

BULK SALES

notice to creditors of bulk sale and of intention to transfer alcoholic beverage license

U.C.C. § 9101 et seq. and P 24073 (3 et seq.) Escrow No. 2023-889HA

Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The name and business addresses of the Seller are:

HYDE & O'FARRELL MARKET, INC., 701 O'FARRELL STREET, SAN FRANCISCO, CA 94108

The location in California of the chief executive office of the seller is: SAME AS ABOVE

As listed by the Seller, all other business names and addresses used by the Seller within three years of the date on which this notice was sent or delivered to the Buyer are:

IMAAN CORPORATION, 102280 BROOKSIDE DRIVE, HAYWARD, CA 94544

The assets being sold are generally described as: All Stock in Trade and Merchandise, Fixtures, Equipment, Liquor License, Goodwill, and all Tangible Property of said business and are located at: 701 O'FARRELL STREET, SAN FRANCISCO, CA 94108

The business name used by the Seller at that location is: HYDE & O'FARRELL MARKET, INC.

The anticipated date of the bulk sale is JUNE 30, 2023 at the Law Office of Jameel M. Shahideh, 333 Gellert Blvd., Suite 145, Daly City, CA 94015

The bulk sale is subject to California Uniform Commercial Code Section 6106.2 and Section 24073 et seq. of the California Business & Professions Code.

The name and address of the person with whom claims may be filed is: Law Office of Jameel M. Shahideh, 333 Gellert Blvd., Suite 145, Daly City, CA 94015

And the last date for filing claims shall be JUNE 30, 2023 which is the business day before the sale date specified above.

This sale includes a liquor license transfer. All claims must be received prior to the date on which the notice of escrow holder for liquor license is received by Escrow Holder through the Department of Alcoholic Beverage Control.

Date: 4/27/2023 Signed: IMAAN CORPORATION. (BUYER) BY: IRAN ALI, PRESIDENT 5/10/23

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400198 Fictitious Business Name(s)/Trade Name (DBA):

EDVANCE College, 2730 Bryant Street #1, San Francisco, CA 94110 County of SAN FRANCISCO

EDVANCE, 2730 Bryant Street #1, San Francisco, CA 94110

This business is conducted by: a Corporation

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.))

EDVANCE, 2730 Bryant Street #1, San Francisco, CA 94110

This statement was filed with the County Clerk of San Francisco County on 05/10/2023.

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).

5/10, 5/17, 5/24, 5/31/23 SF-3698823#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400244 Fictitious Business Name(s)/Trade Name (DBA):

SBL Advantage Consulting, 409 Laguna St. #3B, San Francisco, CA 94102 County of SAN FRANCISCO

Registered Owner(s): Slobhan Julie Barros-Limon, 409 Laguna St. #3B, San Francisco, CA 94102

This business is conducted by: an Individual

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.))

Slobhan Julie Barros-Limon, 409 Laguna St. #3B, San Francisco, CA 94102

This statement was filed with the County Clerk of San Francisco County on 05/04/2023.

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).

5/10, 5/17, 5/24, 5/31/23 SF-3698789#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400171 Fictitious Business Name(s)/Trade Name (DBA):

1. GREGG LYNN TEAM 2. GREGG LYNN TEAM REAL ESTATE, 1080 CHESTNUT APT 1E, SAN FRANCISCO, CA 94109, County of SAN FRANCISCO

Registered Owner(s): GREGG LYNN TEAM REAL ESTATE INC. (CA), 1080 CHESTNUT APT 1E, SAN FRANCISCO, CA 94109

This business is conducted by: A CORPORATION

The registrant commenced to transact business under the fictitious business name or names listed above on 4/26/2023.

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.))

Jenny Wong, DDS, Inc, 5233 Geary Boulevard, San Francisco, CA 94118

This statement was filed with the County Clerk of San Francisco County on 04/26/2023.

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).

5/10, 5/17, 5/24, 5/31/23 SF-3698327#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400174 Fictitious Business Name(s)/Trade Name (DBA):

SP Marlin Dental, 5233 Geary Boulevard, San Francisco, CA 94118 County of SAN FRANCISCO

Registered Owner(s): Jenny Wong, DDS, Inc, 5233 Geary Boulevard, San Francisco, CA 94118

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 4/26/2023.

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.))

Jenny Wong, DDS, Inc, 5233 Geary Boulevard, San Francisco, CA 94118

This statement was filed with the County Clerk of San Francisco County on 04/26/2023.

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).

5/10, 5/17, 5/24, 5/31/23 SF-3698646#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400135 Fictitious Business Name(s)/Trade Name (DBA):

CURTIS AUTO REPAIR, 301-B BURNHAM COURT, SAN FRANCISCO, CA 94124 County of SAN FRANCISCO

Registered Owner(s): JEFFREY CURTIS, 105 CLAREMONT AVE., SO SAN FRANCISCO, CA 94080

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 4/17/2023.

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.))

Jeffrey Curtis, 105 Claremont Ave., So San Francisco, CA 94080

This statement was filed with the County Clerk of San Francisco County on 04/17/2023.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner.

A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

5/10, 5/17, 5/24, 5/31/23 SF-3698607#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400192 Fictitious Business Name(s)/Trade Name (DBA):

1. CLAIRFONTAINE 2. CLAIRFONTAINE WATCHES 3. CLAIRFONTAINE VINTAGE, 763A CLAYTON ST, SAN FRANCISCO, CA 94117, County of SAN FRANCISCO

Registered Owner(s): MIRABEAU HOLDINGS LLC (CA), 763A CLAYTON ST, SAN FRANCISCO, CA 94117

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 4/17/2023.

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/CLAIRFONTAINE

This statement was filed with the County Clerk of San Francisco County on 04/17/2023.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner.

A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

5/10, 5/17, 5/24, 5/31/23 SF-3698331#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400188 Fictitious Business Name(s)/Trade Name (DBA):

ARTIE TECHNOLOGIES, 601 VAN NESS AVE APT 28, SAN FRANCISCO, CA 94109, County of SAN FRANCISCO

Registered Owner(s): ARTIE TECHNOLOGIES INC. (DE), 601 VAN NESS AVE APT 28, SAN FRANCISCO, CA 94109

This business is conducted by: A CORPORATION

The registrant commenced to transact business under the fictitious business name or names listed above on 3/29/2023.

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/ANDREW PITARRÉ

This statement was filed with the County Clerk of San Francisco County on 04/26/2023.

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).

5/10, 5/17, 5/24/23 SF-3698278#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400156 Fictitious Business Name(s)/Trade Name (DBA):

EAST BAY HOME TRANSITIONS, 891 BEACH ST, SAN FRANCISCO, CA 94109 County of SAN FRANCISCO

Registered Owner(s): ANDREW PITARRÉ, 4252 COOLIDGE AVE., OAKLAND, CA 94602

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 04/26/2023.

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/ANDREW PITARRÉ

This statement was filed with the County Clerk of San Francisco County on 04/26/2023.

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).

5/10, 5/17, 5/24/23 SF-3698609#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400127 Fictitious Business Name(s)/Trade Name (DBA):

MYFADFOODS (FAST-AFFORDABLE-DELICIOUS) 2. MOMO DUMPLINGS 3. CURRY BOWLS 4. THE WING MILL, 475 6TH ST #K15, SAN FRANCISCO, CA 94103, County of SAN FRANCISCO

Registered Owner(s): MYFADFOODS LLC (CA), 475 6TH ST #K15, SAN FRANCISCO, CA 94103

This business is conducted by: A LIMITED LIABILITY COMPANY

The registrant commenced to transact business under the fictitious business name or names listed above on 4/10/2023.

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/EDWARD LANDESBERG

This statement was filed with the County Clerk of San Francisco County on 04/10/2023.

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).

5/10, 5/17, 5/24/23 SF-3698254#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400121 Fictitious Business Name(s)/Trade Name (DBA):

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

6903 GEARY BLVD., SAN FRANCISCO, CA 94121 County of SAN FRANCISCO

Registered Owner(s): Teruaki LLC, 6903 Geary Blvd., San Francisco, CA 94121

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 04/18/2023.

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.))

Teruaki LLC, 6903 Geary Blvd., San Francisco, CA 94121

This statement was filed with the County Clerk of San Francisco County on 04/18/2023.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner.

A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

4/26, 5/3, 5/10, 5/17/23 SF-3698411#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400107 Fictitious Business Name(s)/Trade Name (DBA):

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

1700 LAGUNA ST., SAN FRANCISCO, CA 94115 County of SAN FRANCISCO

Registered Owner(s): TURNER 2 CORPORATION, 1 DANIEL BURNHAM COURT #523, SAN FRANCISCO, CA 94109

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 4/10/2023.

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.))

TURNER 2 CORPORATION, 1 DANIEL BURNHAM COURT #523, SAN FRANCISCO, CA 94109

This statement was filed with the County Clerk of San Francisco County on 04/10/2023.

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).

4/26, 5/3, 5/10, 5/17/23 SF-3698405#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400003 Fictitious Business Name(s)/Trade Name (DBA):

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

1. KINDRSPROUT 2. TINYSPOUT, 473 BRYANT ST., SAN FRANCISCO, CA 94107 County of SAN FRANCISCO

Registered Owner(s): NGOC KHANH LUONG, 591 KANSAS ST., 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 4/6/2023.

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/NGOC KHANH LUONG

This statement was filed with the County Clerk of San Francisco County on 04/06/2023.

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).

4/26, 5/3, 5/10, 5/17/23 SF-3698405#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399921 Fictitious Business Name(s)/Trade Name (DBA):

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

1799 LOMBARD ST, SUITE 110, SAN FRANCISCO, CA 94123 County of SAN FRANCISCO

Registered Owner(s): HRB TAX GROUP INC, ONE H&R BLOCKWAY, KANSAS CITY, MO 64105

This business is conducted by: a Corporation

LEGAL NOTICES

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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: LIZA A. AVEDEKIAN, 2835 MITCHELL DRIVE, SUITE 105, WALNUT CREEK, CA 94598, Telephone: 925-239-8000
 5/10, 5/11, 5/17/23

SF-3699361#

NOTICE OF PETITION TO ADMINISTER ESTATE OF SANFORD DAVID SHAPIRO CASE NO. PES-23-306242

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SANFORD DAVID SHAPIRO
 A Petition for Probate has been filed by ROBERT GARCIA in the Superior Court of California, County of San Francisco.
 The Petition for Probate requests that ROBERT GARCIA 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: 06/05/23 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: ROWENA C. NAVIA, KATO, FEDER & SUZUKI LLP, 235 MONTGOMERY STREET, SUITE 1220, SAN FRANCISCO, CA 94104, Telephone: 415-974-5715
 5/10, 5/11, 5/17/23

SF-3699354#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIANA GANTUS WALL AKA MARIANA WALL AKA MARIANA G. WALL CASE NO. PES-23-306245

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of Mariana Gantus Wall aka Mariana Wall aka Mariana G. Wall
 A PETITION FOR PROBATE has been filed by Douglas Wall in the Superior Court of California, County of San Francisco.
 THE PETITION FOR PROBATE requests that Douglas Wall 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: 05/31/23 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.

SF-3699216#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERT SIGMUND AKA ROBERT J. SIGMUND CASE NO. PES-23-306252

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROBERT SIGMUND AKA ROBERT J. SIGMUND
 A PETITION FOR PROBATE has been filed by JON VIGNA in the Superior Court of California, County of San Francisco.
 THE PETITION FOR PROBATE requests that JON VIGNA 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: 05/31/23 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.

SF-369915#

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: SHEILA K. ROBELLO, ESQ. - SBN 209300, SOLAN, PARK & ROBELLO 354 PINE STREET, SEVENTH FLOOR SAN FRANCISCO CA 94104
 5/9, 5/10, 5/16/23

SF-3699236#

NOTICE OF PETITION TO ADMINISTER ESTATE OF WUN YEE AKA YEE WUN JIM AKA YEE WEE JIM CASE NO. PES-23-306251

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WUN YEE AKA YEE WUN JIM AKA YEE WEE JIM
 A PETITION FOR PROBATE has been filed by KALFRED YEE in the Superior Court of California, County of San Francisco.
 THE PETITION FOR PROBATE requests that KALFRED YEE 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 as follows: 06/05/23 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: AMANDA L. SINCLAIR - SBN 191211, HYDEN ZAKHEIM, LLP 18 CROW CANYON COURT, SUITE 380 PROTECTOR SAN CA 94583
 5/10, 5/11, 5/17/23

SF-3699216#

NOTICE OF PETITION TO ADMINISTER ESTATE OF CHARLOTTE WILLIAMS HAIGHT AKA CHARLOTTE W. HAIGHT AKA CHARLOTTE HAIGHT CASE NO. PES-23-306231

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CHARLOTTE WILLIAMS HAIGHT AKA CHARLOTTE W. HAIGHT AKA CHARLOTTE HAIGHT
 A Petition for Probate has been filed by EBONY BRYANT HAIGHT in the Superior Court of California, County of San Francisco.
 The Petition for Probate requests that EBONY BRYANT HAIGHT 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 June 6, 2023 at 9:00 AM 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.

SF-369915#

NOTICE OF SECOND AMENDED PETITION TO ADMINISTER ESTATE OF FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN CASE NO. PES-22-305903

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN.
 A SECOND AMENDED PETITION FOR PROBATE has been filed by JENNIFER ALICE GRAFELMAN in the Superior Court of California, County of San Francisco.
 THE SECOND AMENDED PETITION FOR PROBATE requests that JENNIFER ALICE GRAFELMAN be appointed as personal representative to administer the estate of the decedent.
 THE SECOND AMENDED PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court.
 THE SECOND 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 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: 05/24/23 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.

SF-369915#

NOTICE OF SECOND AMENDED PETITION TO ADMINISTER ESTATE OF FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN CASE NO. PES-22-305903

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN.
 A SECOND AMENDED PETITION FOR PROBATE has been filed by JENNIFER ALICE GRAFELMAN in the Superior Court of California, County of San Francisco.
 THE SECOND AMENDED PETITION FOR PROBATE requests that JENNIFER ALICE GRAFELMAN be appointed as personal representative to administer the estate of the decedent.
 THE SECOND AMENDED PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court.
 THE SECOND 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 petition and shows good cause why the court should not grant the authority.

SF-369915#

M. Read Moore (SBN 149678) McDermott Will & Emery LLP 415 Mission St., Ste. 5600 San Francisco, CA 94102 Telephone: (628) 218-3881 5/9, 5/10, 5/16/23

SF-3699054#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF TERESA JUI-SSU COONS CASE NO. PES-23-306132

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of TERESA JUI-SSU COONS
 AN AMENDED PETITION FOR PROBATE has been filed by JOSEPH SANFORD COONS in the Superior Court of California, County of San Francisco.
 THE AMENDED PETITION FOR PROBATE requests that JOSEPH SANFORD COONS be appointed as personal representative to administer the estate of the decedent.
 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 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: 05/24/23 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.

SF-369915#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LAURIE SHIGEKUNI & ASSOCIATES 3 E. 3RD AVE., STE 200 SAN MATEO CA 94401 5/3, 5/4, 5/10/23

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: LAURIE SHIGEKUNI - SBN 145891 & AMRUTHA VENUGOPAL - SBN 348212 LAURIE SHIGEKUNI & ASSOCIATES 3 E. 3RD AVE., STE 200 SAN MATEO CA 94401
 5/3, 5/4, 5/10/23

SF-3697011#

NOTICE OF PETITION TO ADMINISTER ESTATE OF CHARLOTTE WILLIAMS HAIGHT AKA CHARLOTTE W. HAIGHT AKA CHARLOTTE HAIGHT CASE NO. PES-23-306231

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of CHARLOTTE WILLIAMS HAIGHT AKA CHARLOTTE W. HAIGHT AKA CHARLOTTE HAIGHT
 A Petition for Probate has been filed by EBONY BRYANT HAIGHT in the Superior Court of California, County of San Francisco.
 The Petition for Probate requests that EBONY BRYANT HAIGHT 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.

SF-369915#

FOR PROBATE has been filed by JENNIFER ALICE GRAFELMAN in the Superior Court of California, County of San Francisco.
 THE SECOND AMENDED PETITION FOR PROBATE requests that JENNIFER ALICE GRAFELMAN be appointed as personal representative to administer the estate of the decedent.
 THE SECOND AMENDED PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost WILL and any codicils are available for examination in the file kept by the court.
 THE SECOND 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 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: 05/24/23 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.

SF-369915#

NOTICE OF PETITION TO ADMINISTER ESTATE OF WUN YEE AKA YEE WUN JIM AKA YEE WEE JIM CASE NO. PES-23-306251

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of WUN YEE AKA YEE WUN JIM AKA YEE WEE JIM
 A PETITION FOR PROBATE has been filed by KALFRED YEE in the Superior Court of California, County of San Francisco.
 THE PETITION FOR PROBATE requests that KALFRED YEE 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 as follows: 05/24/23 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.

SF-369915#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LAURIE SHIGEKUNI & ASSOCIATES 3 E. 3RD AVE., STE 200 SAN MATEO CA 94401 5/3, 5/4, 5/10/23

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: LAURIE SHIGEKUNI - SBN 145891 & AMRUTHA VENUGOPAL - SBN 348212 LAURIE SHIGEKUNI & ASSOCIATES 3 E. 3RD AVE., STE 200 SAN MATEO CA 94401
 5/3, 5/4, 5/10/23

SF-3697011#

making an In-person appearance must first familiarize themselves with the court's current pandemic-related requirements and protocols by reviewing the court website at <https://fsuperiorcourt.org>
 The petitioning party must inform all counsel, self-represented parties and all parties entitled to notice of the procedures for remote appearances via Zoom and CourtCall, as set out above.

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.

SF-369915#

NOTICE OF TRUSTEE'S SALE TO PUBLIC AUCTION / SALES

Notwithstanding to whom notice is given, the sale 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, 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): ASTRID C. KHAN, AN UNMARRIED WOMAN Recorded: 9/13/2006 as Instrument No. 2006-1248602-00 of Official Records in the office of the Recorder of SAN FRANCISCO County, California. Date of Sale: 5/23/2023 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. Amount of unpaid balance and other charges: \$84,047.47
 The purported property address is: 455 VALLEJO ST PH 7, SAN FRANCISCO, CA 94133-4195 Assessor's Parcel No.: 02-0144-078-01 For informational purposes only APN #: 02-0144-078-01 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

SF-369673#

PUBLIC AUCTION / SALES

Persuant to Business and Professions Code Secs. 21700-21707, notice is hereby given that a public lien sale of the following described personal property will be held on Wednesday, May 17th @ 11 AM. The sale will be conducted at: Island Park Storage 800 Ave H San Francisco, CA 94130, County of San Francisco, State of California. The items to be sold are generally described as: furniture, clothing, tools and/or other household items, stored by the following persons:
 Name of Account/Space Number:
 Kimberly Brown 22334
 Jason Wandner 22021
 Jean-Jacques Zenger 79
 Joel Martinez 394R
 Jean-Jacques Zenger B12
 Joseph Greenspan 22809
 Kimberly Brown 22501
 Roman Malecki 367
 Loris Wolfe 359R
 Nirra Hk 38
 Hope Ramey 412R
 Connell Johnson 206
 Daniel Griffin 22518
 Daniel Small 318R
 Tara Ames 22019
 Michelle Edwards 22609
 Connell Johnson 22804

SF-369673#

Timon Oconnor 2707
 Roe Sandovar 22955
 Byron Edwards 22513
 Kameron Frugoli 391R
 S a r a h K i r n o n B 3 4
 Judith Santo-Finley 2250
 Sales subject to prior cancellations in the event of settlement between owner and obligated party.
 Dated: 05/05/2023
 5/10, 5/17/23

SF-3699168#

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 San Francisco Art Institute, whose last address was 800 Chestnut St., San Francisco, CA 94133 will be sold at public auction at storageauctions.com on 05/15/2023 at 10 am.
 DESCRIPTION OF PROPERTY: office furniture, office supplies, maintenance supplies, cleaning supplies, paint.
 Dated: 05/01/2023
 5/3, 5/10/23

SF-3697096#

TRUSTEE SALES

Notwithstanding to whom notice is given, the sale 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, 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): ASTRID C. KHAN, AN UNMARRIED WOMAN Recorded: 9/13/2006 as Instrument No. 2006-1248602-00 of Official Records in the office of the Recorder of SAN FRANCISCO County, California. Date of Sale: 5/23/2023 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. Amount of unpaid balance and other charges: \$84,047.47
 The purported property address is: 455 VALLEJO ST PH 7, SAN FRANCISCO, CA 94133-4195 Assessor's Parcel No.: 02-0144-078-01 For informational purposes only APN #: 02-0144-078-01 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

SF-3691386#



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