

CIVIL

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-24-558604
Superior Court of California, County of SAN FRANCISCO
Petition of: PETER GUTSCHE ALBERT for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner PETER GUTSCHE ALBERT filed a petition with this court for a decree changing names as follows:
PETER GUTSCHE ALBERT to PETER GUTSCHE ELLIOTT
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: JUNE 4, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 McALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEBRUARY 16, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
3/7, 3/14, 3/21, 3/28/24

SF-3790101#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-24-558593
Superior Court of California, County of SAN FRANCISCO
Petition of: YIN WANG for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner YIN WANG filed a petition with this court for a decree changing names as follows:
YIN WANG to VIVIAN YIN WANG
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 05/28/2024, Time: 9AM, Dept.: 103N, Room: 103N
The address of the court is 400 McALLISTER ST, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEB 26, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/29, 3/7, 3/14, 3/21/24

SF-3788329#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-24-558578
Superior Court of California, County of SAN FRANCISCO
Petition of: JESSICA PAOLA ALEGRIA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JESSICA PAOLA ALEGRIA filed a petition with this court for a decree changing names as follows:
JASLENE VICTORIA HOSSAIN to JASLENE VICTORIA ALEGRIA
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: MAY 23, 2024, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEB 20, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/29, 3/7, 3/14, 3/21/24

SF-3788320#

SUMMONS
(CITACION JUDICIAL)

CASE NUMBER (Número del Caso): 37-2023-00006694-CL-PO-CTL
NOTICE TO DEFENDANT (AVISO AL DEMANDADO): JOSHUA MANUEL CRUZ LEZAMA; DOES 1 THROUGH 10, INCLUSIVE
YOU ARE BEING SUED BY PLAINTIFF (LO ESTÁ DEMANDANDO EL DEMANDANTE): FIRST AMERICAN PROPERTY & CASUALTY INSURANCE COMPANY, A CALIFORNIA CORPORATION
NOTICE: You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below to learn how to file your response. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You may use these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any judgment or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
[AVISO] Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegerá. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.suicorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la

corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.
Hay otros requisitos legales. Es posible que necesite un abogado. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que amigla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California (www.suicorte.ca.gov) o por teléfono al contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte decida sobre su caso. The name and address of the court is (El nombre y dirección de la corte es:) SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO, 400 McALLISTER STREET, SAN FRANCISCO, CA 94102
Date: JUNE 4, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 McALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEBRUARY 16, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
3/7, 3/14, 3/21, 3/28/24

SF-3790101#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-24-558580
Superior Court of California, County of SAN FRANCISCO
Petition of: Thomas Adam Lander Alpern for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Thomas Adam Lander Alpern filed a petition with this court for a decree changing names as follows:
Thomas Adam Lander Alpern to Adam Lander Alpern
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 04/04/2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: 02/21/2024
Maria Evangelista
Judge of the Superior Court
2/29, 3/7, 3/14, 3/21/24

SF-3788205#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-24-558573
Superior Court of California, County of SAN FRANCISCO
Petition of: LUJIA LIANG & JIERAN LIANG for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner LUJIA LIANG & JIERAN LIANG filed a petition with this court for a decree changing names as follows:
YATING LIANG to BELLA YATING LIANG
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: APRIL 2, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 McALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEBRUARY 16, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/22, 2/29, 3/7, 3/14/24

SF-3785844#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-23-558223
Superior Court of California, County of San Francisco
Petition of: JASMINDESIREE LAQUIAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JASMINDESIREE LAQUIAN filed a petition with this court for a decree changing names as follows:
HELIAJAF ANA-JANYAE ANITON to OFA JANAYE ANITA
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: MARCH 21, 2024, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: 02/14/2024
MARIA EVANGELISTA
Judge of the Superior Court
2/22, 2/29, 3/7, 3/14/24

SF-3785669#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-23-558244
Superior Court of California, County of SAN FRANCISCO
Petition of: JOSHUA MANUEL CRUZ LEZAMA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JOSHUA MANUEL CRUZ LEZAMA filed a petition with this court for a decree changing names as follows:
JOSHUA MANUEL CRUZ LEZAMA to JOSHUA MANUEL JIMENEZ LEZAMA
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: MARCH 21, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 McALLISTER STREET SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: FEBRUARY 7, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/15, 2/22, 2/29, 3/7/24

SF-3783884#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402729
Fictitious Business Name(s)/Trade Name (DBA):
Comsy Products, 615 John Muir Drive, Apt 5073, San Francisco, CA 94132 County of SAN FRANCISCO
Registered Owner(s):
Nabil Karoui, 615 John Muir Drive, Apt D703, San Francisco, CA 94132
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 03/04/2024.
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/ Nabil Karoui, General Counsel and Secretary
This statement was filed with the County Clerk of San Francisco County on 03/04/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/24

SF-3788231#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-24-558580
Superior Court of California, County of San Francisco
Petition of: Thomas Adam Lander Alpern for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Thomas Adam Lander Alpern filed a petition with this court for a decree changing names as follows:
Thomas Adam Lander Alpern to Adam Lander Alpern
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 04/04/2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: 02/21/2024
Maria Evangelista
Judge of the Superior Court
2/29, 3/7, 3/14, 3/21/24

SF-3790292#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402724
Fictitious Business Name(s)/Trade Name (DBA):
Breado, 295 Buckingham Way Apt 901, San Francisco, CA 94132 County of SAN FRANCISCO
Registered Owner(s):
Tamtia Mikhailova, 295 Buckingham Way Apt 901, San Francisco, CA 94132
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2024.
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/ Tamtia Mikhailova, General Counsel and Secretary
This statement was filed with the County Clerk of San Francisco County on 03/01/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/24

SF-3790025#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402653
Fictitious Business Name(s)/Trade Name (DBA):
DAWSON CUSTOM WORKROOM, 151 VERMONT ST UNIT 5, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
A MAGELSEN LLC, 151 VERMONT ST UNIT 5, 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 02/21/2024.
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).)
A MAGELSEN LLC
S/ ANNA MAGELSEN
This statement was filed with the County Clerk of San Francisco County on 02/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/24

SF-3790025#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402653
Fictitious Business Name(s)/Trade Name (DBA):
DAWSON CUSTOM WORKROOM, 151 VERMONT ST UNIT 5, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
A MAGELSEN LLC, 151 VERMONT ST UNIT 5, 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 02/21/2024.
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).)
A MAGELSEN LLC
S/ ANNA MAGELSEN
This statement was filed with the County Clerk of San Francisco County on 02/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/24

SF-3785296#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402548
Fictitious Business Name(s)/Trade Name (DBA):
NC Financial Group, 22 Battery Street, Suite 401, San Francisco, CA 94111 County of SAN FRANCISCO
Registered Owner(s):
StAXclinic, Inc., 22 Battery Street, Suite 401, San Francisco, CA 94111
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2013.
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).)
StAXclinic, Inc.
S/ Nicholas Casagrande, EA, CEO
This statement was filed with the County Clerk of San Francisco County on 02/08/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
2/15, 2/22, 2/29, 3/7/24

SF-3783229#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402638
Fictitious Business Name(s)/Trade Name (DBA):
LUMIERE OPTOMETRY, 651 DIVISADERO ST., SAN FRANCISCO, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
R NGO OPTOMETRY INC, 651 DIVISADERO ST, SAN FRANCISCO, CA 94117
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 01/24/2024.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
R NGO OPTOMETRY INC
S/ RYAN NGO
This statement was filed with the County Clerk of San Francisco County on 02/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
3/7, 3/14, 3/21, 3/28/24

SF-3789243#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402638
Fictitious Business Name(s)/Trade Name (DBA):
Satellite WellBound of San Francisco, 1166 Post Street, Suite 201, San Francisco, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
WellBound - Post Street (SF), LLC
S/ Ryan Pardo, General Counsel and Secretary
This statement was filed with the County Clerk of San Francisco County on 02/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
2/15, 2/22, 2/29, 3/7/24

SF-3783229#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402632
Fictitious Business Name(s)/Trade Name (DBA):
Satellite WellBound of San Francisco, 1166 Post Street, Suite 201, San Francisco, CA 94109 County of SAN FRANCISCO
Registered Owner(s):
WellBound - Post Street (SF), LLC
S/ Ryan Pardo, General Counsel and Secretary
This statement was filed with the County Clerk of San Francisco County on 02/21/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
2/15, 2/22, 2/29, 3/7/24

SF-3788814#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: UNION NAIL SPA, 1832 UNION STREET, SAN FRANCISCO, CA 94123
The fictitious business name referred to above was filed in the County Clerk's office in SAN FRANCISCO County on 05/25/2022 Current File No. 2022-0397224.
VU ANH QUACH, 1832 Union Street, SAN FRANCISCO, CA 94123
This business was conducted by AN INDIVIDUAL
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
S/ FREDDY SALAZAR, 88 PERRY STREET, SAN FRANCISCO, CA 94107
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/30/2024.
2/29, 3/7, 3/14, 3/21/24

SF-3788327#

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: UNION NAIL SPA, 1832 UNION STREET, SAN FRANCISCO, CA 94123
The fictitious business name referred to above was filed in the County Clerk's office in SAN FRANCISCO County on 05/25/2022 Current File No. 2022-0397224.
VU ANH QUACH, 1832 Union Street, SAN FRANCISCO, CA 94123
This business was conducted by AN INDIVIDUAL
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
S/ FREDDY SALAZAR, 88 PERRY STREET, SAN FRANCISCO, CA 94107
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/30/2024.
2/29, 3/7, 3/14, 3/21/24

SF-3788327#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402601
Fictitious Business Name(s)/Trade Name (DBA):
FREDDYSCOPES, 88 PERRY STREET, APT 527, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
FREDDY SALAZAR, 88 PERRY STREET, SAN FRANCISCO, CA 94107
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 02/16/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
2/29, 3/7, 3/14, 3/21/24

SF-3787568#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402508
Fictitious Business Name(s)/Trade Name (DBA):
IMPLANTSF, 450 SUTTER STREET STE 1204, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO
Registered Owner(s):
SASSAN KAFAYI DDS (CA), A PROFESSIONAL CORP, 450 SUTTER ST STE 1204 KAWAYI D.D.S., A PROFESSIONAL CORP
S/ SASSAN KAFAYI
This statement was filed with the County Clerk of San Francisco County on 02/05/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
2/29, 3/7, 3/14, 3/21/24

LEGAL NOTICES

Continued from Page # 11

that GREGORY C. MAESTAS be appointed as personal representative to administer the estate of the decedent. The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 4/2/2024 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner: ANNE MARIE PAOLINI-MORI, PAOLINI & MORI, 22 OCEAN AVE., SAN FRANCISCO, CA 94112, Telephone: 415-598-3604, 3/6, 3/7, 3/13/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIANNE L. PETERSEN AKA MARY ANNE LOCKE CASE NO. PES-24-307096

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARIANNE L. PETERSEN AKA MARY ANNE LOCKE

A Petition for Probate has been filed by ERIK J. PETERSEN in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that ERIK J. PETERSEN be appointed as personal representative to administer the estate of the decedent.

The Petition requests the decedent's will and codicils, if any, be admitted to probate. The Will and any codicils are available for examination in the file kept by the court.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person

files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on APRIL 2, 2024 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

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

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

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

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

Attorney for Petitioner: LAURENCE A. BLAU, ESQ., 315 MONTGOMERY STREET, 10TH FLOOR, SAN FRANCISCO, CA 94104, Telephone: 415-982-3200 3/6, 3/7, 3/13/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LUDMILA Cwiklinski CASE NO. PES-24-307091

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL, or estate, or both of LUDMILA Cwiklinski,

A Petition FOR PROBATE has been filed by LUCILE FETT in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that LUCILE FETT 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: 03/27/24 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: JUBILEE D. MENZIES, ESQ. - SBN 271981 SOLAN, PARK & ROBELLO 177 POST STREET, SUITE 600 SAN FRANCISCO CA 94108 Telephone (415) 777-3300 3/6, 3/7, 3/13/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF: AMY MESSINGER CASE NO. PES-24-307073

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: AMY MESSINGER AKA MARY MARIE MESSINGER

A Petition for Probate has been filed by MIA MARIE MESSINGER in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that MIA MARIE MESSINGER be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 3/25/2024 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: JILL THORPE, DELAGNES, LINDER &

DUEY, LLP, 300 MONTGOMERY STREET, #1050, SAN FRANCISCO, CA 94104, Telephone: 415-983-0500 2/29, 3/1, 3/7/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEPHANIE M. CARROLL, AKA STEPHANIE MEGAN CARROLL, AKA STEPHANIE CARROLL CASE NO. PES-24-307065

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Stephanie M. Carroll, aka Stephanie Megan Carroll, aka Stephanie Carroll

A PETITION FOR PROBATE has been filed by Alison J. Carroll in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Alison J. Carroll be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval.

Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held on March 25, 2024 at 9:00 a.m. in Dept. Probate Room No: 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney. IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: Mary Gemma O'Keeffe, SB#124477

Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 2/29, 3/1, 3/7/24

PUBLIC AUCTION/ SALES

Notice of Public Auction San Francisco, Personal Property Notice is hereby given that pursuant to Section 21700 of the Business and Professions Code, State of California, the undersigned will sell at Public Auction by

competitive bidding on the 14th of March, 2024, at 11:30 a.m. at Army Street Mini Storage 1100 26th Street, San Francisco CA 94107, State of California. The goods, chattels, or personal goods and property of the tenants/units listed below. Tenant Unit # / Tenant Name: B012 Ana Reyes G043 Ana Reyes J021 Jeffery Fleeman Purchased goods are sold as is and must be removed within one (1) day of purchase. Payment is to be with cash only and made at the time of purchase along with a variable security deposit to be refunded at the time of emptying. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party. **Action to be conducted by Auctioneer Forrest O'Brien, Ca Bond No. 106386718 or Donna Wilson, Ca Bond No. 0562039 of Sale Maker Auctions# 925.392.6508** Army Street Mini Storage 1100 26th Street San Francisco, CA 94107 (415) 282-0200 2/29, 3/7/24

TRUSTEE SALES

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST, OASIS SP1547 / QUIMSON OTHER: 91227425 T.S., # 23138-RT ADD: 5873 Mission St., #12 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/2/2022, 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. NOTICE is hereby given that REDWOOD TRUST DEED SERVICES, INC., as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by NOREEN QUIMSON, DDS, a single woman, recorded on 11/8/2022 as Instrument No. 2022100791 in Book __, Page __ of Official Records in the office of the County Recorder of SAN FRANCISCO County, California, and pursuant to the Notice of Default and Election to Sell thereunder recorded 7/27/2023 in Book __, Page __ as Instrument No. 2023056022 of said Official Records, WILL SELL on 4/4/2024 Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 at 1:30 PM AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State hereinafter described. As more fully described on said Deed of Trust, A.P.N.: 6472-054 The property address and other common designation, if any, of the real property described above is purported to be: 5873 Mission Street, #12, San Francisco, CA The undersigned Trustee disclaims any liability for any incorrectness of the property address and other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the undersigned within 10 days of the date of first publication of this Notice of Sale. The property heretofore described is being sold "as is". The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$821,760.44. 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 Financial Code and authorized to do business in this state. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed until funds become available to the payee or endorsee as a matter of right.Said sale will be made, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note(s) secured by said Deed of Trust with interest thereon as provided in said Note(s), fees, charges and expenses of the trustee and the trusts created by said Deed of Trust. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. Dated: February 29, 2024 REDWOOD TRUST DEED SERVICES, INC., as said Trustee ATTN: ROBERT CULLEN P.O. BOX 6875 SANTA ROSA, CA 95406-0875 By: ROBERT CULLEN, President NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks

involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924m of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 683-2468 or visit this Internet Web site: www.servicelinkASAP.com, using the Trustee Sale number assigned to this file, T.S. #23138-RT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may encroached the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 683-2468, or visit this internet website www.servicelinkASAP.com, using the file number assigned to this case 23138-RT to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you are 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. A-4811119 03/07/2024, 03/14/2024, 03/21/2024 3/7, 3/14, 3/21/24

SF-378906#

APN: 4969-054 TS No: CA08001305-23-1 TO No: 230487984 CA-VOI Commonly known as: 3229 JENNINGS ST. SAN FRANCISCO, CA 94134 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED February 7, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On April 2, 2024 at 01:30 PM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 24, 2004 as Instrument No. 2004-H684001-00, of official records in the Office of the Recorder of San Francisco County, California, executed by JOSEPH WING, as Trustor(s), in favor of BANK OF AMERICA, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST The 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: 3229 JENNINGS ST. SAN FRANCISCO, CA 94134 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

principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the trustee and of the trusts created by said Deed of Trust. 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 \$139,986.41 (Estimated). 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. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call or visit this internet Website address listed below for information regarding this potential right to purchase. Notice to Tenant If you are 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: February 15, 2024 MTC Financial Inc. dba Trustee Corps TS No. CA08001305-23-1 17100 Gillette Ave c/vin CA 94261 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 100201, Pub Dates: 2/22/2024, 2/29/2024, 3/7/2024, SAN FRANCISCO DAILY JOURNAL 2/22, 2/29, 3/7/24

SF-3785796#

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