

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(U.C. § 6104, 6105) CREDITORS OF THE WITHIN named seller that a bulk sale is about to be made of the assets described below...

who declares as true any material matter pursuant to Section 17913 of the Business and Professions code...

FICTITIOUS BUSINESS NAME STATEMENT

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...

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business under the fictitious business name or names listed above on 01/31/2023.

FICTITIOUS BUSINESS NAME STATEMENT

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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.

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The registrant commenced to transact business under the fictitious business name or names listed above on 02/22/2023.

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at the hearing and state your objections or file written objections with the court before the hearing.

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: VICTOR M. MARKEY. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of STEPHEN D. MARKEY.

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NOTICE OF PETITION TO ADMINISTER ESTATE OF: VICTOR M. MARKEY. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of STEPHEN D. MARKEY.

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.

PROBATE

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 named in the will or 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.

PROBATE

Attorney for Petitioner: CHRISTOPHER J. NEARY - SBN 69220. JENNIFER M. O'BRIEN - SBN 278821. NEARY AND O'BRIEN 110 S MAIN ST., STE. C WILLITS CA 95490 4/4, 4/5, 4/11/23

PROBATE

NOTICE TO CREDITORS OF HENRY JAMES LARKIN IV P#TR-23-36689 OF CALIFORNIA COUNTY OF SAN FRANCISCO. 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 the SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN FRANCISCO, 400 MCALLISTER STREET, (FILING ROOM 103).

PROBATE

NOTICE TO CREDITORS OF HENRY JAMES LARKIN IV P#TR-23-36689 OF CALIFORNIA COUNTY OF SAN FRANCISCO. 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 the SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN FRANCISCO, 400 MCALLISTER STREET, (FILING ROOM 103).

PROBATE

NOTICE TO CREDITORS OF HENRY JAMES LARKIN IV P#TR-23-36689 OF CALIFORNIA COUNTY OF SAN FRANCISCO. 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 the SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN FRANCISCO, 400 MCALLISTER STREET, (FILING ROOM 103).

PROBATE

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LEGAL NOTICES

Continued from Page # 11

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 S. WROBEL - SBN 189389 T.S. WROBEL LAW GROUP PC 870 MARKET STREET, STE 645 SAN FRANCISCO CA 94102 4/3, 4/4, 4/10/23

been filed by Susan Hontalas in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that Susan Hontalas 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 May 1, 2023 at 9:00 a.m. in Dept. Probate 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 RANOLD S. TEICHMAN - SBN 135905 SIEFFER, MURKEN, ET AL. 2135 LOMBARD STREET SAN FRANCISCO CA 94123 3/28, 3/29, 4/4/23

SF-3686522#

NOTICE OF PETITION TO ADMINISTER ESTATE OF RAYMOND J. GIORDANI AKA RAYMOND JEAN GIORDANI CASE NO. PES-23-306147

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: RAYMOND J. GIORDANI AKA RAYMOND JEAN GIORDANI

A Petition for Probate has been filed by MICHELLE ESKINAZI & RAYMOND M. GIORDANI in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that MICHELLE ESKINAZI & RAYMOND M. GIORDANI 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 MAY 1, 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 (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 GEMM O'KEEFE, SB#124477 Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 4/3, 4/4, 4/10/23

Attorney for Petitioner: RANOLD S. TEICHMAN - SBN 135905 SIEFFER, MURKEN, ET AL. 2135 LOMBARD STREET SAN FRANCISCO CA 94123 3/28, 3/29, 4/4/23

SF-3684755#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: VERA M. MC LAUGHLIN CASE NO. PES-23-306060

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: VERA M. MC LAUGHLIN

A PETITION FOR PROBATE has been filed by JUDY RANDALL COFFEY in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that JUDY RANDALL COFFEY 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: 04/18/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

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

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

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

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

Attorney for Petitioner: MARY GEMM O'KEEFE, SB#124477 Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 4/3, 4/4, 4/10/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF: CLIFFORD THOMAS LEE CASE NO. PES-23-306125

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: CLIFFORD THOMAS LEE

A PETITION FOR PROBATE has been filed by BARBARA BERMAN in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that BARBARA BERMAN 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.

Attorney for Petitioner: MARY GEMM O'KEEFE, SB#124477 Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 4/3, 4/4, 4/10/23

SF-3686363#

NOTICE OF TRUSTEE'S SALE

Notice is hereby given that Security Public Storage at 43 Page Street San Francisco, CA 94102 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Division 8 Chapter 10 Sec 21700-21716 of the California Codes). The sale will take place at the website www.StorageTreasures.com on April 12, 2023 at 12:00 pm. The sale will be conducted under the direction of Christopher Rosa (Bond-3112562) and www.StorageTreasures.com on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. Unit # Tenant Name 1067 Michael John Dieterich 3017 Nada Harath 5773 Stuart Schussel Purchased goods are sold as is and must be removed within 48 hours from time and date of purchase. Payment is to be with cash only and made at the time of purchase. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.

LIEN SALE NOTICE

Notice is hereby given that Security Public Storage at 43 Page Street San Francisco, CA 94102 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Division 8 Chapter 10 Sec 21700-21716 of the California Codes). The sale will take place at the website www.StorageTreasures.com on April 12, 2023 at 12:00 pm. The sale will be conducted under the direction of Christopher Rosa (Bond-3112562) and www.StorageTreasures.com on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. Unit # Tenant Name 1067 Michael John Dieterich 3017 Nada Harath 5773 Stuart Schussel Purchased goods are sold as is and must be removed within 48 hours from time and date of purchase. Payment is to be with cash only and made at the time of purchase. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.

Security Public Storage at 43 Page Street San Francisco, CA 94102 415-861-5100

3/28, 4/4/23

SF-3680997#

PUBLIC AUCTION SALES

LIEN SALE NOTICE

Notice is hereby given Pursuant TO SECTIONS 3071 AND 3072 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, THE UNDERSIGNED, **GOLDEN GATE TOW INC 355 BARNHILL AVE SAN FRANCISCO CA 94124** WILL SELL AT PUBLIC SALE ON **APRIL 12, 2023 10:00AM** THE FOLLOWING PROPERTY: **2018 FORD FUSION LIC# NONE VIN# 3FA6P0R2UJ192217 2013 FORD F150 LIC# BXX719 JA VIN# 1FV7F1SD7D36332 2012 DODGE CHRGV LIC# 3736 NV VIN# 2C3CDX8G80CH265168 2003 TOY TUNDRA LIC# 7Y79640 CA VIN# 5TRBT34173S335639 4/4/23**

SF-3684427#

Lien Sale Auction Advertisement

Notice is hereby given that Security Public Storage at 43 Page Street San Francisco, CA 94102 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Division 8 Chapter 10 Sec 21700-21716 of the California Codes). The sale will take place at the website www.StorageTreasures.com on April 12, 2023 at 12:00 pm. The sale will be conducted under the direction of Christopher Rosa (Bond-3112562) and www.StorageTreasures.com on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. Unit # Tenant Name 1067 Michael John Dieterich 3017 Nada Harath 5773 Stuart Schussel Purchased goods are sold as is and must be removed within 48 hours from time and date of purchase. Payment is to be with cash only and made at the time of purchase. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.

Security Public Storage at 43 Page Street San Francisco, CA 94102 415-861-5100

3/28, 4/4/23

SF-3688757#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No.: S.477-1194 APN: 3748-207 Title Order No.: 220622765-CA-VOI Property Address: 355 1ST ST #5 505, SAN FRANCISCO, California 94105 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/7/2011. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described

SF-3686035#

NOTICE OF TRUSTEE'S SALE

TS No. : 8780573 TS No.: CA2200288043 APN: LOT 018 BLK 7178 Property Address: 60 NIAN TIC 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. 2006-1299313-00, in book J290, page 0090, of Official Records in the office of the County Recorder SAN FRANCISCO County, State of California. Executed by: KINGSTON K. WONG AND JESSICA Y. WONG, HUSBAND

SF-3682127#

NOTICE OF TRUSTEE'S SALE

TS No. : 8780573 TS No.: CA2200288043 APN: LOT 018 BLK 7178 Property Address: 60 NIAN TIC 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. 2006-1299313-00, in book J290, page 0090, of Official Records in the office of the County Recorder SAN FRANCISCO County, State of California. Executed by: KINGSTON K. WONG AND JESSICA Y. WONG, HUSBAND

SF-3681711#

property under and pursuant to a Deed described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: SUZANNE M BEHNKE, AN UNMARRIED WOMAN Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 6/10/2011 as Instrument No. 2011-196666-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 5/3/2023 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: \$327,524.53 Street Address or other common designation of real property: 355 1ST ST #5 505 SAN FRANCISCO, California 94105 A.P.N.: 3748-207 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (855) 976-3916 or visit this Internet Web site https://tracker.auction.com/sb1079, using the file number assigned to this case S.477-1194. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021, NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible bidder," you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case S.477-1194 to find the date on which the scheduled sale may not be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021, NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you 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.servicelinksap.com, using the file number assigned to an F-150-159 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: 3/28/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (855) 976-3916 Rita Terzyan, Trustee Sale Officer A-47789183 04/04/2023, 04/11/2023, 04/18/2023 4/4, 4/11, 4/18/23

SF-3686035#

NOTICE OF TRUSTEE'S SALE

TS No. : 8780573 TS No.: CA2200288043 APN: LOT 018 BLK 7178 Property Address: 60 NIAN TIC 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. 2006-1299313-00, in book J290, page 0090, of Official Records in the office of the County Recorder SAN FRANCISCO County, State of California. Executed by: KINGSTON K. WONG AND JESSICA Y. WONG, HUSBAND

SF-3682127#

NOTICE OF TRUSTEE'S SALE

TS No. : 8780573 TS No.: CA2200288043 APN: LOT 018 BLK 7178 Property Address: 60 NIAN TIC 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. 2006-1299313-00, in book J290, page 0090, of Official Records in the office of the County Recorder SAN FRANCISCO County, State of California. Executed by: KINGSTON K. WONG AND JESSICA Y. WONG, HUSBAND

SF-3681711#

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 AP#H LOT 018 BLK 7178 The street address and other common designation, if any, of the real property described above is purported to be: 60 NIAN TIC 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 now held by it under said Deed of Trust as provided in said Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Pavel I. Pogodin, an Unmarried Man Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 12/24/2014 as Instrument No. 2014-1998345-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 4/20/2023 at 1:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: \$503,182.21 Street Address or other common designation of real property: 1 Daniel Burnham Court #914, San Francisco, CA 94109 A.P.N.: 05-0690-197-01 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. 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Date: 3/16/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-4778908 03/28/2023, 04/04/2023, 04/11/2023 3/28, 4/4, 4/11/23

SF-3682127#

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SF-3681711#

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