

CIVIL

NOTICE OF INTENTION TO SELL REAL PROPERTY

Case No. CGC-20-586998 SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN FRANCISCO Donald A. Peterson, Trustee, et al. v. Jean I. Menes, et al.

NOTICE IS HEREBY GIVEN that on or before May 24, 2023 at 12:00 p.m., at the offices of the listing agent, Allison Chapeau...

BEING PORTION OF WESTERN ADDITION BLOCK NO. 873. The property will be sold at private sale and bids or offers shall be in writing and delivered to: AMY HARRINGTON, c/o Allison Chapeau...

The conditions of the sale are as follows: A. The property to be offered "as is", without condition, representation, warranty or covenant of any kind, express or implied.

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...

WISH FRUIT TEA, 605 JACKSON ST., SAN FRANCISCO, CA 94133, County of San Francisco.

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...

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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

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557849 Superior Court of California, County of San Francisco

Notice of Hearing: Date: 07/06/2023, Time: 9:00AM, Dept.: 103N, Room: 103N

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): Estela's Fresh Sandwiches, 250 Fillmore St., San Francisco, CA 94117 County of SAN FRANCISCO

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...

Fictitious Business Name(s)/Trade Name (DBA): WISH FRUIT TEA, 605 JACKSON ST., SAN FRANCISCO, CA 94133, County of SAN FRANCISCO

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...

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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).

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...

Fictitious Business Name(s)/Trade Name (DBA): PAURIC ELECTRIC, 884 DUNCAN STREET, SAN FRANCISCO, CA 94131

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...

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Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code)

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JAMES S. BUCKLEY AKA JAMES BUCKLEY A Petition for Probate has been filed by DEBRA J. DOLCH in the Superior Court of California, County of San Francisco

The Petition for Probate requests that DEBRA J. DOLCH 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.

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...

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...

Notice of Petition to Administer Estate of ANNA WONG Case No. PES-23-306215

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ANNA WONG

A Petition for Probate has been filed by CARY QUON in the Superior Court of California, County of San Francisco

The Petition for Probate requests that CARY QUON 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.

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.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act.

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...

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2016-K332891-00, of official records in the Office of the Recorder of San Francisco County, California, executed by KENNETH AMERICAN MORTGAGE COMPANY, A TENNESSEE CORPORATION as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable in full.

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...

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Notice of Petition to Administer Estate of ANNA WONG Case No. PES-23-306215

PUBLIC AUCTION SALES

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is hereby given that under and pursuant to section 1980-1990 of the California Civil Code the property listed below is believed to be abandoned

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TRUSTEE SALES

APN: 14-1896-0238-01 TS No: CA09000166-22-1 TO No: 8779916 Commonly known as: 4144 MORAGA STREET, DATED 10/02/2009 AND MORE

NOTICE OF TRUSTEE'S SALE T.S. No. 23-0008 Loan No. *****681 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/02/2009 AND MORE

THE AUCTIONER HAS RECEIVED NOTICE OF YOUR DEFAULT UNDER A DEED OF TRUST DESCRIBED ABOVE AND PURSUANT TO A DEED OF TRUST DESCRIBED ABOVE, the sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal and accrued interest thereon, as provided in the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances under the Deed of Trust for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth in the attached statement.

YOU SHOULD CONTACT A LAWYER. On June 14, 2023 at 09:00 AM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102.

YOU SHOULD CONTACT A LAWYER. On June 14, 2023 at 09:00 AM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102.

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of date of first publication of this Notice of Sale. The purported property address is: 704 DOUGLASS STREET SAN FRANCISCO, CA 94114 A.P.N.: 2806-002 LEGALLY DESCRIBED AS SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF OF EXHIBIT A LEGAL DESCRIPTION REF. NO. 19-59502 BEGINNING AT A POINT ON THE WESTERLY LINE OF DOUGLASS STREET, DISTANT THEREON 26 FEET, 6 INCHES SOUTHERLY FROM THE SOUTHERLY LINE OF 23RD STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF DOUGLASS STREET 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 25 FEET; THENCE AT A RIGHT ANGLE EASTERLY 100 FEET TO THE POINT OF BEGINNING. BEING LOT 98, HEYMAN TRACT. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a Written Declaration of Default and Demand for Sale and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county wherein the real property is located and more than three (3) months have elapsed since such recordation. The undersigned disclaims any liability for any incorrectness of the property 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 Trustee's Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not 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. If the sale occurs

after 1/1/2021, the sale may not be final until either 15 or 45 days after the sale date - see Notice to Tenant. Further, no TDUS can be issued until the sale is final. Your bid is subject to being over bid by the Tenant or "eligible bidder" after the sale and if your bid is over bid, your only remedy is to the refund of your actual bid amount without interest or payment of any other costs, expenses or funds of any kind or nature incurred by the initial successor bidder. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case, 23-0008. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 23-0008 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: 04/11/2023 ATTORNEY LENDER SERVICES, INC. KAREN TALAFUS, ASSISTANT SECRETARY

5120 E. La Palma Avenue, #209 Anaheim, CA 92807 Phone: 714-695-6637 This office is attempting to collect a debt and any information obtained will be used for that purpose. SF0433836 To: SAN FRANCISCO DAILY JOURNAL 04/21/2023, 04/28/2023, 05/05/2023 4/21, 4/28, 5/5/23 SF-3692864#

T.S. No. 0125002186 Loan No. UN1004F APN: Lot 009; Block 0103 Property Address: 524 Union Street, San Francisco, CA 94133 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/5/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 5/16/2023 at 1:30 PM Outside the Memorial Court gates by Van Ness Avenue Between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. Old Republic Title Company, a California corporation, as the duly appointed Trustee under the Deed of Trust recorded on 11/2/2021, as Instrument No. 2021165235, of Official Records in the office of the Recorder of San Francisco County, California, executed by: 524 Union Street, a General Partnership, as Trustor, Rubicon Mortgage Fund, LLC, a California limited liability company, as Lender/Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR (payable at time of sale in lawful money of the United States by 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 the state) all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California, describing the land therein. As more fully described on said Deed of Trust. The street address or other common designation, if any, of the real property described above is purported to be: 524 Union Street San Francisco, CA 94133 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by the Deed of Trust, to wit: \$2,810,598.96 (Estimated). Accrued interest and

additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 0125002186. 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. 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 916-939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 0125002186 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. This property which is subject to this Notice of Sale does not fall within the purview of California Civil Code Section 2923.5. Date: 4/17/2023 Old Republic Title Company, as Trustee 1000 Burnett Avenue, Suite #400 Concord, California 94520 (866)248-9598 by: Debbie Jackson, Vice President SF0433857 To: SAN FRANCISCO DAILY JOURNAL 04/21/2023, 04/28/2023, 05/05/2023 SF-3692786#

NOTICE OF TRUSTEE'S SALE TS No. CA-22-939895-AB Order No.: 02-22007104 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/9/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by 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 duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BELLAROSE A BACLIG, A SINGLE WOMAN Recorded: 2/5/2004 as Instrument No. 2004-H652975-00 and modified as per Modification Agreement recorded 4/23/2015 as Instrument No. 2015-K051602-00 of Official Records in the office of the Recorder of SAN

FRANCISCO County, California. Date of Sale: 5/17/2023 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: \$750,878.44 The purported property address is: 463 STRATFORD DRIVE, SAN FRANCISCO, CA 94132 Assessor's Parcel No.: 7240A-018 For informational purposes only APN #: 7240A-018 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-939895-AB Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you

exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-939895-AB 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. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 800-280-2832 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-22-939895-AB IDSPub #0185111 4/14/2023 4/21/2023 4/28/2023 SF-3689494#



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LOS ANGELES / SAN FRANCISCO

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