CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23-557797
Superior Court of California, County of San Francisco
Petition of: STEVEN BERNARD HARVIN for Change of Name and Gender
TO ALL INTERESTED PERSONS:
Petitioner STEVEN BERNARD HARVIN has filed a petition with this court for a decree changing petitioner's name to Sovrin Harvin Bey.
The Court orders that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for should not be granted.
Notice of Hearing:
Date: 04/20/2023, Time: 9:00am, Dept.: 103N, Room:
The address of the court is 400 McAllister Street San Francisco,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: 03/09/2023
MICHELLE TONG
Judge of the Superior Court
3/14, 3/21, 3/28, 4/4/23
SF-3679352#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23-557777
Superior Court of California, County of San Francisco
Petition of: Johnny Chau AKA Kim Hoa Chau for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Johnny Chau AKA, Kim Hoa Chau filed a petition with this court for a decree changing names as follows:
Johnny Chau to Kim Hoa Chau
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: April 13, 2023, Time: 9:00 am, Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street, San Francisco, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: San Francisco Daily Journal
Date: March 02, 2023
Michelle Tong
Judge of the Superior Court
3/7, 3/14, 3/21, 3/28/23
SF-3677329#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-23-557752
Superior Court of California, County of SAN FRANCISCO
Petition of: LAI YING YU TAM for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner LAI YING YU TAM filed a petition with this court for a decree changing names as follows:
LAI YING YU TAM to VICTORIA LAI YING YU
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: MAY 25, 2023, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEBRUARY 22, 2023
MICHELLE TONG
Judge of the Superior Court
2/28, 3/7, 3/14, 3/21/23
SF-3674767#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399789
Fictitious Business Name(s)/Trade Name (DBA):
1. Richard A Fiore & Co Real Estate, 2. RAF Properties, 3. First California Loan Co, 4. First California Loans, 5. Fiore & Co, 6. Fiore & Company, 7. 1301-1307 Hampshire Apts, 238 Townsend Street, San Francisco, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
Janice Fiore, 238 Townsend Street, San Francisco, CA 94107
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 09/292021.
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/ Janice Fiore,
This statement was filed with the County Clerk of San Francisco County on 03/10/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3681585#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399788
Fictitious Business Name(s)/Trade Name (DBA):
1. 228-242 Townsend St Building, 2. Townsend Square, 3. Townsend Place, 4. R.A.F. Development Company, 238 Townsend Street, San Francisco, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
R.A.F. Family Investments LLC, 238 Townsend Street, San Francisco, CA 94107
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 02/28/2023.
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).)
R.A.F. Family Investments LLC
S/ Lisa Marie Fiore Roche, Member
This statement was filed with the County Clerk of San Francisco County on 03/10/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3681584#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399786
Fictitious Business Name(s)/Trade Name (DBA):
987 Rhode Island Apts, 987 Rhode Island Street, San Francisco, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
Fiore3 LLC, 238 Townsend Street, San Francisco, CA 94107
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 02/25/2019.
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).)
Fiore3 LLC
S/ Lisa Marie Fiore Roche, Member
This statement was filed with the County Clerk of San Francisco County on 03/10/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3681583#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399791
Fictitious Business Name(s)/Trade Name (DBA):
2833 25th Street Bldg, 2833 25th Street, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Janice Fiore, 238 Townsend Street, San Francisco, CA 94107
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 09/29/2021.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Janice Fiore,
This statement was filed with the County Clerk of San Francisco County on 03/10/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3681580#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399792
Fictitious Business Name(s)/Trade Name (DBA):
272-276 Connecticut Apts, 272 Connecticut St, San Francisco, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
Janice Fiore, 238 Townsend Street, San Francisco, CA 94107
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 09/29/2021.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Janice Fiore,
This statement was filed with the County Clerk of San Francisco County on 03/10/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3681575#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399701
Fictitious Business Name(s)/Trade Name (DBA):
TEAKWOOD, 399 GROVE ST, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO
Registered Owner(s):
MYA MYANMAR INC., 991 MISSION ST, SAN FRANCISCO, CA 94103
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 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).)
MYA MYANMAR INC.
S/ Desmond Tan, President
This statement was filed with the County Clerk of San Francisco County on 03/06/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3681331#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399639
Fictitious Business Name(s)/Trade Name (DBA):
RELIABLE AUTO BODY RECONSTR CO., 1560 PACIFIC AVE., SAN FRANCISCO, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
JUAN IBARRA-RIVERA, 1802 GREEN ST., SAN FRANCISCO, CA 94123
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 08/25/2016.
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 IBARRA-RIVERA
This statement was filed with the County Clerk of San Francisco County on 02/28/2023.
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).
3/21, 3/28, 4/4, 4/11/23
SF-3680502#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399584
Fictitious Business Name(s)/Trade Name (DBA):
ADELYN DESIGNS, 44 MONTGOMERY ST STE 300, SAN FRANCISCO, CA 94104 County of SAN FRANCISCO
Registered Owner(s):
ADELYN HU, 355 1ST STREET, SAN FRANCISCO, CA 94105
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 11/28/2017.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ ADELYN HU
This statement was filed with the County Clerk of San Francisco County on 02/23/2023.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/21, 3/28, 4/4, 4/11/23
SF-3680501#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399745
Fictitious Business Name(s)/Trade Name (DBA):
Xavi Cleaning Service, 2010 Bancroft Ave, San Francisco, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
Javier Enrique Hernandez Maldonado, 2010 Bancroft Ave, San Francisco, CA 94124
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 03/08/23.
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/ Javier Enrique Hernandez Maldonado,
This statement was filed with the County Clerk of San Francisco County on 03/08/2023.
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).
3/14, 3/21, 3/28, 4/4/23
SF-3678717#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399642
Fictitious Business Name(s)/Trade Name (DBA):
CAFFE DI ARTISAN, 18 BARTOL ST., STE. 120, SAN FRANCISCO, CA 94133, County of SAN FRANCISCO
Registered Owner(s):
CAFFE DI ARTISAN, INC. (CA), 18 BARTOL ST. STE. 120, SAN FRANCISCO, CA 94133
The business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 1/1/2023
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/ SHANKAR SHARMA
This statement was filed with the San Francisco County Clerk on MARCH 1, 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).
3/14, 3/21, 3/28, 4/4/23
SF-3678204#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399670
Fictitious Business Name(s)/Trade Name (DBA):
PALMETTO SUPERFOODS, 1515 3RD STREET, SUITE #150, SAN FRANCISCO, CA 94158, County of SAN FRANCISCO
Registered Owner(s):
SUPERFOODS GROUP MISSION BAY LLC (CA), 1515 3RD STREET, SUITE 150, SAN FRANCISCO, CA 94158
The business is conducted by: A LIMITED LIABILITY COMPANY
The registrant commenced to transact business under the fictitious business name or names listed above on 10/26/2022
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/ CHARLES LEE
This statement was filed with the San Francisco County Clerk on MARCH 2, 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).
3/14, 3/21, 3/28, 4/4/23
SF-3678201#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399652
Fictitious Business Name(s)/Trade Name (DBA):
OLLEI, 2127 Polk ST, San Francisco, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
JDY Food Inc, 14 Pacific Bay Cir #105, San Bruno, CA 94066
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 02/28/2023.
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).)
JDY Food Inc
S/ Jiyoon Ahn, CEO
This statement was filed with the County Clerk of San Francisco County on 03/01/2023.
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).
3/7, 3/14, 3/21, 3/28/23
SF-3676543#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399645
Fictitious Business Name(s)/Trade Name (DBA):
Like Magic, 551 Rivera St., San Francisco, CA 94116 County of SAN FRANCISCO
Registered Owner(s):
Kingston Lee, 551 Rivera St., San Francisco, CA 94116
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 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).)
S/ Kingston Lee,
This statement was filed with the County Clerk of San Francisco County on 03/01/2023.
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).
3/7, 3/14, 3/21, 3/28/23
SF-3676505#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399648
Fictitious Business Name(s)/Trade Name (DBA):
1. ZeroDown, 2. HomeByte, 149 New Montgomery St, Ste 608, San Francisco, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
T. P. Hamilton, Inc., 36 Divisadero Street, San Francisco, CA 94117
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 02/21/2023.
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).)
T. P. Hamilton, Inc.
S/ Lakshminarasimhan Srinivasa Raghavan, Vice President
This statement was filed with the County Clerk of San Francisco County on 03/01/2023.
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).
3/7, 3/14, 3/21, 3/28/23
SF-3676476#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399595
Fictitious Business Name(s)/Trade Name (DBA):
ARCHER IMPACT CONSULTING, 2443 FILLMORE STREET, 380-6396, SAN FRANCISCO, CA 94115 County of SAN FRANCISCO
Registered Owner(s):
STACY WILLIAMS, 2443 FILLMORE STREET, 380-6396, SAN FRANCISCO, CA 94115
ALISON MACIEJEWSKI, 2443 FILLMORE STREET, 380-6396, SAN FRANCISCO, CA 94115
This business is conducted by: a General Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 02/01/2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ STACY WILLIAMS,
This statement was filed with the County Clerk of San Francisco County on 02/23/2023.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/23
SF-3676369#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399646
Fictitious Business Name(s)/Trade Name (DBA):
1. Dee Coco & Company, 2. Dee Coco Johnson, 1300 Evans Ave #884404, San Francisco, CA 94188 County of SAN FRANCISCO
Registered Owner(s):
DCJ Productions LLC, 1300 Evans Ave #884404, San Francisco, CA 94188
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 03/01/2023.
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).)
DCJ Productions LLC
S/ Deanna Smith-Johnson, CEO
This statement was filed with the County Clerk of San Francisco County on 03/01/2023.
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).
3/7, 3/14, 3/21, 3/28/23
SF-3676357#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME
File No. 2022-0396706
The following person(s) has (have) abandoned the use of the fictitious business name: **Minimal Hearts, 250 Fremont St Apt 223, San Francisco, CA 94105**, County of San Francisco
The fictitious business name referred to above was filed in the County Clerk's office in San Francisco County on 03/24/2022
Current File No. 2022-0396706.
Phuong Voong, 250 Fremont St., Apt 223, San Francisco, CA 94105
This business was conducted by an individual.
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/ Phuong Voong
This statement was filed with the County Clerk of San Francisco County on February 3, 2023.
2/28, 3/7, 3/14, 3/21/23
SF-3675069#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399581
Fictitious Business Name(s)/Trade Name (DBA):
Seoul Soup Company, 380 Bush Street #2, San Francisco, CA 94104 County of SAN FRANCISCO
Registered Owner(s):
H AND GOOD PEOPLE GROUP INC, 440 POINTE PACIFIC #2, SAN FRANCISCO, CA 94014
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 02/22/2023.
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).)
H and Good Poeple Group INC.
S/ Jungin Lee, CEO
This statement was filed with the County Clerk of San Francisco County on 02/22/2023.
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).
2/28, 3/7, 3/14, 3/21/23
SF-3674163#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399574
Fictitious Business Name(s)/Trade Name (DBA):
1. TPH DIGITAL REAL ESTATE, 2. "TPH DIGITAL MORTAGES, INC.#A CORPORATION ", 3. WWW.ZERODOWN.COM, 4. HOMEBYTE, 5. WWW.HOMEBYTE.COM, 36 Divisadero Street, San Francisco, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
TPH ZeroDown Brokerage Inc, 36 Divisadero Street, San Francisco, CA 94117
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 02/21/2023.
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).)
TPH ZeroDown Brokerage Inc
S/ Lakshminarasimhan Srinivasa Raghavan, Vice President
This statement was filed with the County Clerk of San Francisco County on 02/22/2023.
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).
2/28, 3/7, 3/14, 3/21/23
SF-3674156#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399532
Fictitious Business Name(s)/Trade Name (DBA):
FUSION DUMPLING, 650 JACKSON ST, SAN FRANCISCO, CA 94133, County of SAN FRANCISCO
Registered Owner(s):
NOODLE KING HOUSE (CA), 650 JACKSON ST, SAN FRANCISCO, CA 94133
The business is conducted by: A CORPORATION
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/ JIAYI WU
This statement was filed with the San Francisco County Clerk on FEBRUARY 16, 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).
2/28, 3/7, 3/14, 3/21/23
SF-3672579#

GOVERNMENT

Notice is hereby given that this is an Online Bid Process; only bids submitted through the online portal will be accepted. Please logon or register at https://ezsourcing.acgov.org/. **RFP #902269 Equipment Rental Services - VENDOR OUTREACH:** Wednesday, March 22, 2023 at 10:30AM - TO ATTEND ONLINE: Join Microsoft Teams **or** Call-in (audio only): +1 415-915-3950 Conference ID: 504 517 635#. **NON-MANDATORY NETWORKING BIDDERS CONFERENCE:** Wednesday, March 22, 2023 at 10:00AM - TO ATTEND ONLINE: Join Microsoft Teams - Meeting ID: 211 869 292 811, Passcode: HujNHc **or** Call in (audio only): +1 415-915-3950 Phone Conference ID: 605 535 999# **Response Due** by 2PM on April 18, 2023. **Count Contact:** Paul Biondi at (510) 208-9613 or via email: Paul.Biondi@acgov.org. Specifications regarding the above may be obtained at the Alameda County GSA Current Contracting Opportunities Internet website at www.acgov.org.
3/21/23
SF-3681929#

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Applicant **SafePort Insurance Company**, a Florida property and casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Applicant has no outstanding policies insuring California residents or covering California property.
Any person contending that Applicant has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable laws, it will be allowed to withdraw.
Date: March 9, 2023
RICARDO LARA
Insurance Commissioner
3/13, 3/14, 3/15, 3/16, 3/17, 3/20, 3/21/23
SF-3679183#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF LOUISE FERRANDO
Case No. PES-23-306027
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LOUISE FERRANDO
A PETITION FOR PROBATE has been filed by ALSAC/St. Jude Children's Research Hospital in the Superior Court of California, County of SAN FRANCISCO.
THE PETITION FOR PROBATE requests that First Republic Trust Company, a division of First Republic Bank 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 on April 12, 2023 at 9:00 AM in Dept. No. 204 located at 400 MC ALLISTER ST., SAN FRANCISCO CA 94102.
1. Remote Access to Department 204
A) Appearance or Public Access by Video and/or Audio via Zoom:
Parties, counsel, and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click ``join a meeting`` and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID 160-225 4765#, then participant ID 0#, then password 514879#. Toll rates may apply. Counsel, parties, and witnesses appearing by video must input their first and last name into the ``Your Name`` dialogue box.
B) **Appearance by Audio via CourtCall:** Parties, cousel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an apperance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. CourtCall appearances may require the payment of a fee, even for parties with fee waivers.
C) **Public Access by Audio via CourtCall:** For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the Court
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:
JONATHAN H PARK ESQ
SBN 239965
JON FELDON ESQ
SBN 252513
HOLLAND & KNIGHT LLP
400 SOUTH HOPE ST
8TH FLR
LOS ANGELES CA 90071
CN994954 FERRANDO
3/21, 3/22, 3/28/23
SF-3682220#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT WILLIAM LITTLETON FORMERLY KNOWN AS JEFFREY WALL LANG, FKA EDWARD WILLIAM NORTHROP, FKA SCOTT HARRINGTON, FKA DA XIAOLONG, FKA LU MAN CHANG CASE NO. PES-23-306103
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROBERT WILLIAM LITTLETON FORMERLY KNOWN AS JEFFREY WALL LANG, FKA EDWARD WILLIAM NORTHROP, FKA SCOTT HARRINGTON, FKA DA XIAOLONG, FKA LU MAN CHANG.
A PETITION FOR PROBATE has been filed by KATHRYN MARY LANG in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that KATHRYN MARY LANG 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 limited 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 in this court as follows: 04/12/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

Remote Appearance for Probate Proceedings in Department 204.
Probate Proceedings Not Noticed as Evidentiary Hearing or Trial. A party or counsel may appear in-person or remotely by video or telephone at any proceeding set in Department 204 not noticed as an evidentiary hearing or trial unless the Court orders an in-person appearance for the particular proceeding. It is not necessary for a party or counsel to file a NOTICE OF REMOTE APPEARANCE (RA010) before making a remote appearance.
Probate Proceedings Noticed as Evidentiary Hearing or Trial. Evidentiary hearings and trials held in Department 204 will be conducted through the use of remote technology unless the Court orders an in-person appearance or proceeding. It is not necessary for a party, counsel or witness to file a NOTICE OF REMOTE APPEARANCE (RA-010) before making a remote appearance at a proceeding noticed as an evidentiary hearing or trial.
Appearance or Public Access by Video and/or Audio via Zoom: Parties, counsel, and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID 160 225 4765#, then participant ID 0#, then password 514879#. Toll rates may apply. Counsel, parties, and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.
Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882- 6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. CourtCall appearances may require the payment of a fee, even for parties with fee waivers.
Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the Court.
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
VALISA A. CARNEY, ESQ. - SBN 207686,
FREEMAN, FREEMAN & SMILEY LLP
5 PARK PLAZA, SUITE 650
IRVINE CA 92614
BSC 223070
3/21, 3/22, 3/28/23
SF-3682145#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LYNN MARIE LAZO CASE NO. PES-23-306095
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LYNN MARIE LAZO.
A PETITION FOR PROBATE has been filed by CHALYNA LAZO in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that CHALYNA LAZO be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration

LEGAL NOTICES

Continued from Page # 9

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: 04/12/23 at 9:00AM in Dept. Probate, 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
JUBILEE D. MENZIES - SBN 271981,
SOLAN, PARK & ROBELLO
354 PINE STREET, SEVENTH FLOOR
SAN FRANCISCO CA 94104
3/20, 3/21, 3/27/23

SF-3681834#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: KATSURA ISHIKAWA CASE NO. PES-23-305919

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KATSURA ISHIKAWA.
AN AMENDED PETITION FOR PROBATE has been filed by TAEKO MORIOKA in the Superior Court of California, County of San Francisco.
THE AMENDED PETITION FOR PROBATE requests that TAEKO MORIOKA be appointed as personal representative to administer the estate of the decedent.
THE AMENDED 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 AMENDED 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 amended petition and shows good cause why the court should not grant the authority.
A HEARING on the amended petition will be held in this court as follows: 04/11/23 at 9:00AM in Dept. Probate, Room 204 located at 400 McAllister Street, San Francisco, CA 94102

REMOTE APPEARANCE INSTRUCTIONS

1. Remote Acess to Department 204
A) Appearance or Public Access by Video and/or Audio via Zoom:
ii. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 225 4765#", then participant ID "0#", then password "514879#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.
B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require the payment of a fee, even for parties with fee waivers.
C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.
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
YUJI MITANI, ESQ. - SBN 85461
1610 POST STREET, #204
SAN FRANCISCO CA 94115
3/20, 3/21, 3/27/23

SF-3681806#

NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD S. ARMSTRONG CASE NO. PES-23-306096

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Richard S. Armstrong
A PETITION FOR PROBATE has been filed by Anika A. Armstrong in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that Anika A. Armstrong 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 April 11, 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 (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: Amir S. Sarreshtehdary #218394 Law Offices of Amir S. Sarreshtehdary 4040 Civic Center Drive Suite 200 San Rafael, CA 94903 Telephone: (415) 506-4556
3/20, 3/21, 3/27/23

SF-3681780#

NOTICE OF PETITION TO ADMINISTER ESTATE OF KEVIN RICHARD WATTERS CASE NO. PES-23-306100

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: KEVIN RICHARD WATTERS
A Petition for Probate has been filed by PAUL JOSEPH WATTERS AND THERESA CATHERINE WATTERS in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that PAUL JOSEPH WATTERS AND THERESA CATHERINE WATTERS 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 4/11/2023 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: JAMES W. MUPRHY, ESQ., AARON, RIECHERT, CARPOL & RIFFLE, APC, 333 TWIN DOLPHIN DR., STE. 350, REDWOOD CITY, CA 94065, Telephone: 650-368-4662
3/20, 3/21, 3/27/23

SF-3681482#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAN HELEN BECKER CASE NO. PES-23-306093

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAN HELEN BECKER
A Petition for Probate has been filed by MARK ROMYN in the Superior Court of California, County of SAN FRANCISCO.
The Petition for Probate requests that MARK ROMYN 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 on 4/12/2023 at 9:00 a.m. in Dept. 204 located at 400 MCALLISTER STREET, DEPARTMENT 204, SAN FRANCISCO, CA 94102-4514, CIVIC CENTER COURTHOUSE.
If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: GARY W. POWELL, 1475 6TH AVENUE, SUITE 501, SAN DIEGO, CA 92101, Telephone: 619-685-6975
3/20, 3/21, 3/27/23

SF-3680827#

NOTICE OF PETITION TO ADMINISTER ESTATE OF BEVERLY WEST CASE NO. PES-22-305829

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BEVERLY WEST
A Petition for Probate has been filed by PHYLLIS WHITFIELD AND MYRA MAXIMO in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that PHYLLIS WHITFIELD AND MYRA MAXIMO 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 APRIL 11, 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: BENJAMIN H. EAGLETON, ESQ., SBN:316167, EAGLETON / POTTIER, P.C., 5701 LONETREE BLVD., SUITE 323, ROCKLIN, CA 95765, Telephone: 916-936-1973
3/14, 3/15, 3/21/23

SF-3679747#

NOTICE OF PETITION TO ADMINISTER ESTATE OF NEIL A. COPERTINI CASE NO. PES-23-306079

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: NEIL A. COPERTINI
A Petition for Probate has been filed by MICHAEL J. STECHER in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that MICHAEL J. STECHER 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 on 4/3/2023 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: THOMAS B. REED JR., 676 BOCKMAN ROAD, SAN LORENZO, CA 94580, Telephone: 510-278-8362
3/14, 3/15, 3/21/23

SF-3679618#

PUBLIC AUCTION/ SALES

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is hereby given that under and pursuant to Section 1988 of the California Civil Code the property listed below believed to be abandoned by Maria Miller Design Inc., whose last address was 715 Cabin Drive, Mill Valley, CA 94941 will be sold at public auction at 2200 Jerrold Street, Suites O/P, San Francisco, CA 94124 on 04/03/2023 at 10:00 a.m.
DESCRIPTION OF PROPERTY:
4 Couches
60 Chairs
30 End Tables
10 Coffee Tables
55 Lamps
5 Kitchen Tables
150 Book
30 Plants
45 Rugs
150 Art pieces
3 Ladders
20 Storage Racks
Baskets 20
Pillows 75
vases 20
20 Bedding pieces
25 Blankets
200 miscellaneous bar, items, table top items and other small items
Dated 03/17/2023
3/21, 3/28/23

SF-3682061#

TRUSTEE SALES

TSG No.: 8780573 TS No.: CA2200288043 APN: LOT: 018 BLK: 7178 Property Address: 60 NIANTIC AVENUE SAN FRANCISCO, CA 94132 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/04/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 04/11/2023 at 01:30 P.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/19/2006, as Instrument No. 2006-I299313-00, in book J290, page 0090, , of Official Records in the office of the County Recorder of SAN FRANCISCO County, State of California. Executed by: KINGSTON K. WONG AND JESSICA Y. WONG, HUSBAND AND WIFE, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# LOT: 018 BLK: 7178 The street address and other common designation, if any, of the real property described above is purported to be: 60 NIANTIC AVENUE, SAN FRANCISCO, CA 94132 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is $ 227,763.43. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2200288043 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 if conducted after January 1, 2021, 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 http://search.nationwideposting.com/propertySearchTerms.aspx, using the file number assigned to this case CA2200288043 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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 First American Title Insurance Company MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772SF0422587 To: SAN FRANCISCO DAILY JOURNAL 03/21/2023, 03/28/2023, 04/04/2023
3/21, 3/28, 4/4/23

SF-3681711#

T.S. No. 087352-CA APN: 1596-012 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 6/8/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER On 4/13/2023 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/14/2007 as Instrument No. 2007-I402779-00 in Book J412 Page 0212 , and later modified by a Loan Modification Agreement recorded on 5/08/2009, as Instrument No. 2009-I759909-00, , and later modified by a Loan Modification Agreement recorded on 8/31/2012, as Instrument No. 2012-J496258-00, of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: EMMA DIAMOS, A SINGLE WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 759 48TH AVENUE, SAN FRANCISCO, CA 94121 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: $984,963.94 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 087352-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 087352-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108
3/21, 3/28, 4/4/23

SF-3678699#

NOTICE OF TRUSTEE'S SALE TS No.: 221014-851, Loan No.: 851 Lombard YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On March 28, 2023, at 1:30 p.m., outside the Memorial Court gates, between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, Lance Ahn, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on 03/18/2013 as Instrument No. 2013-J620402-00 (Reel K855, Image 0308) in the office of the Recorder of San Francisco County, California, executed by Leah Ahn, an unmarried person, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash, cashier's check drawn on a state or national bank, state or federal credit union, state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, all right, title, and interest conveyed to and now held by the Trustee in the hereinafter described property. The street address and other common designation, if any, of the property is purported to be commonly known as 851 LOMBARD STREET, SAN FRANCISCO, CA 94133, a 21.5% undivided interest in real property commonly known as 847-851 Lombard Street, San Francisco, CA 94133, with the legal description: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOMBARD STREET, DISTANT THERON 197 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF JONES STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF LOMBARD STREET, 27 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE SOUTHERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 27 FEET AND 6 INCHES; AND THENCE AT A RIGHT ANGLE NORTHERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING. BEING PART OF 50 VARA BLOCK NO. 207 LOT 018A, BLOCK 0073; Assessor's Parcel Number: 0073-018A. For informational purposes only. The Trustee disclaims any liability for any incorrectness of the street address or other common designation or description, if any, shown herein. The property heretofore described is being sold "as is". The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, for the unpaid balance of the obligation secured by the property to be sold and reasonably estimated costs, expenses, and advancements, estimated to be $1,267,220.56. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. If the Trustee is unable to convey title for any reason, the successful bidder shall be entitled to a return of the monies paid to the Trustee as the successful bidder's sole and exclusive remedy. The successful bidder shall have no further recourse against the Trustor, Trustee, Trustee's Agent(s), Beneficiary, or Beneficiary's Agent(s). 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 415-481-2478, or visit this internet website trusteenjd.godaddysites.com, using the file number assigned to this case, 221014-851. 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 415-481-2478, or visit this internet website trusteenjd.godaddysites.com, using the file number assigned to this case, 221014-851, 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. Lance Ahn, TS No. 221014-851, c/o Simco, 635 Mariners Island Blvd. Ste. 204, San Mateo, CA 94404, Phone: 415-481-2478. Pub Dates: 3/7, 3/14, 3/21/2023.
3/7, 3/14, 3/21/23

SF-3677001#

"The settlement says we have to publish next week in thirty newspapers."

"Is this a law office or an advertising agency?"

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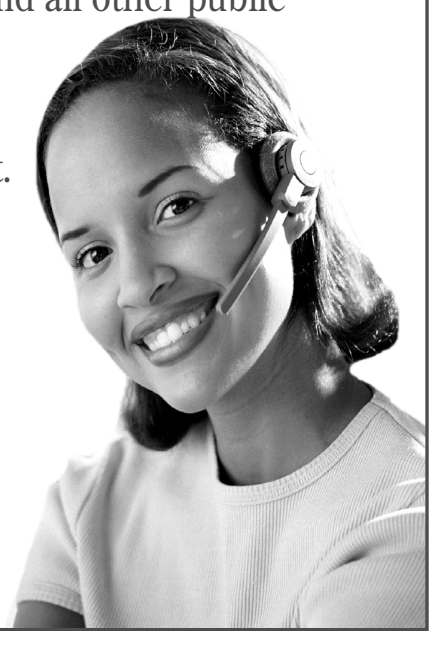
Call for more information: **800/640-4829**