

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401175. Fictitious Business Name(s)/Trade Name (DBA): SLALOM CONSULTING, 100 PINE STREET, STE. 2500, SAN FRANCISCO, CA 94111.

The registrant commenced to transact business under the fictitious business name or names listed above on not applicable. I declare that all information in this statement is true and correct.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401178. Fictitious Business Name(s)/Trade Name (DBA): CITY HEALTH, 229 7TH STREET, SAN FRANCISCO, CA 94103.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401174. Fictitious Business Name(s)/Trade Name (DBA): SLALOM, 100 PINE STREET STE. 2500, SAN FRANCISCO, CA 94111.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401181. Fictitious Business Name(s)/Trade Name (DBA): ZURI MIND PRACTICE, 2 ZURI MIND PSYCHE NURSE, 3 ZURI MIND DOCS, 201 SPEAR ST. STE. 1100, SAN FRANCISCO, CA 94105.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401309. Fictitious Business Name(s)/Trade Name (DBA): FATIMA SATTANA & COMPANY, 911 DOLORES ST., SAN FRANCISCO, CA 94110.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401217. Fictitious Business Name(s)/Trade Name (DBA): AMERICAN STORAGE, 600 AMADOR STREET, SAN FRANCISCO, CA 94124.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401249. Fictitious Business Name(s)/Trade Name (DBA): MONGKOK DIM SUM & RESTAURANT, 2438 NORIEGA STREET, SAN FRANCISCO, CA 94122.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401217. Fictitious Business Name(s)/Trade Name (DBA): AMERICAN STORAGE, 600 AMADOR STREET, SAN FRANCISCO, CA 94124.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401249. Fictitious Business Name(s)/Trade Name (DBA): MONGKOK DIM SUM & RESTAURANT, 2438 NORIEGA STREET, SAN FRANCISCO, CA 94122.

FICTITIOUS BUSINESS NAME STATEMENT. File No. 2023-0401249. Fictitious Business Name(s)/Trade Name (DBA): MONGKOK DIM SUM & RESTAURANT, 2438 NORIEGA STREET, SAN FRANCISCO, CA 94122.

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.)

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF BARBARA MOLLER LYONS. Case No. PES-23-306429. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BARBARA MOLLER LYONS.

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF JILL FRANCES GRIFFIN. Case No. PES-22-305558. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JILL FRANCES GRIFFIN AKA JILL GRIFFIN AKA JILL F. GRIFFIN.

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF BARBARA MOLLER LYONS. Case No. PES-23-306429. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BARBARA MOLLER LYONS.

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF JILL FRANCES GRIFFIN. Case No. PES-22-305558. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JILL FRANCES GRIFFIN AKA JILL GRIFFIN AKA JILL F. GRIFFIN.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF TANIA MAXINE SHERTOCK. Case No. PES-23-306575. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TANIA MAXINE SHERTOCK.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF SECOND AMENDED PETITION TO ADMINISTER ESTATE OF R. GENE GEISLER. Case No. PES-23-306690. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: R. GENE GEISLER.

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEREMY THOMAS BROWN. Case No. PES-23-306602. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JEREMY THOMAS BROWN.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEREMY THOMAS BROWN. Case No. PES-23-306602. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JEREMY THOMAS BROWN.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEREMY THOMAS BROWN. Case No. PES-23-306602. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JEREMY THOMAS BROWN.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEREMY THOMAS BROWN. Case No. PES-23-306602. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JEREMY THOMAS BROWN.

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 OCTOBER 18, 2023 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF BARBARA MOLLER LYONS. Case No. PES-23-306429. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BARBARA MOLLER LYONS.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JILL FRANCES GRIFFIN. Case No. PES-22-305558. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JILL FRANCES GRIFFIN AKA JILL GRIFFIN AKA JILL F. GRIFFIN.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF TANIA MAXINE SHERTOCK. Case No. PES-23-306575. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TANIA MAXINE SHERTOCK.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

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.

NOTICE OF PETITION TO ADMINISTER ESTATE OF QUIJUAN SPENCER MALOOF AKA QUIJUAN S. MALOOF AKA QUIJUAN MALOOF. Case No. PES-22-305821. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the LOST will or estate, or both, of: QUIJUAN SPENCER MALOOF aka Quijuan S. Maloof aka Quijuan Maloof.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF BARBARA MOLLER LYONS. Case No. PES-23-306429. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BARBARA MOLLER LYONS.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JILL FRANCES GRIFFIN. Case No. PES-22-305558. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JILL FRANCES GRIFFIN AKA JILL GRIFFIN AKA JILL F. GRIFFIN.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF TANIA MAXINE SHERTOCK. Case No. PES-23-306575. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TANIA MAXINE SHERTOCK.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

appearance may be made by mobile phone. A CourtCall appearance may require the payment of a fee, even for parties with fee waivers. C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#.

NOTICE OF PETITION TO ADMINISTER ESTATE OF QUIJUAN SPENCER MALOOF AKA QUIJUAN S. MALOOF AKA QUIJUAN MALOOF. Case No. PES-22-305821. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the LOST will or estate, or both, of: QUIJUAN SPENCER MALOOF aka Quijuan S. Maloof aka Quijuan Maloof.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF BARBARA MOLLER LYONS. Case No. PES-23-306429. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BARBARA MOLLER LYONS.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JILL FRANCES GRIFFIN. Case No. PES-22-305558. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JILL FRANCES GRIFFIN AKA JILL GRIFFIN AKA JILL F. GRIFFIN.

AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF TANIA MAXINE SHERTOCK. Case No. PES-23-306575. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TANIA MAXINE SHERTOCK.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES DEA. Case No. PES-23-306396. To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAMES DEA.

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.

NOTICE TO CREDITORS OF LINDA S. MCNEER AND JUDITH BARKER. Superior Court of California, County of San Francisco. Case No. PTR-23-306558.

Notice is hereby given to the creditors and contingent creditors of the above-named decedents, that all persons having claims against the decedents are required to file with the Superior Court, at 400 McAllister Street, San Francisco, CA 94102, and mail a copy to Mary E. De Jong, as trustee of the trust dated December 16, 2014 as amended wherein the decedents were the settlors, at c/o The Sapiro Law Firm, 77 Van Ness Avenue, Suite 201, San Francisco, California 94102-6042, within the later of four months after 09/11/2023 (the date of the publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you. A claim form may be obtained from the court clerk for your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

NOTICE OF TRUSTEE'S SALE. Trustee Sale No. 23-00180-ZCTT. Case No. 23-00180-ZCTT. 11:15 AM. 1035, Block 3707 Property Address: 55 New Montgomery Street, San Francisco, CA 94105.

# LEGAL NOTICES

Continued from Page # 7

of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, rights to oil, gas, minerals, coal and other substances of any kind or character, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Premises and the Improvements; and the reversion and reversions, remainder and remainders, and all land lying in the bed of any street, road, highway, alley or avenue, opened, vacated or proposed, in front of or adjoining the Premises, to the center line thereof; and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Trustor of, in and to the Premises and the Improvements and every part and parcel thereof, with the appurtenances thereto; (c) all machinery, furniture, furnishings, equipment, computer software and hardware, fixtures (including all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), inventory, materials, supplies and other articles of personal property and accessions thereof, renewals and replacements thereof and substitutions therefor and other property of every kind and nature, tangible or intangible, owned by Trustor, or in which Trustor has or shall have an interest, now or hereafter located upon the Premises or the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Premises and the Improvements, including but without limiting the generality of the foregoing, all screens, awnings, shades, blinds, curtains, draperies, artwork, carpets, rugs, storm doors and windows, furniture and furnishings, heating, electrical, and mechanical equipment, lighting, switchboards, plumbing, ventilating, air conditioning and air-cooling apparatus, refrigerating, and incinerating equipment, escalators, elevators, loading and unloading equipment and systems, stoves, ranges, laundry equipment, cleaning systems (including window cleaning apparatus), telephones, communication systems (including satellite dishes and antennae), televisions, computers, sprinkler systems and other fire

prevention and extinguishing apparatus and materials, security systems, motors, engines, machinery, pipes, pumps, tanks, conduits, appliances, fittings and fixtures of every kind and description, but excluding motor vehicles (hereinafter collectively referred to as the "Equipment"), including any leases of, deposits in connection with, and proceeds of any sale or transfer of any of the foregoing, and the right, title and interest of Trustor in and to any of the Equipment that may be subject to any "security interest" as defined in the Uniform Commercial Code (the "UCC"), as in effect in the state where the Property is located (the "State"), superior in Lien to the Lien of the Deed of Trust; (d) all awards or payments actually received or payable to Trustor, including interest thereon, that may heretofore or hereafter be made with respect to the Premises or the Improvements, whether from the exercise of the right of eminent domain or condemnation (including any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Premises or Improvements; (e) all leases, subleases and other agreements or arrangements heretofore or hereafter entered into affecting the use, enjoyment or occupancy of, or the conduct of any activity upon or in, the Premises or the Improvements, including any extensions, renewals, modifications or amendments thereof (hereinafter collectively referred to as the "Leases") and all rents, rent equivalents, moneys payable as damages (including payments by reason of the rejection of a Lease in a Bankruptcy Proceeding or in lieu of rent or rent equivalents), royalties (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, receipts, revenues, deposits (including security, utility and other deposits to the extent such security deposits may be subject to the Lien of the Deed of Trust under applicable Laws), accounts, cash, issues, profits, charges for services rendered and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Trustor or its agents or employees from any and all sources arising from or attributable to the Premises and the Improvements, including all receivables, customer obligations, installment payment obligations and other obligations now

existing or hereafter arising or created out of the sale, lease, sublease, license, concession or other grant of the right of the use and occupancy of the Premises or the Improvements, or rendering of services by Trustor or any of its agents or employees, license, lease, sublease and concession fees and rentals, service charges, vending machine sales, and proceeds, if any, from business interruption or other loss of income insurance (hereinafter collectively referred to as the "Rents"), together with all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents (except for any security deposits unless the same may be applied under the terms of the applicable lease) to the payment of the Secured Obligations; (f) all proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance judgments, or settlements made in lieu thereof, for damage to the Property; (g) the right, in the name and on behalf of Trustor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Beneficiary in the Property; (h) all accounts (including reserve accounts), escrows, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the UCC, and all franchises, franchise agreements, trade names, trademarks, symbols, service marks, books, records, plans, specifications, designs, drawings, surveys, title insurance policies, permits, consents, licenses, management agreements, contract rights (including any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair or other work upon the Property), approvals, actions, refunds of real estate taxes and assessments (and any other governmental impositions related to the Property) and causes of action that now or hereafter relate to, are derived from or are used in connection with the Property, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon (hereinafter collectively referred to as the "Intangibles"); and (i) all proceeds actually received or payable to Trustor from any of the foregoing, including those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE NOTE.

SECURED OBLIGATIONS, THE DEED OF TRUST AND ANY/OR ANY OTHER LOAN DOCUMENTS. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is," where is". The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 55 New Montgomery Street, San Francisco, CA. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$64,608,824.51 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: September 11, 2023 CHICAGO TITLE COMPANY, TRUSTEE 23-00180-2CTT 5170 Golden Foothill

Parkway, Suite 130 El Dorado Hills, CA 95762. SALE INFORMATION CAN BE OBTAINED ON LINE AT [www.servicelinkscap.com](http://www.servicelinkscap.com) AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4796335 09/15/2023, 09/22/2023, 09/23/2023 9/15, 9/22, 9/23/23 SF-3739446#

File # 05948626 T.S. No.: 23-14031-109 Loan No.: \*\*44 N: Lot 017 Block 5387, 1535 Van Dyke Ave, San Francisco, Ca 94124 Notice of Trustee's Sale Note: There is a summary of the information in this document attached\* (Pursuant to civil code § 2923.3(a), the summary of information referred to above is not attached to the recorded copy of this document, but only to the copies provided to trustor.) You are in default under a deed of trust dated 11/15/2022. 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 property under and pursuant to a Deed of Trust 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. Original Trustor(s): Andrew M. King, a single man Duly Appointed Trustee: BDS Capital, Inc., a California corporation Recorded 2/10/2023, as Instrument No. 2023010619, of Official Records in the office of the Recorder of San Francisco County, California Date of Sale: 10/10/2023 at 1:30 PM Outside the Memorial Court gates by Van Ness Avenue Place of Sale: Between 301 and 401 Van Ness Avenue, San Francisco, Ca Amount

of unpaid balance and other charges: \$286,839.76 Estimated Street Address or other common designation of real property: 1535 Van Dyke Avenue, San Francisco, Ca Legal Description: The land referred to herein below is situated in the city of San Francisco, County of San Francisco, State of California and is described as follows: Beginning at a point on the southwesterly line of Van Dyke Avenue, distant thereon 200 feet northwesterly from the northwesterly line of Keith Street, running thence northwesterly along said line of Van Dyke Avenue 25 feet; thence at a right angle southwesterly 100 feet; thence at a right angle southeasterly 25 feet; thence at a right angle northeasterly 100 feet to the point of beginning. Being a portion of block 435, South San Francisco Homestead and Railroad Association, A.P.N.: Lot 017 Block 5387. 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. In the event that the Deed of Trust described in this Notice of Trustee's Sale is secured by real property containing one to four single-family residences, the following notices are provided pursuant to the provisions of Civil Code section 2924f. 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. Bidders at the trustee auction must make cashier's checks payable to WT Capital Lender Services. Third party cashier's checks will not be accepted. 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 559-228-8393 or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 23-14031-109. 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: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (559) 228-8393, or visit this internet website [www.wtcap.com](http://www.wtcap.com), using the file number assigned to this case 23-14031-109 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: September 12, 2023 Trustee: BDS Capital, Inc., a California corporation C/O WT Capital Lender Services, a California corporation 7522 North Colonial Avenue, Suite 111 Fresno, California 93711 (559) 228-8393 WTCap.com By: Nate Kucera, Chief Executive Officer, WT Capital Lender Services, a California corporation, as authorized agent for Trustee (IFS# 82219 09/15/23, 09/22/23, 09/29/23) 9/15, 9/22, 9/29/23 SF-3739274#



## ATTORNEY SPECIALTY DIRECTORY

FRIDAYS in the Los Angeles and San Francisco Daily Journals

ONLINE listing at [www.dailyjournal.com/attorneys](http://www.dailyjournal.com/attorneys) includes:

- photo
- practice description
- background & education

### One year \$312

Your specialty

Print listing:

NAME \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_

FIRM \_\_\_\_\_ WEB SITE \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

LOS ANGELES / SAN FRANCISCO

# Daily Journal

Mail check to Daily Journal Corporation, PO Box 54026, Los Angeles CA 90054-0026

Or provide credit card information:

CREDIT CARD NUMBER \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_ CVC \_\_\_\_\_

NAME OF CARDHOLDER \_\_\_\_\_

BILLING ADDRESS FOR CREDIT CARD \_\_\_\_\_ ZIP CODE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Questions? 800/487-8262 | [classifieds@dailyjournal.com](mailto:classifieds@dailyjournal.com)