

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557602 Superior Court of California, County of San Francisco... JIEHUA HUANG for Change of Name...

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557592 Superior Court of California, County of San Francisco... JOHN DOUGLAS MASTIN for Change of Name...

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557574 Superior Court of California, County of San Francisco... JORI FLORES VILLANUEVA for Change of Name...

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398994 Fictitious Business Name(s)/Trade Name (DBA): Saphire Cleaning, 455 Eddy Street, Apt 508, San Francisco, CA 94109 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Be Be Cleaners, 199 Duboce Avenue, San Francisco, CA 94103 County of SAN FRANCISCO...

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...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398979 Fictitious Business Name(s)/Trade Name (DBA): GLITE GLOW, 1177 MARKET ST., APT 324, SAN FRANCISCO, CA 94103...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398976 Fictitious Business Name(s)/Trade Name (DBA): WOW!! Burgers and Grill, 2040 Ocean Ave, San Francisco, CA 94127 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398976 Fictitious Business Name(s)/Trade Name (DBA): WOV!!! Burgers and Grill, 2040 Ocean Ave, San Francisco, CA 94127 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398808 Fictitious Business Name(s)/Trade Name (DBA): San Francisco Towers, 1661 Pine Street, San Francisco, CA 94109 - 0401 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Front Porch Communities & Services (CA) a nonprofit corporation, 800 North Brand Blvd., Floor 19, Glendale, CA 91203...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398994 Fictitious Business Name(s)/Trade Name (DBA): Saphire Cleaning, 455 Eddy Street, Apt 508, San Francisco, CA 94109 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Be Be Cleaners, 199 Duboce Avenue, San Francisco, CA 94103 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Be Be Cleaners, 199 Duboce Avenue, San Francisco, CA 94103 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398903 Fictitious Business Name(s)/Trade Name (DBA): A Sudy Day LLC, 700 Page Street, San Francisco, CA 94117 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398968 Fictitious Business Name(s)/Trade Name (DBA): Rui Yi Construction, 335 Hanover Street, San Francisco, CA 94112 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398968 Fictitious Business Name(s)/Trade Name (DBA): Rui Yi Construction, 335 Hanover Street, San Francisco, CA 94112 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398976 Fictitious Business Name(s)/Trade Name (DBA): WOW!!! Burgers and Grill, 2040 Ocean Ave, San Francisco, CA 94127 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398898 Fictitious Business Name(s)/Trade Name (DBA): 2121 Art Space, 2121 Harrison Street, San Francisco, CA 94110 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398994 Fictitious Business Name(s)/Trade Name (DBA): Saphire Cleaning, 455 Eddy Street, Apt 508, San Francisco, CA 94109 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Be Be Cleaners, 199 Duboce Avenue, San Francisco, CA 94103 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Be Be Cleaners, 199 Duboce Avenue, San Francisco, CA 94103 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398908 Fictitious Business Name(s)/Trade Name (DBA): Be Be Cleaners, 199 Duboce Avenue, San Francisco, CA 94103 County of SAN FRANCISCO...

exceed one thousand dollars (\$1,000.) S/ Ms Deshawndra Bennett. This statement was filed with the County Clerk of San Francisco County on 11/21/2022.

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398922 Fictitious Business Name(s)/Trade Name (DBA): K P J F Shop, 16 Waverly Place, San Francisco, CA 94108 County of SAN FRANCISCO...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398922 Fictitious Business Name(s)/Trade Name (DBA): K P J F Shop, 16 Waverly Place, San Francisco, CA 94108 County of SAN FRANCISCO...

GOVERNMENT

Notice is hereby given that this is an Online Bid Process. only bids submitted through the online portal will be accepted. Please logon or register at https://ezsourcing.acgov.org.

NOTICE OF APPLICATION TO WITHDRAW AS A FRATERNAL BENEFITS SOCIETY FROM CALIFORNIA

NOTICE is given that WESTERN FRATERNAL LIFE ASSOCIATION, a Wisconsin domiciled fraternal benefit society admitted in California, applied to the California Insurance Commissioner to withdraw from California as a fraternal benefit society.

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM DORSEY STUART

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM DORSEY STUART, JR AKA BILL STUART AKA DORSEY STUART

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM DORSEY STUART

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of WILLIAM DORSEY STUART, JR AKA BILL STUART AKA DORSEY STUART

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY ANN ADAMS

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARY ANN ADAMS

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARY ANN ADAMS

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARY ANN ADAMS

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.

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM DORSEY STUART

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of WILLIAM DORSEY STUART, JR AKA BILL STUART AKA DORSEY STUART

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NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM DORSEY STUART

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of WILLIAM DORSEY STUART, JR AKA BILL STUART AKA DORSEY STUART

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.

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

NOTICE OF PETITION TO ADMINISTER ESTATE OF VIKTOR GERSHKOVICH

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of VIKTOR GERSHKOVICH AKA VIKTOR GERSHKOVICH

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.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF ALETTA MARIE LURIE

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of ALETTA MARIE LURIE



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LEGAL NOTICES

Continued from Page # 9

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 0000009579855 Title Order No. : 22047372 FHA/VA PMI No. : ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR. NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/25/2009. 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/02/2009 as Instrument No. 2009-1854240-00, Book No. J990 and Page No. 0110 of official records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA, EXECUTED BY: MARIE RAY, AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924h(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 01/19/2023 TIME OF SALE: 1:30 PM PLACE OF SALE: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 40 MURRAY STREET, SAN FRANCISCO, CALIFORNIA 94122APRN#: 5835-063 AKA LOT 063 BLOCK 5835 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, 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 said 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 \$202,031.75. The beneficiary under said 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. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000009579855. 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 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM

using the file number assigned to this case 0000009579855 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (868) 795-1882 Dated: 12/13/2022 A-4767759 12/21/2022, 12/28/2022, 01/04/2023 12/21, 12/28/22, 1/4/23

SF-3653708#

NOTICE OF TRUSTEE'S SALE TS No.: MACC.377-586 APN: 30-4951465-01 Title Order No. : 2180037CAD Property Address: 501 CRESCENT WAY 5404, SAN FRANCISCO, California 94134-3351 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2013. 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 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 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, 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: Scott A. Harms, a Single man Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 5/9/2013 as Instrument No. 2013-J654969-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date

of Sale: 1/25/2023 at 1:30 PM Place of Sale: Outside the 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: \$534,795.41 Street Address or other common designation of real property: 501 CRESCENT WAY 5404 SAN FRANCISCO, California 94134-3351 A.P.N.: 30-4991-465-01 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. 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 (855) 976-3916 or visit this internet Web site https://tracker.auction.com/sb1079, using the file number assigned to this case MACC.377-586. 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. 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 right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case MACC.377-586 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. DATE: 12/13/2022 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (855) 976-3916 Rita Terzyan, Trustee Sale Officer A-4767872 12/21/2022, 12/28/2022, 01/04/2023 12/21, 12/28/22, 1/4/23

SF-3653708#

T.S. No. 104516-CA APN: 7018-01A NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/7/2004, 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 1/19/2023 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/23/2004 as Instrument No. 2004-H87773-00 in Book 1790 Page 0724 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: DERONG JIANG, A SINGLE MAN 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, 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; Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 all 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 described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 89 BRIGHTON AVENUE, SAN FRANCISCO, CA 94112 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sum of the note(s) secured 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: \$145,859.08 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 under said 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. The undersigned caused said 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 to be recorded in the county where the real property is located. 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 (844) 477-7869 or visit this internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 104516-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 TO TENANT: Effective January 1, 2021, 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 right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 104516-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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 4375 Jutland Drive San Diego, California 92117 12/14, 12/21, 12/28/22

SF-3649477#

LEGAL NOTICES

SUMMONS IN A CIVIL CASE CASE NO: 1:22-CV-00869-SAB UNITED STATES DISTRICT COURT EASTERN DISTRICT OF CALIFORNIA Scottsdale Insurance Company, vs. Larry Buehner, et al. TO: Larry Buehner, Adelaide Bumgardner, Arthur Comado, Eagle Valley Investments, Brandon Garcia, LK Enterprises, Inc. Defendant's Address: YOU ARE HEREBY SUMMONED and required to serve on: Eldon S Edson Selman Brettman LLP 11768 Wilshire Blvd, 6th Floor Los Angeles, CA 90025 an answer to the complaint which is served on you with this summons, within 21 days after service of this summons on you, exclusive of the day of service. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint. Any answer that you serve on the parties to this action must be filed with the Clerk of this Court within a reasonable period of time after service. KEITH HOLLAND CLERK /s/ E. Flores (By) DEPUTY CLERK (SEAL) 12/14, 12/21, 12/28/22, 1/14/23, SF-3651294#

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