LEGAL NOTICES

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557643
Superior Court of California, County of SAN FRANCISCO
Petition of: RAJIV KUMAR VIJAYAKUMAR for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner RAJIV KUMAR VIJAYAKUMAR filed a petition with this court for a decree changing names as follows:
RAJIV KUMAR VIJAYAKUMAR to RAJIV KUMAR
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: 02-07-2023, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., RM 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: DEC 23, 2022
MICHELLE TONG
Judge of the Superior Court
1/3, 1/10, 1/17, 1/24/23
SF-3656345#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso):*
CGC-22-601601
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: Karen Lynn Harold-Husted, Individually/ Trustee Henrietta Horace Real Estate Trust
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: Gavina LLC
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
*¡**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*
*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*
*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*
The name and address of the court is *(El nombre y dirección de la corte es)*: San Francisco County Superior Court, 400 McAllister Street, San Francisco, CA 94102
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Kenneth Pritikin, 2950 Buskirk Ave. #300, Walnut Creek, CA 94597, tel. (510) 710-7136
DATE *(Fecha)*: 09/06/2022
Clerk *(Secretario)*, by Laura Simmons, Deputy *(Adjunto)*
(SEAL)
NOTICE TO THE PERSON SERVED: You are served as an individual defendant and on behalf of Henrietta Horace Real Estate Trust, under CCP 416.90 (authorized person)
12/27/22, 1/3, 1/10, 1/17/23
SF-3655537#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso):*
CGC-21-589517
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: BAY VIEW BANK, N.A., aka BAY VIEW BANK, a National Association, aka BAY VIEW BANK, National Association, aka BAY VIEW BANK; All persons unknown claiming any legal or equitable right, title, estate, lien, or interest in the property described in the Complaint adverse to Plaintiff's title, or any cloud on Plaintiff's title thereto; and DOES 1 through 30
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: REBECCA TOVA GREENBERG, an individual
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
*¡**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*
*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*
*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*
The name and address of the court is *(El nombre y dirección de la corte es)*: San Francisco County - Civic Center Courthouse Superior Court of California County of San Francisco, 400 McAllister St, San Francisco, CA 94102
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Zachary Schorr, Schorr Law, APC - 1901 Avenue of the Stars, Suite 615, Los Angeles, CA 90067
DATE *(Fecha)*: 01/29/2021
Clerk *(Secretario)*, by RONNIE OTERO, Deputy *(Adjunto)*
(SEAL)
Property's address: 395 17th Avenue, San Francisco, California 94121, also known as 5300 Geary Boulevard, San Francisco, California 94118, identified by Assessor's Parcel Numbers Lot 19A, Block 1449 and/ or 11-1449-019A-01.
12/20, 12/27/22, 1/3, 1/10/23
SF-3653798#

3rd Amended SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso):*
CGC-20-586846
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: CHEN ZHOU HENG, MICHAEL LANDOLINA, MARTI LUCHA, HARRY ALBERT CADELAGO Jr., JAMES KING, ELAINE KING, MAZEN HADDAD, STEVEN BROWN, BETTER PROPERTY MANAGEMENT, UHALDE FAMILY 1998 IRREVOCABLE TRUST, MICHAEL HSU, GO PROPERTY HOP, ALVARADO FEDERIDCO, Jr., JAIMER PERAZA, CENTURY 21 BALDINI REALTY, GIL CHIN, GOLDEN PROPERTIES LLC, YJ WONG FAMILY LP, GOLDEN PROPERTY LLC, LISA YUAN, ALAN JUE, LAU HING GIN, SANDY OW, CHRIS GALASSI, GEORGE GOODWIN REALTY, INC., TSE LVG TR, CHUNG N. TANG & KIT YEE TANG - TANG FAMILY TRUST, LONG CHENG LE, SHANG HONG, RANDA TALBOTT, LEE ALFRED M C, KWUN LO SHUK, FRANKLIN LEE, PEPITO & PERLITA MALLARI TRUST, YIFEI MA, SARIT SIMHAYOFF-COHEN, 1407 LLC, HAILE LYDIA, GUSTAVO LOPEZ, ROMEL SFAPT LLC, WONG FAY & PAULINE PL REV. TR., ZARA MARIAN, DAVID CHAN, GARY GANG LIU, TERESA LIN, MODESTA LAZARICH, FRANJO LAZARICH, JAHANGIR MASSOUDI, BROWN PATKI, ZULLEYMA FRANCO, WINNIE CHIN, HOWARD WONG, ANISA KING SERVICES, CLAUDIA TRINGALE, DEE JONES, WILLIAM ROSARIO, MARIA ROSARIO, STORSETER FAMILY TRUST, YEFIM SVERBILOV, NATALYA SVERBILOV, CAROLYNE CONNER, and DOES 40-100, inclusive
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: VANNOY MCCREE
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
*¡**AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.*
*Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*
*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*
The name and address of the court is *(El nombre y dirección de la corte es)*: San Francisco Superior Court, 400 McAllister Street, San Francisco, CA 94102
Civil Division
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: WookSun Hong, 125 12th St. Ste. 100-BALI, Oakland, CA 94607, (510) 368-8538
DATE *(Fecha)*: 04/04/2022
Clerk *(Secretario)*, by EDWARD SANTOS, Deputy *(Adjunto)*
(SEAL)
12/20, 12/27/22, 1/3, 1/10/23
SF-3653785#

FICTITIOUS BUSINESS NAMES

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 201651
The following person(s) has (have) abandoned the use of the fictitious business name: **ALL AMERICAN TROPHY SUPPLY, 849 CABRILLO STREET, SAN FRANCISCO, CA 94118**, County of SAN FRANCISCO
The fictitious business name referred to above was filed in the County Clerk's office in SAN FRANCISCO County on JANUARY 23, 1996 Current File No. 201651.
LORRIANE ARISHITA, 519 EDGEMAR AVENUE, PACIFICA, CA 94044
GOODMAN L. NG, 3918 18TH STREET, SAN FRANCISCO, CA 94114
This business was conducted by A GENERAL PARTNERSHIP.
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/ LORRIANE ARISHITA
This statement was filed with the County Clerk of SAN FRANCISCO County on JANUARY 3, 2023.
1/10, 1/17, 1/24, 1/31/23
SF-3658741#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399140
Fictitious Business Name(s)/Trade Name (DBA):
Tony de los reyes, 1385 9th ave, san francisco, CA 94122 County of SAN FRANCISCO
Registered Owner(s):
Tony de los reyes, 2021 64th ave, oakland, CA 94621
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/01/2023.
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/ tony de los reyes,
This statement was filed with the County Clerk of San Francisco County on 01/04/2023.
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).
1/10, 1/17, 1/24, 1/31/23
SF-3658334#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399085
Fictitious Business Name(s)/Trade Name (DBA):
BREAD & BUTTER MKT INC, 888 O'FARRELL ST. STE. 105, SAN FRANCISCO, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
BREAD BUTTER MKT INC, 888 O'FARRELL ST STE. #105, SAN FRANCISCO, CA 94109
This business is conducted by: a Corporation
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).)
BREAD BUTTER MKT INC
S/ Mohammad Abuhejab, Financial Officer
This statement was filed with the County Clerk of San Francisco County on 12/23/2022.
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).
1/3, 1/10, 1/17, 1/24/23
SF-3656640#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399100
Fictitious Business Name(s)/Trade Name (DBA):
Bakana, 3063 Fillmore Street, San Francisco, CA 94123 County of SAN FRANCISCO
Registered Owner(s):
Bakana, LLC, 3063 Fillmore Street, San Francisco, CA 94123
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 12/22/2022.
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).)
Bakana, LLC
S/ Bakana Mariana Mandangi, Managing Member
This statement was filed with the County Clerk of San Francisco County on 12/27/2022.
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).
1/3, 1/10, 1/17, 1/24/23
SF-3656607#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399001
Fictitious Business Name(s)/Trade Name (DBA):
The Epoxy Guy, 95 Third Street, San Francisco, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
California Symbiosis Group, 95 Third Street, San Francisco, CA 94103
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 11/29/2022.
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).)
California Symbiosis Group
S/ Sidney Wilson, Director
This statement was filed with the County Clerk of San Francisco County on 12/14/2022.
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).
1/3, 1/10, 1/17, 1/24/23
SF-3656330#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399090
Fictitious Business Name(s)/Trade Name (DBA):
SOLUTION REAL ESTATE / PARK46 REAL ESTATE / MONUMENT GLOBAL ESTATES, 580 4TH ST., SAN FRANCISCO, CA 94107, County of SAN FRANCISCO
Registered Owner(s):
SIDE, INC. (DE), 580 4TH ST., SAN FRANCISCO, CA 94107
The business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 12/23/22
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/ HILARY SAUNDERS
This statement was filed with the San Francisco County Clerk on DECEMBER 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).
1/3, 1/10, 1/17, 1/24/23
SF-3656226#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399087
Fictitious Business Name(s)/Trade Name (DBA):
SAMMIE CAFE, 881 POST ST, SAN FRANCISCO, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
MEV GROUP INC, 881 POST ST, SAN FRANCISCO, CA 94109
This business is conducted by: a Corporation
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).)
MEV GROUP INC
S/ CRYSTINA LEE, PRESIDENT
This statement was filed with the County Clerk of San Francisco County on 12/23/2023.
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).
1/3, 1/10, 1/17, 1/24/23
SF-3656166#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399074
Fictitious Business Name(s)/Trade Name (DBA):
Pote's Clean, 455 Eddy ST # 1602, San Francisco, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
Brenda R Rivera Lizama, 455 Eddy ST # 1602, San Francisco, CA 94109
Eric Pote Roque, 455 Eddy ST # 1602, San Francisco, CA 94109
This business is conducted by: a Married Couple
The registrant commenced to transact business under the fictitious business name or names listed above on 12/21/2022.
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/ Brenda R Rivera Lizama,
This statement was filed with the County Clerk of San Francisco County on 12/21/2022.
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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3655433#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399035
Fictitious Business Name(s)/Trade Name (DBA):
Parasound, 2250 McKinnon Avenue, San Francisco, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
Starwarriors IV LLC, 2250 McKinnon Avenue, San Francisco, CA 94124
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 12/09/2022.
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).)
Starwarriors IV LLC
S/ David Sheriff, Sole Member
This statement was filed with the County Clerk of San Francisco County on 12/19/2022.
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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3655406#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399043
Fictitious Business Name(s)/Trade Name (DBA):
MOMO'S & MORE, 493 PINE ST, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO
Registered Owner(s):
GUPTESHWOR GROUP LLC, 493 PINE ST, SAN FRANCISCO, CA 94108
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 01/01/2023.
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).)
GUPTESHWOR GROUP LLC
S/ SAROJ SHARMA, MEMBER
This statement was filed with the County Clerk of San Francisco County on 12/20/2022.
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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3654889#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399047
Fictitious Business Name(s)/Trade Name (DBA):
Style & Grace Home Staging, 669 San Jose Ave, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Maria Ancheta, 1952 Deodar ave, Antioch, CA 94509
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 12/20/2022.
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/ Maria Ancheta,
This statement was filed with the County Clerk of San Francisco County on 12/20/2022.
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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3654887#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398916
Fictitious Business Name(s)/Trade Name (DBA):
Trek Bicycle San Francisco Cow Hollow, 3001 Steiner Street, San Francisco, CA 94123 County of SAN FRANCISCO
Registered Owner(s):
TREK RETAIL CORPORATION, 801 W MADISON ST, SAN FRANCISCO, CA 53594
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 04/21/2017.
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).)
Trek Retail Corporation
S/ Chad Brown, CFO
This statement was filed with the County Clerk of San Francisco County on 12/06/2022.
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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3654696#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398917
Fictitious Business Name(s)/Trade Name (DBA):
Trek Bicycle San Francisco Soma, 869 Brannan St, San Francisco, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
TREK RETAIL CORPORATION, 801 W MADISON ST, SAN FRANCISCO, CA 53594
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 05/07/2021.
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).)
Trek Retail Corporation
S/ Chad Brown, CFO
This statement was filed with the County Clerk of San Francisco County on 12/06/2022.
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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3654688#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398969
Fictitious Business Name(s)/Trade Name (DBA):
JC TRUCKING, 858 WASHINGTON ST #172, SAN FRANCISCO, CA 94108, County of SAN FRANCISCO
Registered Owner(s):
YUZHONG CHEN, 858 WASHINGTON ST #172, 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 12/01/2022
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/ YUZHONG CHEN
This statement was filed with the San Francisco County Clerk on DECEMBER 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).
12/27/22, 1/3, 1/10, 1/17/23
SF-3654441#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398914
Fictitious Business Name(s)/Trade Name (DBA):
Joybird, 2000 CHESTNUT ST, San Francisco, CA 94123 County of SAN FRANCISCO
Registered Owner(s):
STITCH INDUSTRIES, INC, 1 LAZBOY DR, SAN FRANCISCO, CA 48162
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 06/02/2022.
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).)
Stitch Industries Inc.
S/ Uzma Ahmad, VP & Secretary
This statement was filed with the County Clerk of San Francisco County on 12/06/2022.
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).
12/20, 12/27/22, 1/3, 1/10/23
SF-3652777#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398930
Fictitious Business Name(s)/Trade Name (DBA):
Abraham Lincoln SF 1973 Reunion, 1527 YEW ST, San Mateo, CA 94402 County of SAN MATEO
Registered Owner(s):
Thomas M George, 1527 YEW ST, SAN MATEO, CA 94402
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 12/1/2022.
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/ Thomas M George,
This statement was filed with the County Clerk of San Francisco County on 12/06/2022.
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).
12/19, 12/27/22, 1/3, 1/10/23
SF-3652608#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398985
Fictitious Business Name(s)/Trade Name (DBA):
POKEBOLA, 77 VAN NESS AVE. STE 100, SAN FRANCISCO, CA 94102, County of SAN FRANCISCO
Registered Owner(s):
JMS POKEBOLA LLC (CA) 77 VAN NESS STE 100, SAN FRANCISCO, CA 94102
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 N/A
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/ JINQUAN YE
This statement was filed with the San Francisco County Clerk on DECEMBER 12, 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).
12/20, 12/27/22, 1/3, 1/10/23
SF-3652375#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398988
Fictitious Business Name(s)/Trade Name (DBA):
Praxis Bags, 1400 Washington St Apt 5, San Francisco, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
Diego R Fernandez-Salvador, 1400 Washington St Apt 5, San Francisco, CA 94109
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 08/31/2022.
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/ Diego Fernandez-Salvador,
This statement was filed with the County Clerk of San Francisco County on 12/12/2022.
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).
12/19, 12/27/22, 1/3, 1/10/23
SF-3652318#

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/.
RFQ #902214 Countywide Bulk Mailing Services - VENDOR OUTREACH: Wednesday, January 4, 2023 at 10:30AM - TO ATTEND: Join Microsoft Teams or Call-In (audio only): +1 415-915-3950 Conference ID: 504 517 635# **NON-MANDATORY NETWORKING BIDDERS CONFERENCE:** Friday, January 6, 2023 at 10:30AM - TO ATTEND: Join Microsoft Teams - Meeting ID: 253 172 089 142 Password: RU5vHn or Call-In (audio only): +1 415-915-3950 Conference ID: 830 997 205# **Response Due** by 2:00 PM on February 7, 2023 **County Contact:** Christine Chan at (510) 208-9623 or via email: christine.chan2@acgov.org. Specifications regarding the above may be obtained at the Alameda County GSA Current Contracting Opportunities Internet website at www.acgov.org.
1/10/23
SF-3658802#

In accordance with Sec. 106 of the Programmatic Agreement, AT&T plans a MODIFICATION OF EXISTING ANTENNA ON 1960 BUILDING at 599 SIR FRANCIS DRAKE BOULEVARD, GREENBRAE, CA. Please direct comments to Gavin L. at 818-898-4866 regarding site CCL04588.
1/9, 1/10/23
SF-3658435#

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Applicant Alliance United Insurance Company, a California property and casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Applicant has no outstanding policies insuring California residents or covering California property.
Any person contending that Applicant has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable laws, it will be allowed to withdraw.
Date: January 3, 2023
RICARDO LARA
Insurance Commissioner
1/5, 1/6, 1/9, 1/10, 1/11, 1/12, 1/13/23
SF-3657662#

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Financial Indemnity Company ("Applicant"), an Illinois property and casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Applicant has no outstanding policies insuring California residents or covering California property.
Any person contending that Applicant has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable laws, it will be allowed to withdraw.
Date: January 3, 2023
RICARDO LARA
Insurance Commissioner
1/5, 1/6, 1/9, 1/10, 1/11, 1/12, 1/13/23
SF-3657659#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM COLE CASE NO. PES-22-305894
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: WILLIAM COLE
A Petition for Probate has been filed by JERRI LYNN VINSON in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that JERRI LYNN VINSON 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 FEBRAURY 24, 2023 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: ROBERT COWAN, 1375 QUESADA AVENUE, SAN FRANCISCO, CA 94124, Telephone: 415-235-5660
1/9, 1/10, 1/17/23
SF-3658464#

NOTICE OF AMENDMENT TO PETITION TO ADMINISTER ESTATE OF: LEROY CHARLES COPE AKA LEROY COPE AND LEROY C. COPE CASE NO. PES-22-305779
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LEROY CHARLES COPE AKA LEROY COPE AND LEROY C. COPE.
A AMENDMENT TO PETITION FOR PROBATE has been filed by FERN E. CHIN in the Superior Court of California, County of San Francisco. THE AMENDMENT TO PETITION FOR PROBATE requests that FERN

LEGAL NOTICES

Continued from Page # 9

E. CHIN be appointed as personal representative to administer the estate of the decedent.
THE AMENDMENT TO 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 AMENDMENT TO 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 to administer the estate will be held in this court as follows: 01/18/23 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
JOHN A. MANGINI - SBN 87775
MANGINI LAW OFFICE
400 OYSTER POINT BLVD., SUITE 205
SOUTH SAN FRANCISCO CA 94080
1/3, 1/4, 1/10/23

SF-3657255#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MIMI C. LEE AKA MIMI CHERYL LEE AKA MIMI LEE
CASE NO. PES-22-305914

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MIMI C. LEE AKA MIMI CHERYL LEE AKA MIMI LEE.
A PETITION FOR PROBATE has been filed by THOMAS K. LEE in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that THOMAS K. LEE 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 as follows: 01/24/23 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
VIRGINIA PALMER - SBN 98186
FENNEMORE WENDEL
1111 BROADWAY, 24TH FLOOR
OAKLAND CA 94607
1/3, 1/4, 1/10/23

SF-3656960#

PUBLIC AUCTION/ SALES

1957 VOLK TYPE-1 VIN# 1355379 FL LIC# 087040 LIEN SALE: 1/25/2023 AT: 10:00 AM 632 ELLIS STREET, SAN FRANCISCO, CA 94109
1/10/23

SF-3658504#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 00000009518408 Title Order No.: 02-22005934 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 07/28/2020. 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 08/05/2020 as Instrument No. 2020000934 of official records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA. EXECUTED BY: SABINA CHRYSTAL YUEN, A SINGLE WOMAN AND ALEXANDER TOMIO YUEN,A SINGLE MAN, EACH TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON,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: 02/08/2023 TIME OF SALE: 9:00 AM PLACE OF SALE: San Francisco City Hall - Outside the Memorial Court between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, Outside the Memorial Court gates by Van Ness Avenue. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 1628 and 1630 48TH AVENUE, SAN FRANCISCO, CALIFORNIA 94122 APN#: 1896-038 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 ofTrust, 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 $887,165.56. 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 00000009518408. 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. 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 00000009518408 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. Concours Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 12/28/2022 A-4769046 01/10/2023, 01/17/2023, 01/24/2023
1/10, 1/17, 1/24/23

SF-3657620#

APN: 42-7088-012-01 TS No: CA07001005-22-1 TO No: 8778155 Commonly known as: 229 VICTORIA ST, SAN FRANCISCO, CA 94132 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 24, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 23, 2023 at 01:30 PM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 29, 2009 as Instrument No. 2009-I866785-00, in Book REEL K009 IMAGE 0376, of official records in the Office of the Recorder of San Francisco County, California, executed by WILLIAM E. SMITH AN UNMARRIED MAN, as Trustor(s), in favor of WELLS FARGO BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 229 VICTORIA ST, SAN FRANCISCO, CA 94132 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 without covenant or warranty, express 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 if any, under the terms of the Deed of Trust, estimated 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 obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $496,047.71 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA07001005-22-1. 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. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA07001005-22-1 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: December 27, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA07001005-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 88271, Pub Dates: 1/3/2023, 1/10/2023, 1/17/2023, SAN FRANCISCO DAILY JOURNAL
1/3, 1/10, 1/17/23

SF-3657004#

APN: 31-5274-034-01 TS No: CA07000993-22-1 TO No: 8778002 Commonly known as: 1433 INNES AVENUE, SAN FRANCISCO, CA 94124 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED April 25, 2007. 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. On February 23, 2023 at 01:30 PM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on May 7, 2007 as Instrument No. 2007-I381623-00, in Book REEL J385 IMAGE 0268, of official records in the Office of the Recorder of San Francisco County, California, executed by DOROTHY M SPOONER, AN UNMARRIED WOMAN, as Trustor(s), in favor of WELLS FARGO BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 1433 INNES AVENUE, SAN FRANCISCO, CA 94124 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 without covenant or warranty, express 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 if any, under the terms of the Deed of Trust, estimated 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 obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $420,649.91 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA07001005-22-1. 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. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 702-659-7766, or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA07001005-22-1 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: December 27, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA07000993-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 88270, Pub Dates: 1/3/2023, 1/10/2023, 1/17/2023, SAN FRANCISCO DAILY JOURNAL
1/3, 1/10, 1/17/23

SF-3657000#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 162185 Title No. 220507331 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 09/20/2006. 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. On 01/25/2023 at 9:00 AM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/11/2006, as Instrument No. 2006-I268849-00, in book xx, page xx, of Official Records in the office of the County Recorder of San Francisco County, State of California, executed by Thomas J. Kanaley Jr. and Colleen B. Kanaley, Husband and Wife, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST and Attached EXHIBIT A APN 2919-027 EXHIBIT A LEGAL DESCRIPTION REF. NO. 162185 LOT NO. 27 IN BLOCK NO. 2919 ACCORDING TO MAP ENTITLED "MAP OF MERRITT TERRACE ADDITION OF PORTION OF BLOCKS 2919, 2919-A AND 2979, CITY AND COUNTY OF SAN FRANCISCO", FILED IN THE OFFICE OF THE RECORDER OF THE CITY AN COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, FEBRUARY 6, 1925, AND RECORDED IN BOOK "K" OF MAPS, PAGES 7 AND 8.The street address and other common designation, if any, of the real property described above is purported to be: 150 Lenox Way, San Francisco, CA 94127 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, if any, 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: $160,087.96 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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 12/19/2022 THE MORTGAGE LAW FIRM, PLC The Mortgage Law Firm, PLC. may be attempting to collect a debt. Any information obtainedmay be used for that purpose. Adriana Durham/Authorized Signature 27455 TIERRA ALTA WAY, STE. B, Temecula, CA 92590 (619) 465-8200 FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 800-280-2832 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 (800) 280-2832 for information regarding the trustee's sale or visit this Internet Web site - www.Auction.com - for information regarding the sale of this property, using the file number assigned to this case: 162185. 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. 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 (800) 280-2832 for information regarding the trustee's sale, or visit this internet website www.auction.com or https://tracker.auction.com/sb1079/ for information regarding the sale of this property, using the file number assigned to this case Ts# 162185 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. 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. A-4768406 12/27/2022, 01/03/2023, 01/10/2023
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SF-3654631#

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