

LEGAL NOTICES

Continued from Page # 11

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).

1/23, 1/30, 2/6, 2/13/23

SF-3661666#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399174

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

23RD STREET PARTNERS, 4125 23RD STREET, SAN FRANCISCO, CA 94114

23RD STREET PARTNERS LLC (CA), 4125 23RD STREET, SAN FRANCISCO, CA 94114

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

DECEMBER 16, 2022.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

23RD STREET PARTNERS LLC S/ JON SHALOWITZ

This statement was filed with the County Clerk of San Francisco County on 01/10/2023.

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).

1/23, 1/30, 2/6, 2/13/23

SF-3661483#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEPHEN J. CAROLAN, STEPHEN JAMES CAROLAN, STEVE CAROLAN

CASE NO. PES-23-305973

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Stephen J. Carolan, Stephen James Carolan, Steve Carolan

A PETITION FOR PROBATE has been filed by Catherine Carolan in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Catherine Carolan 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 with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

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 H. PETERSON, III, 769 MONTEREY BLVD., STE. 1, SAN FRANCISCO, CA 94127, Telephone: 415-586-7460

1/30, 1/31, 2/6/23

SF-3664769#

held on 2/27/2023 at 9:00 a.m. in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: Meeghan Buckley SBN 241161 1099 E Street San Rafael CA 94901 Telephone: (415) 925-5200 2/6, 2/7, 2/13/23

SF-3666600#

NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD D. NEVES

CASE NO. PES-23-305974

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Kam Man Leung

A PETITION FOR PROBATE has been filed by Susie Pei El Leung in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Susie Pei El Leung be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

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 H. PETERSON, III, 769 MONTEREY BLVD., STE. 1, SAN FRANCISCO, CA 94127, Telephone: 415-586-7460

1/30, 1/31, 2/6/23

SF-3664326#

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: Jason Louie (SBN 191683) The Law Offices of Jason Louie, P.C. 490 Post Street, Suite 910 San Francisco, CA 94102, Telephone: (415) 240-4646 2/6, 2/7, 2/13/23

SF-3666614#

NOTICE OF PETITION TO ADMINISTER ESTATE OF CHRISTOPHER R. CORTES

CASE NO. PES-23-305960

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: RICHARD D. NEVES AKA RICHARD DAMIEN NEVES AKA RICHARD NEVES

A Petition for Probate has been filed by CHRISTOPHER R. CORTES in the Superior Court of California, County of San FRANCISCO.

The Petition for Probate requests that CHRISTOPHER R. CORTES 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.)

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: ANNE MARIE PAOLINI-MORI, PAOLINI & MORI, 22 OCEAN AVENUE, SAN FRANCISCO, CA 94112, Telephone: 415-586-3600 1/27, 1/30, 2/6/23

SF-3664326#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOSEPH R. KARUSSOS

CASE NO. PES-23-305956

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOSEPH R. KARUSSOS AKA JOSEPH RICHARD KARUSSOS

A Petition for Probate has been filed by CHRISTINE R. KARUSSOS in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that CHRISTINE R. KARUSSOS 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.)

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: LEIGHTON BURREY, BUSINESS ESTATE & TAX ATTORNEYS, P.C., 4 ORINDA WAY SUITE 110-D, ORINDA, CA 94563, Telephone: 925-271-4451 1/27, 1/30, 2/6/23

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 FEBRUARY 28, 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: LEIGHTON BURREY, BUSINESS ESTATE & TAX ATTORNEYS, P.C., 4 ORINDA WAY SUITE 110-D, ORINDA, CA 94563, Telephone: 925-271-4451 1/27, 1/30, 2/6/23

SF-3664326#

TRUSTEE SALES

Batch 28 Order No. SEE EXHIBIT "A" / Share No.: SEE EXHIBIT "A" Property Address: 710 Powell St., San Francisco, CA 94102 APN / BLOCK No. SEE EXHIBIT "A" NOTICE OF TRUSTEE SALE UNDER ASSESSMENT LIEN YOU ARE IN DEFAULT UNDER ASSESSMENT LIEN, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On FEBRUARY 14, 2023 at 1:30PM, Vacation Ownership Title Agency, Inc., the duly appointed Authorized Agent under and pursuant to the Notice of Delinquent Assessment and Claim of Lien recorded on September 15, 2022 as Document No. 2022086724 of Official Records in the Office of the Recorder of San Francisco County, California, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, in cash, a cashier's check drawn by a state or national bank, state or federal credit union, 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 the 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 assessment lien in the property hereinafter described: Association: San Francisco Sutes City Share Association, a California non-profit mutual benefit corporation Name of Reputed Owner(s): Exhibit "A" ORDER NO. - SHARE NO. - APN - BLOCK - REPUTED OWNER(S) - UNIT TYPE - ESTIMATED OPENING BID - 4597 186M 03-0256T-186M-01 186M ORIANO ORSI & JACQUELINE A. ORSI MASTER \$2,183.30 4598 150P 03-0256T-150P-01 150P RENE STACEY PARLOR \$3,233.30 Said Assessment Lien describes the following real property: EXHIBIT "B" LEGAL DESCRIPTION SAN FRANCISCO SUITES An undivided 11816th interest in and to the following described real property: PARCEL 1: That certain real

SF-3662364#

property situated in the State of California, City and County of San Francisco, California, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT NO. 9, IN BLOCK NO. 5835, AS SHOWN ON MAP OF ST. MARY'S PARK, FILED FEBRUARY 29, 1924, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN MAP BOOK "J", AND PAGES 47 TO 54, INCLUSIVE, APN: 5835-009 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: 77 BENTON AVENUE, SAN FRANCISCO, CA 94112. The undersigned Trustee disclaims any liability for any inaccuracy 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,193,040.16 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. 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 and more than three months have elapsed since such recording. 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 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 the obligation secured by the liens 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. If you are an "eligible tenant buyer," you may 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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 8238. 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 call the trustee's office. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you may purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 8238 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. 1/17/23 BY: YEVA, INC. DBA SAXE MORTGAGE COMPANY, as Trustee o/o GOLDEN WEST FORECLOSURE SERVICE, INC. 611 Veterans Blvd., Suite 206, Redwood City, CA 94063-1401 (650) 369-2150 (Phone), (916) 939-0772 TRUSTEE'S SALE INFORMATION Gene Kristul, President SF9420349 To: SAN FRANCISCO DAILY JOURNAL PUB: 01/23/2023, 01/30/2023, 02/06/2023 1/23, 1/30, 2/6/23

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, California describing the land therein: LOT NO. 9, IN BLOCK NO. 5835, AS SHOWN ON MAP OF ST. MARY'S PARK, FILED FEBRUARY 29, 1924, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN MAP BOOK "J", AND PAGES 47 TO 54, INCLUSIVE, APN: 5835-009 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: 77 BENTON AVENUE, SAN FRANCISCO, CA 94112. The undersigned Trustee disclaims any liability for any inaccuracy 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 the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,193,040.16 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. 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 and more than three months have elapsed since such recording. 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 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 the obligation secured by the liens 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. If you are an "eligible tenant buyer," you may 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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 8238. 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 call the trustee's office. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you may purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 8238 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. 1/17/23 BY: YEVA, INC. DBA SAXE MORTGAGE COMPANY, as Trustee o/o GOLDEN WEST FORECLOSURE SERVICE, INC. 611 Veterans Blvd., Suite 206, Redwood City, CA 94063-1401 (650) 369-2150 (Phone), (916) 939-0772 TRUSTEE'S SALE INFORMATION Gene Kristul, President SF9420349 To: SAN FRANCISCO DAILY JOURNAL PUB: 01/23/2023, 01/30/2023, 02/06/2023 1/23, 1/30, 2/6/23

SF-3661984#

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