11/22, 11/29/22
SF-3642003#

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