

**BULK SALES**

Escrow No.: 101670-EM NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. § 6101 et seq., and B & P 24074 et seq.) Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name of the Seller/Licensee is: Rustam Ch etri Ch amalgam, located at 24th Street, city of San Francisco, county of San Francisco, CA 94114. The business is known as: Bon Appetitka. The name of the Buyer/Transferee is: Rakesh KC and Ram B. Shadur Poudel Chhetri, located at: 578 Silver Maple Drive, city of Hercules, county of Contra Costa, CA 94547. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: None. The assets to be sold are described in general as: Furniture, Fixtures & Equipment, Goodwill, Inventory and are located at: 4166 - 24th Street, city of San Francisco, county of San Francisco, CA 94114. The kind of license to be transferred is: Type 41 - On - Sale Beer And Wine - Eating Place, now issued for the premises located at: 4166 - 24th Street, city of San Francisco, county of San Francisco, CA 94114. The anticipated date of the sale/transfer is February 23rd, 2023 at the office of McGovern Escrow Services, Inc., 436-14th Street, Suite 1015 Oakland, CA 94612. The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$30,000.00 which consists of the following: Description Amount Cash through escrow: \$30,000.00. It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: January 17, 2023 By: Rakesh KC, Ram Bahadur Poudel Chhetri 2/3/23

SF-3666427#

Escrow No.: 101670-EM NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (U.C.C. § 6101 et seq., and B & P 24074 et seq.) Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name of the Seller/Licensee is: Garsen Enterprises, LLC, a California limited liability company located at 1432 Valencia Street, San Francisco, county of San Francisco, CA 94110. The business is known as: Pi Bar. The name of the Buyer/Transferee is: Mojave Vintage LLC, a California limited liability company, located at 1240 Woodside Road, Apt 27, city of Redwood City, county of San Mateo, CA 94061. As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: None. The assets to be sold are described in general as: Furniture, Fixtures & Equipment, Inventory, Goodwill and are located at: 1432 Valencia Street, city of San Francisco, county of San Francisco, CA 94110. The kind of license to be transferred is: 41 - On-Sale Beer And Wine - Eating Place, now issued for the premises located at: 1432 Valencia Street, city of San Francisco, county of San Francisco, CA 94110. The anticipated date of the sale/transfer is February 23rd, 2023 at the office of McGovern Escrow Services, Inc., 436-14th Street, Suite 1015 Oakland, CA 94612. The amount of the purchase price or consideration in connection with the transfer of the license and business, including the estimated inventory, is the sum of \$125,000.00 which consists of the following: Description Amount Cash through escrow: \$125,000.00. It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. DATED: January 30, 2023 Mojave Vintage LLC, a California Limited Liability Company By: Robert Mulroy 2/3/23

SF-3666423#

**NOTICE TO CREDITORS OF BULK SALE**

Escrow #: 0126019503 NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below. The names and business address of the Seller(s) is/are: Juri Kim 540 Haight Street San Francisco, California 94117. The location in California of the Chief Executive Office of the seller is: same as above. As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: None. The names and business address of the Buyer(s) is/are: Kwang In Hur and Kum Suk Hur 540 Haight Street San Francisco, California 94117. The assets to be sold are described in general as: All stock in trade, furniture, fixtures, equipment and other property. And are located at: 540 Haight Street San Francisco, California 94117. The business name used by the Seller(s) at those locations is: "Haight to Wash". The anticipated date of the bulk sale is: February 23, 2023. At the office of Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520. The bulk sale is subject to California Uniform Commercial Code Section 6106.2, if so subject, the name and address of the person with whom claims may be filed is as follows: Old Republic Title Company @ 1000 Burnett Avenue, Suite 400, Concord, CA 94520 or E-Fax to 925-265-9040. The last day for filing claims shall be February 22, 2023 which is the business day before the sale date specified herein. Dated: 1/29/2023 Buyer(s): /S/ Kwang In Hur /S/ Kum Suk Hur 2/3/23

SF-3666371#

**CIVIL**

**ORDER TO SHOW CAUSE FOR CHANGE OF NAME**

Case No. CNC-23-557703 Superior Court of California, County of San Francisco Petition of: Sjarhei Kamiak for Change of Name TO ALL INTERESTED PERSONS: Petitioner Sjarhei Kamiak filed a petition with this court for a decree changing names as follows: Sjarhei Kamiak to Stanley Menski 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 hearing 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: 03/14/2023, Time: 09:00 AM, Dept.: 103N The address of the court is 400 McAllister Street San Francisco, CA 94102. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL Date: JAN 17, 2023 MICHELLE TONG Judge of the Superior Court 1/27, 2/10, 2/17, 2/24/23

SF-3666532#

**SUMMONS (Family Law) CITACION (Derecho familiar)**

Case Number (Número de Caso): FDI-22-797016 NOTICE TO RESPONDENT (Nombre): PATRICIA J. SARI You have been sued. Read the information below and on the next page. Lo han demandado. Lea la información a continuación en la página siguiente. Petitioner's name is: Nombre del demandante: JIANKUN LI You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your property and custody of your children, property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y honorarios y los de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.suavice.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org), o en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado. NOTICE - RESTRAINING ORDERS ARE IN EFFECT AGAINST BOTH SPOUSES OR DOMESTIC PARTNERS UNTIL THE PETITION IS DISMISSED, A JUDGMENT IS ENTERED, OR THE COURT MAKES FURTHER ORDERS. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. A LOS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se desista la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the filing fees and costs that the court waived for you or the other party. EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte. 1. The name and address of the court are: (El nombre y dirección de la corte son): SUPERIOR COURT OF CALIFORNIA, 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): KATE ROCKAS, 999 FIFTH AVE, STE. 400, SAN FRANCISCO, CA 94102 --- Clerk, by (Secretario, por) BRIE REDDICK, Deputy (Asistente) REQUEST FOR ORDER - CHILD CUSTODY / VISITATION (PARENTING TIME) NOTICE OF HEARING To: Patricia J. Sari, Respondent DATE: MARCH 20, 2023 TIME: 9:00 A.M. DEPT.: 404 ROOM: N/A DATE OF HEARING: MARCH 20, 2023 AT: 400 MCALLISTER ST, SAN FRANCISCO, CA 94102 Warning to the person served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320), serve a copy on the other parties at least nine court days before the hearing, or if you have 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: 02/21/2023, Time: 9:00AM, Dept.: 103N, Room: 103N The address of the court is 400 McAllister St., SAN FRANCISCO, CA 94102. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL Date: JANUARY 17, 2023 MICHELLE TONG Judge of the Superior Court 1/27, 2/3, 2/10, 2/17/23

SF-3661923#

Lo han demandado. Lea la información a continuación en la página siguiente. Petitioner's name is: Nombre del demandante: JIANKUN LI You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have a copy served on the petitioner. A letter, phone call, or court appearance will not protect you. If you do not file your Response on time, the court may make orders affecting your property and custody of your children, property, and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y honorarios y los de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.suavice.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org), o en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado. NOTICE - RESTRAINING ORDERS ARE IN EFFECT AGAINST BOTH SPOUSES OR DOMESTIC PARTNERS UNTIL THE PETITION IS DISMISSED, A JUDGMENT IS ENTERED, OR THE COURT MAKES FURTHER ORDERS. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. A LOS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se desista la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the filing fees and costs that the court waived for you or the other party. EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte. 1. The name and address of the court are: (El nombre y dirección de la corte son): SUPERIOR COURT OF CALIFORNIA, 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): KATE ROCKAS, 999 FIFTH AVE, STE. 400, SAN FRANCISCO, CA 94102 --- Clerk, by (Secretario, por) BRIE REDDICK, Deputy (Asistente) REQUEST FOR ORDER - CHILD CUSTODY / VISITATION (PARENTING TIME) NOTICE OF HEARING To: Patricia J. Sari, Respondent DATE: MARCH 20, 2023 TIME: 9:00 A.M. DEPT.: 404 ROOM: N/A DATE OF HEARING: MARCH 20, 2023 AT: 400 MCALLISTER ST, SAN FRANCISCO, CA 94102 Warning to the person served with the Request for Order: The court may make the requested orders without you if you do not file a Responsive Declaration to Request for Order (form FL-320), serve a copy on the other parties at least nine court days before the hearing, or if you have 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: 02/21/2023, Time: 9:00AM, Dept.: 103N, Room: 103N The address of the court is 400 McAllister St., SAN FRANCISCO, CA 94102. A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL Date: JANUARY 17, 2023 MICHELLE TONG Judge of the Superior Court 1/27, 2/3, 2/10, 2/17/23

SF-3661923#

If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property and custody of your children. You may be ordered to pay support and attorney fees and costs. For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association. Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo. Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja de hecho, sus bienes y honorarios y los de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y los de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales. Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.suavice.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org), o en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado. NOTICE - RESTRAINING ORDERS ARE IN EFFECT AGAINST BOTH SPOUSES OR DOMESTIC PARTNERS UNTIL THE PETITION IS DISMISSED, A JUDGMENT IS ENTERED, OR THE COURT MAKES FURTHER ORDERS. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them. A LOS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2: Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se desista la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California. FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the filing fees and costs that the court waived for you or the other party. EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte. 1. The name and address of the court are: (El nombre y dirección de la corte son): SUPERIOR COURT OF CALIFORNIA, 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102 2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son): JIANKUN LI, 3315 DIVISADERO ST., SAN FRANCISCO, CA 94123 --- Clerk, by (Secretario, por) JELAN JOHNSON, Deputy (Asistente) (SEAL) PETITION FOR DISSOLUTION OF MARRIAGE Case Number: FDI-22-797016 LEGAL RELATIONSHIP: WE ARE MARRIED READING REQUIREMENTS: A PETITIONER RESPONDENT has been a resident of this state for at least six months and of this county for at least three months immediately preceding the filing of this petition. (For a divorce, unless you are in the legal relationship described in 1b, at least one of you must comply with this requirement.) STATISTICAL FACTS 1. Date of marriage: 3/24/2014 2. Date of separation: 5/2/2018 3. Time from date of marriage to date of separation: 4 Years 1 Months MINOR CHILDREN: NONE NO MINOR CHILDREN LEGAL GROUNDS (Family Code sections 2200-2210, 2310-2312) DIVORCE - IRRECONCILABLE DIFFERENCES SPOUSAL OR DOMESTIC PARTNER SUPPORT TERMINATE (END) THE COURT'S ABILITY TO AWARD SUPPORT TO SEPARATE PROPERTY THERE ARE NO SUCH ASSETS OR DEBTS THAT I KNOW OF TO BE CONFIRMED BY THE COURT COMMUNITY AND QUASI-COMMUNITY PROPERTY THERE ARE NO SUCH ASSETS OR DEBTS THAT I KNOW OF TO BE CONFIRMED BY THE COURT OTHER REQUESTS N/A I HAVE READ THE RESTRAINING ORDERS ON THE BACK OF THE SUMMONS AND I UNDERSTAND THAT THEY APPLY TO ME WHEN THIS PETITION IS FILED. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date: 9/21/2022 S/ JIANKUN LI 1/20, 1/27, 2/3, 2/10/23

SF-3661599#

**FICTITIOUS BUSINESS NAMES**

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2023-0399250 Fictitious Business Name(s)/Trade Name (DBA): GILI MOVING COMPANY, 950 RIVERA ST, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO Registered Owner(s): LIN LONG 950 RIVERA ST, SAN FRANCISCO, CA 94116 This business is conducted by: an Individual 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/ LIN LONG This statement was filed with the County Clerk of San Francisco County on 01/17/2023. 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). 1/27, 2/3, 2/10, 2/17/23

SF-3662920#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2023-0399246 Fictitious Business Name(s)/Trade Name (DBA): Commerce Ship, 3320 Irving Street, San Francisco, CA 94122 County of SAN FRANCISCO Registered Owner(s): Brave River Inc., 3320 Irving Street, San Francisco, CA 94122 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).) Brave River Inc., CEO This statement was filed with the County Clerk of San Francisco County on 01/13/2023. 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

SF-3661599#

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). 1/20, 1/27, 2/3, 2/10/23

SF-3661413#

**FICTITIOUS BUSINESS NAME STATEMENT**

File No. 2022-0399010 Fictitious Business Name(s)/Trade Name (DBA): Kokoro Fashion, 1581 Webster Street Japan Center Suite B202, San Francisco, CA 94115 County of SAN FRANCISCO Registered Owner(s): Lawrence Ave, San Francisco, CA 94112 This business is conducted by: an Individual The registrant commenced to transact business under the fictitious business name or names listed above on Yixi Trading LLC. 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/ Fanny Deng. This statement was filed with the County Clerk of San Francisco County on 12/15/2022. 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). 1/13, 2/10, 1/27, 2/3/23

SF-3659866#

**PROBATE**

**NOTICE OF PETITION TO ADMINISTER ESTATE OF SIMON PORSHNIKOFF**

Case No. PES-23-305972 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SIMON PORSHNIKOFF AKA SIMON NIKOLAEVICH PORSHNIKOFF A Petition for Probate has been filed by ALEXANDRA PORSHNIKOFF in the Superior Court of California, a Petitioner. The Petition for Probate requests that ALEXANDRA PORSHNIKOFF 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: 02/22/23 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: PEGGY B. NICHOLSON, 5870 STONERIDGE MALL ROAD, SUITE 202, PLEASANTON, CA 94588, Telephone: 925-956-6769 2/2, 2/3, 2/9/23

SF-3661599#

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. Petitioner In Pro Per: Janet A. Kramer 5741 37th Avenue NE Seattle, WA 98105 Telephone: (206) 354-5557 2/2, 2/3, 2/9/23

SF-3666152#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF SANDRA HEISTER**

Case No. PES-23-305952 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of SANDRA HEISTER. A PETITION FOR PROBATE has been filed by ADAM ZION in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that ADAM ZION be appointed as personal representative to administer the estate of the decedent. THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. THE WILL and any codicils are available for examination in the file kept by the court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 02/22/23 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 DANIEL B. HERBERT - SBN 149301 MANNING & KASS ELLROD RAMIREZ TRESTER LLP 801 S FIGUEROA STREET 15TH FL LOS ANGELES CA 90017 1/27, 1/30, 2/3/23

SF-3664437#

**PUBLIC AUCTION/ SALES**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated. Facility 1: 2501 Cesar Chavez San Francisco, CA 94124 (415) 642-1034, 2/22/2023, 10:00AM Alreza Gharavi - Office supplies, files, restaurant equipments Alreza Gharavi - Office supplies, files, restaurant equipments Alreza Gharavi - Business equipments and business files Facility 2: 1700 Egbert Ave. San Francisco, CA 94124, (415) 650-6098, 2/22/2023, 10:30 Cheryl Maloney - Household items Marcus Carr - Household & personal item Ronald Davis Mitchell - Household goods Haynes Douglas - Household goods Facility 3: 190 Otis St. San Francisco CA 94103, (415) 214-5706, 2/22/2023, 12:00 PM Fred Green - Desk, frames, electronics, personal items Jason Arellano - Personal Items David Allen - Electric scooters, bikes, bags, clothes, shoes, personal items, personal items Noah Peacock - Clothes, skateboards Sarah Koonz - Clothes, tools, kitchen appliances, guitar Aaron Haywood - Furniture, Tables Franclie Carlton - Table, boxes, paintings Household items, personal items Carlos Marengo - Documents, ceramics Flower Lab Design(raschle casco) - Décor, business supplies Facility 4: 1400 Folsom St. San Francisco CA 94103, (415) 535-5081, 2/22/2023, 2:00 PM Jason Ambrose - Washer & Dryer Gaurav Tyagi - Boxes and suitcases Georgi Petrov - pull up displays, marketing materials Kari Smith - clothing, personal belongings Princess Jacob-Fambro - Clothes, Personal paper work, Wheelchair Benny St Louis - Books, clothing, and small electronics accessories Andrew Cox - 10 plastic containers chair bicycle 4 boxes Daniel Murphy - Books, furniture, tools 145 - Granera, Jennifer; 180 - koo, Jennifer; 317 - Morris, Lina; 390 - Kallaway III, William A; 464 - JACKSON DANIELLE; 481 - Jones, Herman; 607 - Dempster, Gina; A142 - Wright, Jessica; A337 - Tapia, Maria; B298 - Anderson, Anthony; B306 - Kalaveras, James; 3436 - Mbanda, Wileharda PUBLIC STORAGE # 254022, 611 2nd Street, San Francisco, CA 94107, (415) 426-6758 Sale to be held at www.storagevenues.com. 1071 - Santana, Benjamin; 2061 - Perez, Raenetta; A160 - Johnson, Gail; A205 - Morris, James; A215 - Bowerman, Shan; B047 - Reid, Benjamin; B223 - Quraisih, Sattar PUBLIC STORAGE # 08039, 2090 Evans Ave, San Francisco, CA 94124, (415) 223-3148 Sale to be held at www.storagevenues.com. A152 - Sisters Helping Hands Turner, Raenetta; A160 - Johnson, Gail; A205 - Morris, James; A215 - Bowerman, Shan; B047 - Reid, Benjamin; B223 - Quraisih, Sattar PUBLIC STORAGE # 23088, 300 Treat Ave, San Francisco, CA 94110, (415) 239-8588 Sale to be held at www.storagevenues.com. 145 - Granera, Jennifer; 180 - koo, Jennifer; 317 - Morris, Lina; 390 - Kallaway III, William A; 464 - JACKSON DANIELLE; 481 - Jones, Herman; 607 - Dempster, Gina; A142 - Wright, Jessica; A337 - Tapia, Maria; B298 - Anderson, Anthony; B306 - Kalaveras, James; 3436 - Mbanda, Wileharda PUBLIC STORAGE # 254022, 611 2nd Street, San Francisco, CA 94107, (415) 426-6758 Sale to be held at www.storagevenues.com. 1071 - Santana, Benjamin; 2061 - Perez, Raenetta; A160 - Johnson, Gail; A205 - Morris, James; A215 - Bowerman, Shan; B047 - Reid, Benjamin; B223 - Quraisih, Sattar PUBLIC STORAGE # 20289, 190 10th Street, San Francisco, CA 94103, (415) 239-8588 Sale to be held at www.storagevenues.com. 1022 - Herrera, Jonathan; 2151 - DiMare, Lawrence; 3053 - Hall, Donald; 3097 - Rojas, Cristina; 3162 - Ferreira, Ben; 3180 - Murodok, Jezeille; 4039 - Jean-Pierre, Emma PUBLIC STORAGE # 21207, 2690 Gaary Blvd., San Francisco, CA 94118, (415) 426-6955 Sale to be held at www.storagevenues.com. 2106 - Dillman, Jay; 5022 - PALOMO, BLANCA MARGARITA; 6027 - Wei, Julie; 7038 - Garcia, Joyce Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or by credit card, no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased are required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. 2/3, 2/13/23

SF-3666537#

**FULL SERVICE LEGAL ADVERTISING**



The Daily Journal is your one-stop-shop for legal notices!

We provide:



# LEGAL NOTICES

Continued from Page # 9

## TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 0000009630328 Title Order No. : 220574569 FHA/VA PMI No. : ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTEE. NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 03/31/2006. 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 05/11/2006 as Instrument No. 2006-174728-00, Book No. REEL J138 and Page No. IMAGE 0407, and pursuant to Modification agreement which modifies the credit limit of this instrument recorded 11/17/2010 as doc no 2010-J061318-00, Reel K272, Image 0069 of official records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA. EXECUTED BY: THOMAS R. JACKSON, AN UNMARRIED MAN, 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 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 03/09/2023 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: 2743 GOUGH ST UNIT 3, SAN FRANCISCO, CALIFORNIA 94123 APN#: 0529-088 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 \$166,500.41. 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 mortgage, 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 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 0000009630328. Information about postponements that are veryshort 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 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 0000009630328 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 (866) 795-1852 Dated: 01/27/2023 A-4772571 02/03/2023, 02/10/2023, 02/17/2023 2/3, 2/10, 2/17/23 SF-3665724#

NOTICE OF TRUSTEE'S SALE TS No. : C.377-493 APN: 44-7531-188-01 Title Order No. : 2122129CAD Property Address: 85 ORA WAY, #E 302, San Francisco, CA 94131-2563 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 2/26/2004. 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. 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: MICHAEL H. LAUER, A SINGLE MAN Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 3/9/2004 as Instrument No. 2004-H672456-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 2/23/2023 at 1:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: \$41,772.22 Street Address of the common designation of real property: 85 ORA WAY, #E 302, San Francisco, CA 94131-2563 A.P.N.: 44-7531-188-01 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 mortgage, 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) 683-2468 or visit this Internet Web site www.servicelinkasap.com, using the file

number assigned to this case C.377-493. 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 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) 683-2468, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case C.377-493 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: 1/19/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-4771792 01/27/2023, 02/03/2023, 02/10/2023 1/27, 2/3, 2/10/23 SF-3662992#

T.S. No. 078459-CA APN: 19-2650-039-01 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 4/23/2003, AND YOU SHOULD CONTACT A LAWYER 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 3/23/2023 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 4/28/2003 as Instrument No. 2003-H424533-00 in Book 1375 Page 0607 and a Default Court Judgment was recorded on 11/20/2020 as Instrument No. 2020054356 reforming the legal description of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: ELENA F. PLASS 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: Beginning at a point on the Southerly line of 17th Street, distant thereon 100 feet, 6 inches Westerly from the Southwesterly corner of 17th and Eureka Street; And running thence Westerly along said line of 17th Street 24 feet, 6 inches; thence at a right angle Southerly 100 feet; thence at a right angle Easterly 24 feet, 6 inches; and thence at a

right angle Northerly 100 feet to the point of beginning. Being part of Homer's Addition Block No. 205. APN: 19-2650-039-01 The street address and other common designation, if any, of the real property described above is purported to be: 4171 4173 17TH STREET, SAN FRANCISCO, CA 94114-1968. 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 sums 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: \$584,408.71 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 or its predecessor 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 mortgage, 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) 758-8052 or visit this Internet Web site WWW.HOMESARCH.COM, using the file number assigned to this case 078459-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.clearconcorp.com using the file number assigned to this case 078459-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: (800) 758-8052 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 1/27, 2/3, 2/10/23 SF-3661989#

T.S. No.: 9462-5715 TSG Order No.: DEF-488981 A.P.N.: 24-3583-014-01 Commonly Known As: 572 NOE ST, SAN FRANCISCO, CA 94114-2528 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/29/2016. 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. NBS Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded 08/04/2016 as Document No.: 2016-K302340-00, of Official Records in the office of the Recorder of San Francisco County, California, executed by: NANCY A. CHOATE, AN UNMARRIED WOMAN, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable in full at time of sale by cash, a cashier's check drawn by 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), 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, and as more fully described in the above referenced Deed of Trust. Sale Date & Time: 02/22/2023 at 9:00 AM Sale Location: Outside the Memorial Court gates by Van Ness Avenue of the San Francisco City Hall - Outside the Memorial Court between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. The street address and other common designation, if any, of the real property described above is purported to be: 572 NOE ST, SAN FRANCISCO, CA 94114-2528. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) 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, to-wit: \$216,685.70 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the

highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. 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 mortgage, 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 1-800-280-2832 or visit this internet website, www.auction.com, using the file number assigned to this case T.S.# 9462-5715. 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: 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://rtracker.auction.com/sb1079/, using the file number assigned to this case T.S.# 9462-5715 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. 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. NBS Default Services, LLC 14841 Dallas Parkway, Suite 425 Dallas, TX 75254 800-766-7751 For Trustee Sale Information Log On To: www.auction.com or Call: 1-800-280-2832. NBS Default Services, LLC, James Aranda, Foreclosure Associate This communication is an attempt to collect a debt and any information obtained will be used for that purpose. However, if you have received a discharge of the debt referenced herein in a bankruptcy proceeding, this is not an attempt to impose personal liability upon you for payment of that debt. In the event you have received a bankruptcy discharge, any action to enforce the debt will be taken against the property owner only. SF0420087 To: SAN FRANCISCO DAILY JOURNAL 01/20/2023, 01/27/2023, 02/03/2023 1/20, 1/27, 2/3/23 SF-3660666#

# ATTORNEY SPECIALTY DIRECTORY

FRIDAYS in the Los Angeles and San Francisco Daily Journals

ONLINE listing at [www.dailyjournal.com/attorneys](http://www.dailyjournal.com/attorneys) includes:

- photo
- practice description
- background & education

## One year \$286

First specialty - \$286/year

Additional specialties - each \$104/year

Print listing:

NAME	PHONE NUMBER
FIRM	WEB SITE
EMAIL ADDRESS	

Mail check to Daily Journal Corporation, PO Box 54026, Los Angeles CA 90054-0026

Or provide credit card information:

CREDIT CARD NUMBER	EXPIRATION DATE	CVC
NAME OF CARDHOLDER		
BILLING ADDRESS FOR CREDIT CARD		ZIP CODE
SIGNATURE		

Questions? 800/487-8262 | [classifieds@dailyjournal.com](mailto:classifieds@dailyjournal.com)

LOS ANGELES / SAN FRANCISCO

## Daily Journal

# LEGAL RESOURCE CENTER

HOW TO SEND ONLINE ENHANCEMENTS:

Please email your logo or photo as jpeg or gif file

Email CV as pdf

Include practice description or other text in the body of your email or attached Word document.

[classifieds@dailyjournal.com](mailto:classifieds@dailyjournal.com)