BULK SALES

Escrow No.: 101703-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: Stephanie Ann Lee , located at: 141 2nd Street , city of San Francisco , county of San Francisco , CA 94105 The business is known as: Steff's The name of the Buyer/Transferee is: Yerba Buena Bar, LLC, a California limited liability company , located at: 141 2nd Street , city of San Francisco , county of San Francisco , CA 94105 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 located at: 141 2nd Street , city of San Francisco , county of San Francisco , CA 94105 The kind of license to be transferred is: 48 - On-Sale General Public Premises, now issued for the premises located at: 141 2nd Street , city of San Francisco , county of San Francisco , CA 94105 The anticipated date of the sale/transfer is: March 1st , 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 $250,000.00 which consists of the following: Description Amount Cash through escrow: $250,000.00 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: February 1, 2023 Yerba Buena Bar, LLC, a California Limited Liability Company By: Eric Matthew Passetti
2/9/23

SF-3668646#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23-557692
Superior Court of California, County of San Francisco
Petition of: Malea Lopez-Chavez for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Malea Lopez-Chavez filed a petition with this court for a decree changing names as follows:
Malea Lopez-Chavez to Malea Lopez Chavez
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 03/07/2023, Time: 9:00 am, Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: 01/24/2023
Michelle Tong
Judge of the Superior Court
2/9, 2/16, 2/23, 3/2/23

SF-3668649#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23-557665
Superior Court of California, County of San Francisco
Petition of: Sarah Catherine Stringer for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Sarah Catherine Stringer filed a petition with this court for a decree changing names as follows:
Sarah Catherine Stringer to Sarah Stringer Deaton
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 04/18/2023, Time: 9:00 a.m., Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: 2/1/2023
Anne-Christine Massullo
Judge of the Superior Court
2/9, 2/16, 2/23, 3/2/23

SF-3668351#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23557719
Superior Court of California, County of San Francisco
Petition of: Laileshni Jogeeta Devi prasad for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Laileshni Jogeeta Devi prasad filed a petition with this court for a decree changing names as follows:
Laileshni Jogeeta Devi Prasad to Laileshni Jogeeta Devi Singh
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 03/21/2023, Time: 9:00, Dept.: 109a
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: 02/06/2023
Michelle Tong
Judge of the Superior Court
2/9, 2/16, 2/23, 3/2/23

SF-3668287#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23-557678
Superior Court of California, County of San Francisco
Petition of: JOSEPH GREGOIRE ADOLPHE CALEGARI for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JOSEPH GREGOIRE ADOLPHE CALEGARI filed a petition with this court for a decree changing names as follows:
JOSEPH GREGOIRE ADOLPHE CALEGARI to GREGOIRE ADOLPH CALEGARI
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 02/28/2003, Time: 9:00AM, 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: 01/17/2023
MICHELLE TONG
Judge of the Superior Court
1/19, 1/26, 2/2, 2/9/23

SF-3661694#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399437
Fictitious Business Name(s)/Trade Name (DBA):
Espinoza Roofing, 850 Capp ST APT A, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Juan Vazquez Espinoza, 850 Capp ST APT A, San Francisco, CA 94110
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 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/ Juan Vazquez Espinoza,
This statement was filed with the County Clerk of San Francisco County on 02/03/2023.
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).
2/9, 2/16, 2/23, 3/2/23

SF-3667722#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2021-0375574
The following person(s) has (have) abandoned the use of the fictitious business name: **Clean Wash Center, 4690 Mission St., San Francisco, CA 94112**, County of San Francisco
The fictitious business name referred to above was filed in the County Clerk's office in San Francisco County on 11/23/2021 Current File No. 2021-0375574.
CMB Investments, Inc., 10 Bluebell Ln, Hillsborough, CA 94010; CA
This business was conducted by a corporation.
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/ Melissa Concepcion Mendoza, President
This statement was filed with the County Clerk of San Francisco County on January 30. 2023.
2/2, 2/9, 2/16, 2/23/23

SF-3666262#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399208
Fictitious Business Name(s)/Trade Name (DBA):
1. ALLIANCE KINGDOM STUDIOS, LLC, 2. A. A. JAEON, 3145 GEARY BLVD. #218, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO
Registered Owner(s):
ALLIANCE KINGDOM STUDIOS, LLC, 3145 GEARY BLVD. #218, SAN FRANCISCO, CA 94118
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 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).)
ALLIANCE KINGDOM STUDIOS, LLC
S/ Jacqueline Yee, Manager
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).
2/2, 2/9, 2/16, 2/23/23

SF-3665510#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399207
Fictitious Business Name(s)/Trade Name (DBA):
1. GAYAU PRODUCTIONS, LLC, 2. BAYLIN WING, 3145 GEARY BLVD. #218, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO
Registered Owner(s):
GAYAU PRODUCTIONS, LLC, 3145 GEARY BLVD. #218, SAN FRANCISCO, CA 94118
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 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).)
GAYAU PRODUCTIONS, LLC
S/ Briana Yee, Manager
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).
2/2, 2/9, 2/16, 2/23/23

SF-3665509#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399206
Fictitious Business Name(s)/Trade Name (DBA):
1. SKY BLANKET ENTERTAINMENT, LLC, 2. MAXIE JOVE, 3145 GEARY BLVD. #218, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO
Registered Owner(s):
SKY BLANKET ENTERTAINMENT, LLC, 3145 GEARY BLVD. #218, SAN FRANCISCO, CA 94118
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 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).)
SKY BLANKET ENTERTAINMENT, LLC
S/ Tiana Yee, Manager
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).
2/2, 2/9, 2/16, 2/23/23

SF-3665505#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399267
Fictitious Business Name(s)/Trade Name (DBA):
1. VALUE REPORTING FOUNDATION, 2. SUSTAINABILITY ACCOUNTING STANDARDS BOARD, 3. SASB FOUNDATION, 1045 SANSOME STREET, STE. 450, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO
Registered Owner(s):
INTERNATIONAL FINANCIAL REPORTING STANDARDS FOUNDATION, 1209 ORANGE STREET, WILMINGTON, DE 19801
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 08/01/2022.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
INTERNATIONAL FINANCIAL REPORTING STANDARDS FOUNDATION
S/ Jori Hayner, Director of Finance & Operations
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).
2/2, 2/9, 2/16, 2/23/23

SF-3665408#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399280
Fictitious Business Name(s)/Trade Name (DBA):
SHIFT, 290 DIVISION STREET, #400, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
SHIFT OPERATIONS, LLC (DE), 290 DIVISION ST, #400, SAN FRANCISCO, CA 94103
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 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).)
SHIFT OPERATIONS LLC
S/ Sean Foy, Chief Operating Officer
This statement was filed with the County Clerk of San Francisco County on 01/18/2023.
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).
1/26, 2/2, 2/9, 2/16/23

SF-3663339#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023–0399296
Fictitious Business Name(s)/Trade Name (DBA):
Homestay San Francisco, 826 32nd Ave., San Francisco, CA 94121 County of SAN FRANCISCO
Registered Owner(s):
Darcy Mironov, 826 32nd Ave., San Francisco, CA 94121
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/22/2022.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Darcy Mironov,
This statement was filed with the County Clerk of San Francisco County on 01/20/2023.
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).
1/26, 2/2, 2/9, 2/16/23

SF-3663236#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023–0399287
Fictitious Business Name(s)/Trade Name (DBA):
El Corazon Cafe, 2301 MISSION ST. SPACE C, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
EL CORAZON CAFE INC, 2439 GARVIN AVENUE, SAN FRANCISCO, CA 94804
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 01/20/2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
El Corazon Cafe Inc
S/ Jesus Witzil, CEO
This statement was filed with the County Clerk of San Francisco County on 01/20/2023.
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).
1/26, 2/2, 2/9, 2/16/23

SF-3663024#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399230
Fictitious Business Name(s)/Trade Name (DBA):
PRITA HOTEL, 2284 MISSION ST., SAN FRANCISCO, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
VIRPUR INVESTMENTS LLC, 521 29TH STREET, SAN FRANCISCO, CA 94131
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 01-01-2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
VIRPUR INVESTMENTS LLC
S/ AMIT MOTAWALA,
This statement was filed with the County Clerk of San Francisco County on 01/12/2023.
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).
1/26, 2/2, 2/9, 2/16/23

SF-3661609#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399239
Fictitious Business Name(s)/Trade Name (DBA):
Simple Meditations with Rafael, 814 28TH AVE, San Francisco, CA 94121 County of SAN FRANCISCO
Registered Owner(s):
Rafael Amar, 814 28TH AVE, SAN FRANCISCO, CA 94121
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/11/2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Rafael Amar,
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 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).
1/19, 1/26, 2/2, 2/9/23

SF-3661402#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399244
Fictitious Business Name(s)/Trade Name (DBA):
Phat Rave, 238 11th ST, San Francisco, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
Peter Economos, 238 11TH STREET, SAN FRANCISCO, CA 94103
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/13/2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Peter Economos,
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 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).
1/19, 1/26, 2/2, 2/9/23

SF-3661348#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399243
Fictitious Business Name(s)/Trade Name (DBA):
Cal's Hats & Things, 420 Berry ST APT 233, San Francisco, CA 94158 County of SAN FRANCISCO
Registered Owner(s):
Calvin D Penn, 420 BERRT ST APT 233, SAN FRANCISCO, CA 94158
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/05/2022.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Calvin D Penn,
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 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).
1/19, 1/26, 2/2, 2/9/23

SF-3661340#

FICTITIOUS BUSINESS NAME STATEMENT
File No.2023-0399242
Fictitious Business Name(s)/Trade Name (DBA):
San Francisco Herbalist, 1434 45th Avenue, San Francisco, CA 94122 County of SAN FRANCISCO
Registered Owner(s):
Lily Panyacosit, 1434 45th Avenue, San Francisco, CA 94122
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/ Lily Panyacosit,
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 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).
1/19, 1/26, 2/2, 2/9/23

SF-3661324#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399238
Fictitious Business Name(s)/Trade Name (DBA):
Love Body Solutions, 733 Baker Street, San Francisco, CA 94115 County of SAN FRANCISCO
Registered Owner(s):
Carmina Gonzalez Valdez, 733 Baker Street, San Francisco, CA 94115
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 1/13/2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Carmina Gonzalez Valdez,
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 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).
1/19, 1/26, 2/2, 2/9/23

SF-3661285#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399139
Fictitious Business Name(s)/Trade Name (DBA):
MARY MODERN CANNABIS BOUTIQUE, 2845 GEARY BLVD, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO
Registered Owner(s):
ALPINE SUPPORT PRODUCTIONS, INC, 424 SKY MESA ROAD, SAN FRANCISCO, CA 91901
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 01/01/2019.
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).)
ALPINE SUPPORT PRODUCTIONS, INC
S/ Derek Alden, CFO
This statement was filed with the County Clerk of San Francisco County on 01/03/2023.
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).
1/19, 1/26, 2/2, 2/9/23

SF-3661076#

GOVERNMENT

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY (FORECLOSURE)
CCP 729.010
Court Case #: CGC21590838
Sheriff's File # 22467785
Under a WRIT OF SALE issued by the Superior Court, County of San Francisco, State of California on 05/23/2022 on a judgment rendered on 05/16/2022
In Favor of: LSC 906-908 Broadway LLC
And against: Startup Temple Holdings, Inc., et al.
For the sum of: $7,618,204.93
I have levied upon all the right, title, claim and interest of the judgment debtor(s): Pavel Cherkashin, Startup Temple Holdings, Inc. real property in the county of San Francisco described as follows:
906-908 Broadway, San Francisco, CA 94133
APN: Lot 009, Block 0149, Lot 010, Block 0149.
LEGAL DESCRIPTION OF PROPERTY
All that certain real property situated in the County of San Francisco, State of California, described as follows:
City of San Francisco
BEGINNING AT A POINT ON THE NOTHERLY LINE OF BROADWAY, DISTANT THEREON FORTY (40) FEET WESTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY LINE OF BROADWAY WITH THE WESTERLY LINE OF MASON STREET, AND RUNNING THENCE WESTERLY ALONG SAID LINE OF BROADWAY NINETY-SEVEN (97) FEET SIX (6) INCHES; THENCE AT A RIGHT ANGLE NORTHERLY ONE HUNDRED AND THIRTY-SEVEN (137) FEET, SIX (6) INCHES, THENCE AT A RIGHT ANGLE EASTERLY NINETY-SEVEN (97) FEET SIX (6) INCHES; AND THENCE AT A RIGHT ANGLE SOUTHERLY ONE HUNDRED THIRTY-SEVEN (137) FEET, SIX (6) INCHES TO THE POINT OF BEGINNING; BEING PART OF THE FIFTY VARA LOT NUMBER 609.
The property to be sold is NOT subject to the right of redemption. The amount of the secured indebtedness with interest and costs is $7,618,368.93 (estimated)
Minimum bid, if applicable: $0.00
PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 TO 701.680 INCLUSIVE OF THE CODE OF CIVIL PROCEDURES FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS.
PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the right, title, claim and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said judgment, with accrued interest and costs on 03/02/2023 at 10:00 am at the following location:
1 Dr. Carlton B. Goodlett Place, City Hall, Room 305, San Francisco, CA 94102
Directions to property location may be obtained from the levying officer upon written or oral request.
Dated: 01/13/2023 at City of San Francisco
PAUL MIYAMOTO, Sheriff
County of San Francisco
State of California
By: D. CAIMOTTO
Sheriff's Authorized Agent
2/2, 2/9, 2/16/23

SF-3663628#

PROBATE

NOTICE OF ANCILLARY PETITION TO ADMINISTER ESTATE OF JAMES ELIOT GABY CASE NO. PES-23- 305979
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: James Eliot Gaby
AN ANCILLARY PETITION FOR PROBATE has been filed by Margaret Elizabeth Kinney in the Superior Court of California, County of San Francisco.
THE ANCILLARY PETITION FOR PROBATE requests that Margaret Elizabeth Kinney be appointed as personal representative to administer the estate of the decedent.
THE ANCILLARY 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.) 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 on 2/28/2023 at 9:00 am 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 (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
2/9, 2/10, 2/16/23

SF-3668516#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: GEORGINA SUSAN KNIGHT AKA G. SUSAN KNIGHT AKA GEORGINA KNIGHT AKA SUSAN KNIGHT CASE NO. PES-21-304642
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of GEORGINA SUSAN KNIGHT AKA G. SUSAN KNIGHT AKA GEORGINA KNIGHT AKA SUSAN KNIGHT.
A PETITION FOR PROBATE has been filed by WALTER COHN in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that WALTER COHN 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: 03/07/23 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
AMY A. HUNT - SBN 281446
THE MITCHELL LAW FIRM, LLP
426 FIRST STREET
EUREKA CA 95501
2/9, 2/10, 2/16/23

SF-3668102#

NOTICE OF PETITION TO ADMINISTER ESTATE OF FRANCISCO A. MIRANDA, AKA FRANCISCO ADOLFO MIRANDA, AKA FRANCISCO MIRANDA CASE NO. PES-23-305984
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Francisco A. Miranda, aka Francisco Adolfo Miranda, aka Francisco Miranda
A PETITION FOR PROBATE has been filed by Nicolas Cristobal Miranda-Salazar in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that Nicolas Cristobal Miranda-Salazar 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.) 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 on March 7, 2023 at 9:00 a.m. in Dept. Probate Room No: 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 (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:
Mary Gemma O'Keeffe, SB#124477
Attorney at law
1514 Taraval Street
San Francisco, Ca 94116-2350
Telephone: (415) 664-6788
2/8, 2/9, 2/15/23

SF-3667740#

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, County of San Francisco.
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 on 3/7/2023 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: PEGGY B. NICHOLSON, 5870 STONERIDGE MALL ROAD, SUITE 202, PLEASANTON, CA 94588, Telephone: 925-956-6769
2/2, 2/3, 2/9/23

SF-3666159#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JIM T. MATSUMOTO CASE NO. PES-22-305830
To all heirs, beneficiaries, creditors, contingent creditors, and persons

LEGAL NOTICES

Continued from Page # 9

who may otherwise be interested in the will or estate, or both, of: Jim T. Matsumoto

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

THE PETITION FOR PROBATE requests that Janet A. Kramer 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.) 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 on 2/28/2023 at 9:00 AM in Dept. Probate Room No: 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 (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 TO CREDITORS
OF
Barbara A. Russell
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO
CASE NO. N/A

Notice is hereby given to the creditors and contingent creditors of the above-named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at San Francisco, California, and mail a copy to ROBERT L. SCHOFIELD, c/o LAWRENCE P. BECK, Esq., as trustee of the trust dated December 27, 2002 wherein the decedent was the settlor, at San Francisco, California, with in the later of four months after January 26, 2023 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

Lawrence P. Beck
HaasNajarian, LLP
58 Maiden Lane, 2nd Floor
San Francisco, CA 94108
1/26, 2/2, 2/9/23

SF-3663964#

TRUSTEE SALES

NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER DEED OF TRUST
AND ATTACHED CIVIL CODE §§2923.5 AND 2923.55 DECLARATION
IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring yoiur account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice).

The amount due is $1,964,795.26 as of February 1, 2023, which will increase until your obligation is paid, together with the additional sums of $3,418.00 for a title guaranty, and for additional costs and attorneys fess to be determined. While your property is in foreclosure you still must pay other obligations (such as senior mortgages, insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make payment on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even through full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or martgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three months after this Notice of Default is recorded) to, among other things (1) provide additional time in which to cure the default by transfer of the property or otherwise; (2) establish a schedule of payments in order ot cure your default; or both (1) and (1).

Following th expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

Robert N. Weaver, Esq.
Law Office of Robert N. Weaver
1388 Sutter Street, Suite 810
San Francisco, California 94109
Phone: 415/398-9800

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

If you have any questions, you should contact a lawyer. Notwithstanding that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That Robert N. Weaver is the duly appointed substituted trustee and action agent for the beneficiary under a Deed of Trust dated February 2, 2009, executed By Tony H.L. Chiang and Winnie W. Chiang, husband and wife, as Trustor, to secure certain obligations in favor of 2006 ROBERT C.M. CHIANG and LORI O.W. CHIANG REVOCABLE TRUST, as Beneficiary, recorded February 5, 2009, as Instrument No. 2009-1716116-00, in REEL J822IMAGE0215, of Official Records in the Office of the Recorder of San Francisco County, California describing land therein as Lot 33 Block 1736, 1212 15th Avenue, San Francisco, California and as more fully described in said Deed of Trust.

Including one NOTE FOR THE ORIGINAL SUM OF $850,000 together with interest thereon at the rage of six percent (6%), compounded monthly, and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

Installlment of Principal and Interest, plus impounds and/or advances which became due on February 1, 2019 and became due on each installment date prior to said date, and as of the date of this Notice of Default, plus any subsequent installments of principal, interest balloon payments, plus impounds and/or advances and late charges that become payable, and ADVANCES TO SENIOR LIENS, LEGAL FEES, INSURANCE, TAXES PLUS INTEREST AND DELINQUENT TAXES AND/OR INSURANCE PREMIUMS ADVANCED PRIOR TO THE NOTICE OF DEFAULT OR TO BE ADVANCED BY THE BENEFICIARY AFTER THE RECORDING OF THE NOTICE OF DEFAULT. AS A CONDITION OF REINSTATEMENT OR WITHDRAWL OF THIS NOTICE OF DEFAULT, ALL SENIOR LIENS, PROPERTY TAXES AND FIRE INSURANCE PREMIUMS MUST NOT BE DELINQUENT AND MUST HAVE A CURRENT PAID STATUS AND THE BENEFICIARY SHALL BE PAID FOR ANY ADVANCES OF PAYMENTS MADE TO SATISFY SUCH EXPENSES.

That by reason thereof, the present benefifiary under such deed of trust has executed and deliVered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has depositied with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, ans has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secure thereby.

The beneficiary has supplied reliable and competent evidence to substantiate the borrowers' default and its right to foreclose.

Dated: January 27, 2023
S/ Robert N. Weaver, Trustee
2/9, 2/16, 2/23, 3/2/23

SF-3669194#

APN: 3706-129 TS No: CA08001182-22-1 TO No: 220523284-CA-VOI Commonly known as: 765 MARKET STREET #22C, SAN FRANCISCO, CA 94103 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED October 12, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 16, 2023 at 01:30 PM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 14, 2016 as Instrument No. 2016-K342774-00, of official records in the Office of the Recorder of San Francisco County, California, executed by STAN LEE AND JOAN B LEE, AS TRUSTEES OF THE LEE FAMILY 1985 TRUST DATED JUNE 12, 1985, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for BANK OF AMERICA, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 765 MARKET STREET #22C, SAN FRANCISCO, CA 94103 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $1,094,008.22 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08001182-22-1. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic. com, using the file number assigned to this case CA08001182-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: February 2, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA08001182-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www. insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 89196, Pub Dates: 2/9/2023, 2/16/2023, 2/23/2023, SAN FRANCISCO DAILY JOURNAL
2/9, 2/16, 2/23/23

SF-3668003#

NOTICE OF TRUSTEE S SALE UNDER DEED OF TRUST APN: 4711-029 ADD: 9 Carpenter Ct. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/15/2021. 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. NOTICE is hereby given that RET)WOOP TRUST DEED SERVICES, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by JANET BROWN, an unmarried woman, recorded on 11/22/2021 as Instrument No. 2021173541 in Book —, Page -- of Official Records in the office of the County Recorder of SAN FRANCISCO County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 10/27/2022 in Book —, Page —, as Instrument No. 2022098183 of said Official Records, WILL SELL on 3/2/2023 Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 at 1:30 PM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), 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 hereinafter described: LOT 29, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE NEW HUNTERS POINT COMMUNITY UNIT 8, BEING A PORTION OF ASSESSOR'S BLOCK 4711, SAN FRANCISCO, CALIFORNIA", FILED MAY 28,1982, IN MAP BOOK X, PAGE(S) 15 TO 21, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. AND AMENDED BY "CERTIFICATE OF CORRECTION", RECORDED DECEMBER 14,1983, IN BOOK D-616, PAGE 637, OFFICIAL RECORDS, INSTRUMENT NO. D-436652. Assessor's Parcel Number: 4711-029 The property address and other common designation, if any, of the real property described above is purported to be: 9 Carpenter Court, San Francisco, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the undersigned within 10 days of the date of first publication of this Notice of Sale. The property heretofore described is being sold "as is". 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: $997,502.86. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right. Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note(s) secured by said Deed of Trust with interest thereon as provided in said Note(s), fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. 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. Dated: January 31,2023 REDWOOD TRUST DEED SERVICES, INC., as said Trustee ATTN: ROBERT CULLEN P.O. BOX 6875, SANTA ROSATI 95406-0875 By: ROBERT CULLEN, President NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 683-2468 or visit this Internet Web site: www.servicelinkASAP.com, using the Trustee Sale number assigned to this file, T.S. #22150-RT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 683-2468, or visit this internet website www.servicelinkASAP. com, using the file number assigned to this case 22150-RT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder", you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. A-4773005 02/09/2023, 02/16/2023, 02/23/2023
2/9, 2/16, 2/23/23

SF-3667374#

APN: 3789-899 TS No.: 22-02364CA TSG Order No.: 220253817-CA-VOI Commonly Known As: 88 Townsend St Unit 209, San Francisco, CA 94107 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 10, 2005. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded February 28, 2005 as Document No.: 2005-H911308- 00 of Official Records in the office of the Recorder of San Francisco County, California, executed by: Ann E Dykstra, as Trustor, will be sold 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. As more fully described in the attached legal description. See Exhibit A. Sale Date: April 6, 2023 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 File No.:22-02364CA The street address and other common designation, if any, of the real property described above is purported to be: 88 Townsend St Unit 209, San Francisco, CA 94107. 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: $48,234.39 (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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www. nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-02364CA. 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 (916) 939-0772, or visit this internet website www. nationwideposting.com, using the file number assigned to this case 22-02364CA 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. File No.:22-02364CA 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. For Trustee Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. Dated: January 27, 2023 By: Kellee Vollendorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 File No.:22-02364CA LEGAL DESCRIPTION EXHIBIT A PARCEL I: CONDOMINIUM UNIT 209 (LOT 899), AS SHOWN UPON THE CONDOMINIUM MAP AND DIAGRAMMATIC FLOOR PLAN ENTITLED, "MAP OF 88 TOWNSEND STREET, A MIXED USE CONDOMINIUM", WHICH WAS RECORDED ON NOVEMBER 9, 2004, SERIES NO. 2004-H484059, REEL I761, PAGE 245, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE PLAN") AND AS FURTHER DEFINED IN THE "DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF 88 TOWNSEND STREET, A CONDOMINIUM PROJECT", RECORDED ON NOVEMBER 16, 2004, AS INSTRUMENT NO. 2004-H851246, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION"). PARCEL II: AN UNDIVIDED 0.78955% INTEREST IN AND TO THE COMMON AREA, AS SHOWN AND DEFINED ON THE PLAN, EXCEPTING AND RESERVING THEREFROM THE FOLLOWING: (A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III BELOW, DESIGNATED AS PARKING AREAS, HANDICAP PARKING AREAS, PATIOS AND DECKS ON THE PLAN AND RESERVED BY GRANTOR TO UNITS FOR USE AS DESIGNATED IN THE DECLARATION; AND (B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS DESCRIBED ON THE PLAN FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE. PARCEL III: (A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA DESIGNATED P-73, ON THE PLAN. (B) THE EXCLUSIVE EASEMENT TO USE THE HANDICAP PARKING AREA DESIGNATED HP-NONE ON THE PLAN. (C) THE EXCLUSIVE EASEMENT TO USE THE DECK DESIGNATED D-209 ON THE PLAN. (D) THE EXCLUSIVE EASEMENT TO USE THE PATIO DESIGNATED PA -NONE ON THE PLAN. PARCEL IV: A NONEXCLUSIVE EASEMENT APPURTENANT TO CONDOMINIUM UNIT 209 (LOT 899) FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA, IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361 (A). PARCEL V: ENCROACHMENT EASEMENTS AS DEFINED IN SECTION 9.5 OF THE DECLARATION. LOT 899; BLOCK 3789 SF0420555 To: SAN FRANCISCO DAILY JOURNAL 02/02/2023, 02/09/2023, 02/16/2023
2/2, 2/9, 2/16/23

SF-3665466#

APN: 3789-899 TS No.: 22-02364CA TSG Order No.: 220253817-CA-VOI Commonly Known As: 88 Townsend St Unit 208, San Francisco, CA 94107 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 10, 2005. 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded February 28, 2005 as Document No.: 2005-H911308- 00 of Official Records in the office of the Recorder of San Francisco County, California, executed by: Ann E Dykstra, as Trustor, will be sold 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. As more fully described in the attached legal description. See Exhibit A. Sale Date: April 6, 2023 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 File No.:22-02364CA The street address and other common designation, if any, of the real property described above is purported to be: 88 Townsend St Unit 208, San Francisco, CA 94107. 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: $48,234.39 (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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www. nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-02364CA. 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 (916) 939-0772, or visit this internet website www. nationwideposting.com, using the file number assigned to this case 22-02364CA 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. File No.:22-02364CA 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. For Trustee Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. Dated: January 25, 2023 By: Kellee Vollendorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 File No.:22-02364CA LEGAL DESCRIPTION EXHIBIT A PARCEL I: CONDOMINIUM UNIT 209 (LOT 899), AS SHOWN UPON THE CONDOMINIUM MAP AND DIAGRAMMATIC FLOOR PLAN ENTITLED, "MAP OF 88 TOWNSEND STREET, A MIXED USE CONDOMINIUM", WHICH WAS RECORDED ON NOVEMBER 9, 2004, SERIES NO. 2004-H484059, REEL I761, PAGE 245, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE PLAN") AND AS FURTHER DEFINED IN THE "DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS OF 88 TOWNSEND STREET, A CONDOMINIUM PROJECT", RECORDED ON NOVEMBER 16, 2004, AS INSTRUMENT NO. 2004-H851246, OFFICIAL RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA (REFERRED TO HEREIN AS "THE DECLARATION"). PARCEL II: AN UNDIVIDED 0.78955% INTEREST IN AND TO THE COMMON AREA, AS SHOWN AND DEFINED ON THE PLAN, EXCEPTING AND RESERVING THEREFROM THE FOLLOWING: (A) EXCLUSIVE EASEMENTS, OTHER THAN PARCEL III BELOW, DESIGNATED AS PARKING AREAS, HANDICAP PARKING AREAS, PATIOS AND DECKS ON THE PLAN AND RESERVED BY GRANTOR TO UNITS FOR USE AS DESIGNATED IN THE DECLARATION; AND (B) NONEXCLUSIVE EASEMENTS APPURTENANT TO ALL UNITS DESCRIBED ON THE PLAN FOR INGRESS AND EGRESS, SUPPORT, REPAIR AND MAINTENANCE. PARCEL III: (A) THE EXCLUSIVE EASEMENT TO USE THE PARKING AREA DESIGNATED P-73, ON THE PLAN. (B) THE EXCLUSIVE EASEMENT TO USE THE HANDICAP PARKING AREA DESIGNATED HP-NONE ON THE PLAN. (C) THE EXCLUSIVE EASEMENT TO USE THE DECK DESIGNATED D-209 ON THE PLAN. (D) THE EXCLUSIVE EASEMENT TO USE THE PATIO DESIGNATED PA -NONE ON THE PLAN. PARCEL IV: A NONEXCLUSIVE EASEMENT APPURTENANT TO CONDOMINIUM UNIT 209 (LOT 899) FOR SUPPORT, REPAIR AND MAINTENANCE, AND FOR INGRESS AND EGRESS THROUGH THE COMMON AREA, IN ACCORDANCE WITH CALIFORNIA CIVIL CODE SECTION 1361 (A). PARCEL V: ENCROACHMENT EASEMENTS AS DEFINED IN SECTION 9.5 OF THE DECLARATION. LOT 899; BLOCK 3789 SF0420555 To: SAN FRANCISCO DAILY JOURNAL 02/02/2023, 02/09/2023, 02/16/2023
2/2, 2/9, 2/16/23

SF-3664842#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 22-00214-2FNT Loan No: 229 Ellis Owner APN Lot 001A Block 0331 Property Address: 229 Ellis Street, San Francisco, CA 94102 YOU ARE IN DEFAULT UNDER A DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING DATED DECEMBER 21, 2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On February 16, 2023, at 01:30 PM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded on December 21, 2018, as Instrument No. 2018-K713740-00 and re-recorded on January 31, 2019, as Instrument No. 2019-K727517-00 of official records in the office of the Recorder of San Francisco County, CA, executed by: 229 Ellis Owner, LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of ReadyCap Commercial, LLC, a Delaware limited liability company, as Beneficiary, together with that certain Memorandum of Loan Modification Agreement dated as of July 15, 2020, recorded in the official records in the office of the Recorder of San Francisco County, California on July 24, 2020, as Instrument No. 2020-K954992-00, together with that certain Memorandum of Loan Modification Agreement dated as of September 9, 2021, recorded in the official records in the office of the Recorder of San Francisco County, California on September 13, 2021, as Instrument No. 2021143569 and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF ELLIS STREET, DISTANT THEREON 82 FEET, 6 INCHES FROM THE WESTERLY LINE OF MASON STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF ELLIS STREET 55 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 82 FEET, 6 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 55 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 82 FEET, 6 INCHES TO THE POINT OF BEGINNING. BEING A PORTION OF 50 VARA LOT 977, IN BLOCK 198 (THE "LAND"). NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the Property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the Property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the Property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this Property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the Property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this Property, you may call 1.866.684.2727 or visit this Internet Website www. servicelinkasap.com, using the file number assigned to this case 22-00214-2FNT. 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. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of Beneficiary, which property is more particularly described in Exhibit "A" hereto. EXHIBIT "A" All of Trustor's right, title and interest in and to the following relating to the land described in the attached Notice of Trustee's Sale (the "Land"), together with all substitutions for and all replacements, reversions and remainders of such property and all appurtenances and additions thereto, whether now owned or hereafter acquired by Trustor (collectively, the "Property"): (i) the Accounts, (ii) the Account Collateral, (iii) the Appurtenant Rights, (iv) the Contracts, (v) the Equipment, (vi) the Improvements, (vii) the Instruments, (viii) the Inventory, (ix) the General Intangibles, (x) the Leases, (xi) the Permits (to the fullest extent assignable), (xii) the Rents, (xiii) the Proceeds, (xiv) the Chattel Paper (including Electronic Chattel Paper and Tangible Chattel Paper), Commercial Tort Claims, Deposit Accounts, Documents, Goods, Investment Property, Letter of Credit Rights, Payment Intangibles and Supporting Obligations (as all such terms in this clause (xiv) are defined in the UCC), and (xv) any and all other rights of Trustor in and to the items set forth in clauses (i) through (xiv) above, all whether now owned or hereafter acquired, and all other property which is or hereafter may become subject to a Lien in favor of Beneficiary pursuant to any Loan Document. "Account Collateral" means the Reserve Accounts (as defined in the Loan Agreement), together with all checks, drafts, certificates and instruments, if any, from time to time deposited or held in the Reserve Accounts, all interest, dividends, instruments, investment property and other property from time to time received, receivable or otherwise payable in respect of, or in exchange for, any or all of the foregoing."Accounts" means all of Trustor's "accounts," as such term is defined in the UCC. "Appurtenant Rights" means all easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights, air rights, development rights and powers, and, to the extent now or hereafter owned by Trustor, all minerals, flowers, shrubs, crops, trees, timber and other emblements now or hereafter appurtenant to, or used in connection with, or located on, under or above the Land or any part or parcel thereof, and all "as extracted collateral" (as defined in the UCC), and all ground leases, subleases, estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances, reversions, and remainders whatsoever, in any way belonging, relating or appertaining to the Land or any part thereof. "Contracts" means, collectively, (a) all contracts between Trustor and third parties in connection with the management, construction (including, but not limited to, plans and specifications and architect agreement(s)), repair, renovation, use, operation or maintenance of the Property, in each case as the same may thereafter from time to time be amended or modified; and (b) all warranties, guarantees, and other rights of Trustor or Manager, direct and indirect, against manufacturers, dealers, suppliers, and others in connection with the above contracts and agreement or the work done or to be done and the materials supplied or to be supplied to or for the Property. "Equipment" means all of Trustor's "equipment," as such term is defined in the UCC, and, to the extent not included in such definition, all fixtures, appliances, machinery, "software" (as defined in the UCC), furniture, furnishings, decorations, tools and supplies, now owned or hereafter acquired by Grantor, including without limitation, all beds, linens, radios, televisions, carpeting, telephones, cash registers, computers, electronic data-processing or other office equipment, lamps, glassware, restaurant and kitchen equipment, and building equipment, including, without limitation, all heating, lighting, incinerating, waste removal and power equipment, engines, pipes, tanks, motors, conduits, switchboards, security and alarm systems, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigeration, washing machines, dryers, stoves, refrigerators, ventilating, and communications apparatus, air cooling and air conditioning apparatus, escalators, elevators, ducts, and compressors, materials and supplies, and all other machinery, apparatus, equipment, fixtures and fittings now owned or hereafter acquired by Trustor wherever located, any portion thereof or any appurtenances thereto, together with all additions, replacements, parts, fittings, accessions, attachments, accessories, modifications and alterations of any of the foregoing."General Intangibles" means all of Trustor's "general intangibles," as such term is defined in the UCC, and, to the extent not included in such definition, all intangible personal property of Trustor (other than Accounts, Rents, Instruments, Inventory, money and Permits), including, without limitation, choses in action, settlements, judgments, contract rights, rights to performance (including, without limitation, rights under warranties) refunds of real estate taxes and assessments and other rights to payment of money, copyrights, trademarks, trade names, service marks, trade secrets, and patents, the goodwill associated with any of the foregoing, and all applications for any of the foregoing, in each case whether now existing or hereafter in existence; provided, however, that in no event shall "General Intangibles" or "Property" include the "Starcity" name and mark (and any portion, abbreviation, derivation or variation thereof) when used alone or in connection with other worth or Starcity trademarks, trade names, symbols, logos and designs, and all trade secrets, know-how, trading techniques, inventions, trademarks, trade names, and other intellectual property of Grantor or its affiliates to the extent protectable (the "Starcity IP"). "Improvements" means all buildings, structures and improvements of every nature whatsoever situated on the Land on the Closing Date or thereafter, including, without limitation, to the extent of Trustor's right, title or interest therein or thereto, all gas and electric fixtures, radiators, heaters, washing machines, dryers, refrigerators, ovens, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, antennas, carpeting and other floor coverings, water heaters, awnings and storm sashes, and cleaning apparatus which are or shall be attached to the Land or said buildings, structures or improvements. "Instruments" means all of Trustor's "instruments," as such term is defined in the UCC, and, to the extent not included in such definition, all instruments, chattel paper, documents or other writings obtained by Trustor from or in connection with the ownership or operation of the Property evidencing a right to the payment of money, including, without limitation, all notes, drafts, acceptances, documents of title, and policies and certificates of insurance, including but not limited to, liability, hazard, rental and credit insurance, guarantees and securities, now or hereafter received by Trustor or in which Trustor has or acquires an interest pertaining to the foregoing. "Inventory" means all of Trustor's "inventory," as such term is defined in the UCC. "Permits" means all licenses, registrations, permits, allocations, filings, authorizations, approvals and certificates used in connection with the ownership, operation, construction, renovation, use or occupancy of the Property, including, without limitation, building permits, business licenses, state health department licenses, food service licenses, liquor licenses, licenses to conduct business and all such other permits, licenses and rights, obtained from any Governmental Authority or private Person concerning the ownership, construction, operation, renovation, use or occupancy of the Property."Proceeds" means all of Trustor's "proceeds" as such term is defined in the UCC and, to the extent not included in such definition, all proceeds, whether non-cash, movable or immovable, tangible or intangible (including Insurance Proceeds, Condemnation Proceeds, and proceeds of proceeds), from the Property, including, without limitation, those from the sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of the Property (or portion thereof) and all income, gain, credit, distributions and similar items from or with respect to the Property. "Rents" means, with respect to the Property, all rents (whether denoted as advance rent, minimum rent, percentage rent, additional rent or otherwise), receipts, issues, income, royalties, profits, revenues, proceeds, bonuses, deposits (whether denoted as security deposits or otherwise), lease termination fees or payments, rejection damages, buy-out fees and any other fees made or to be made in lieu of rent, any award made hereafter to Trustor in any court proceeding involving any tenant, lessee, licensee or concessionaire under any of the Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court, and all other payments, rights and benefits of whatever nature from time to time due under the Leases."UCC" means the Uniform Commercial Code in effect in the jurisdiction in which the Property is located, as applicable. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE NOTE, SECURED OBLIGATIONS, THE DEED OF TRUST AND ANY/OR ANY OTHER LOAN DOCUMENTS. Notwithstanding anything described above, the personal property subject to this Notice of Trustee's Sale does not include any cash, cash funds, deposit accounts or cash reserves held by or on behalf of the secured party. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is", "where is". The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 229 Ellis Street, San Francisco, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be $17,870,895.74 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: January 19, 2023 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 22-00214-2FNT 5170 Golden Foothill Parkway, Suite 130El Dorado Hills, CA 95762 916-636-0114 SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727
1/26, 2/2, 2/9/23

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