LEGAL NOTICES

## Call (800) 640-4829

### **CIVIL**

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558901 Superior Court of California, County of SAN FRANCISCO Petition of: JUSTIN THAM for Change of

Superior Court of California, County of SAN FRANCISCO
Petition of: JUSTIN THAM for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JUSTIN THAM filed a petition with this court for a decree changing names as follows:
JUSTIN THAM to JUSTIN NHO THOAI THAM
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: AUG 01, 2024, Time: 9AM, Dept.: 103N, Room: 103N
The address of the court is 400 MC AL LISTER 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: JUNE 20, 2024
MARIA EVANGELISTA
Judge of the Superior Court 6/28, 7/5, 7/12, 7/19/24

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558902 Superior Court of California, County of SAN FRANCISCO

Petition of: ALAVDIN AKAVOV for Change

TO ALL INTERESTED PERSONS: Petitioner ALAVDIN AKAVOV filed a petition with this court for a decree changing names as follows:
ALAVDIN AKAVOV to ALVY KAPLAN

ALAVDIN AKAVOV to ALVY KAPLAN
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 exheatiled to be heard and must 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:

Notice of Hearing:

103N, Room: 103N

The address of the court is 400

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.

rour successive weeks berore the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL Date: JUNE 20, 2024 MARIA EVANGELISTA

Judge of the Superior Court 6/28, 7/5, 7/12, 7/19/24 SF-3826774#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558856
Superior Court of California, County of SAN FRANCISCO
Petition of: CHRISTIAN BRYANT BERNEY for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner CHRISTIAN BRYANT BERNEY filed a petition with this court for a decree changing names as follows:

filed a petition with this court for a decree changing names as follows: CHRISTIAN BRYANT BERNEY to CHRISTIAN BRYANT 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 at least two court days before 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: SEP 05, 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 twww.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for

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: JUNE 03, 2024 MARIA EVANGELISTA Judge of the Superior Court 6/21, 6/28, 7/5, 7/12/24

SF-3824965#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558874 Superior Court of California, County of San

Case No. CNC-24-558874
Superior Court of California, County of San Francisco
Petition of: Taylor Michael Laubach for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Taylor Michael Laubach filed a petition with this court for a decree changing names as follows:
Taylor Michael Laubach to Rowan Emberwing
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 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: 07/15/2024, Time: 9 am, Dept.: 103 n, Room: 103 n
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: 08/06/2024
Maria Evangelista

Date: 06/06/2024 Maria Evangelista Judge of the Superior Court 6/14, 6/21, 6/28, 7/5/24

SF-3823549#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558858 Superior Court of California, County of San Francisco Petition of: Anakh Sul Rama for Change

of Name TO ALL INTERESTED PERSONS:

TO ALL INTERESTED PERSONS:
Petitioner Anakh Sul Rama filed a petition
with this court for a decree changing
names as follows:
Anakh Sul Rama to Ocean Blue Coast
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 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: 09/05/2024, 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

Date: 06/04/2024 Maria Evangelista Judge of the Superior Co 6/7, 6/14, 6/21, 6/28/24 SF-3820768#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

FOR CHANGE OF NAME
Case No. CNC-24-558849
Superior Court of California, County of SAN FRANCISCO
Petition of: SEYED PARSA TAHERI
TEHRANI for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner SEYED PARSA TAHERI
TEHRANI filed a petition with this court for a decree changing names as follows:
SEYED PARSA TAHERI TEHRANI to
PARSA TAHERI TEHRANI to
PARSA THAERI TEHRANI 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 exheduled to be heard and must 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: JULY 18, 2024, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA 94102

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: SF DAILY JOURNAL Date: JUNE 03, 2024 Date: JUNE 03, 2024 MARIA EVANGELISTA

Judge of the Superior Court 6/7, 6/14, 6/21, 6/28/24

SF-3820523#

### **FICTITIOUS BUSINESS NAMES**

### FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0403604 Fictitious Business Name(s)/Trade Name

(DBA): 1. ELITE REPRESENTATION REAL ESTATE 2. COASTAL ELITE PROPERTIES 3. RELENTLESS REAL ESTATE, 580 4TH ST., SAN FRANCISCO, CA 94107, County of SAN FRANCISCO Registered Owner(s):

RANUSCU Registered Owner(s): SIDE, INC. (DE), 580 4TH ST., SAN FRANCISCO, CA 94107 The business is conducted by: A CORPORATION

The Business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business ame or names listed above on 6/4/2024
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/HILARY SAUNDERS
This statement was filed with the San Francisco County Clerk on JUNE 6, 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

(a) to Section 1732, a Prictitudus 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. 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). 6/14, 6/21, 6/28, 7/5/24

SF-3821929#

## SF-3821929#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403451 titious Business Name(s)/Trade Name WORDZBEE, 201 SPEAR ST STE 1100,, SAN FRANCISCO,, CA 94105 County of SAN FRANCISCO

Registered Owner(s): WORDZBEE LLC (CA), 201 SPEAR ST STE 1100, SAN FRANCISCO, CA 94105 This business is conducted by: a limited

liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 4/18/2024. 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).)

WORDZBEE LLC S/ ALICIA BEAM

S/ALICIA BEAM
This statement was filed with the County
Clerk of San Francisco County on
05/21/2024.
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 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). 6/7, 6/14, 6/21, 6/28/24

SF-3819719#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0403460 s Business Name(s)/Trade Name

File No. 2024-0403460
Ficitious Business Name(s)/Trade Name
(DBA):
NOSH BOX, THE, 81 LANGTON SUITE
2,,, SAN FRANCISCO,, CA 94103 County
of SAN FRANCISCO,
Registered Owner(s):
LE MOT JUSTE LLC (CA), 81 LANGTON
SUITE 2, SAN FRANCISCO, CA 94103
This business is conducted by: a limited
iliability company
The registrant commenced to transact
business under the fictitious business
name or names listed above on 57/2024.
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).)
LE MOT JUSTE LLC
S/STEPHEN SHERMAN WADE
This statement was filed with the County
Clerk of San Francisco County on

This statement was filed with the County Clerk of San Francisco County on 05/21/2024. Clerk of San Francisco County on 05/21/2024.

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 filled 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).

Professions Code). 6/7, 6/14, 6/21, 6/28/24 SF-3819704#

Fictitious Business Name(s)/Trade Name

(DBA): 1. ALTA EMPLOYMENT LAW, 2. ALTA

EMPLOYMENT LAW WORKPLACE INVESTIGATIONS, 303 SACRAMENTO ST FL 4., SAN FRANCISCO, CA 94111 County of SAN FRANCISCO Registered Owner(s):
ALTA EMPLOYMENT LAW PC (CA), 303 SACRAMENTO ST FL 4, SAN FRANCISCO, CA 94111
This business is conducted by: a Corporation

Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 5/13/2024. I declare that all information in this statement is true and correct. (A registrant the info 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).) ALTA EMPLOYMENT LAW PC
S/ DANIELLE PENER
This statement was filed with the County.

This statement was filed with the County Clerk of San Francisco County on 05/21/2024.

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 filled 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). Professions Code). 6/7, 6/14, 6/21, 6/28/24 SF-3819703#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403424 icictitious Business Name(s)/Trade Name (DBA): MEXI-CALI, 103 HORNE AVE,, SAN FRANCISCO,, CA 94124 County of SAN

FRANCISCO FRANCISCO Registered Owner(s): MARAVILLA MAINTENANCE INC, 1300 JUDAH STREET APT. #11, SAN FRANCISCO, CA 94122 This business is conducted by: a Competition

The registrant commenced to transact business under the fictitious business name or names listed above on 05/17/2024.

name or names listed above on 05/17/2024.

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.) MARAVILLA MAINTENANCE INC S/ EMANUEL MARAVILLA, This statement was filed with the County Clerk of San Francisco County on 05/17/2024.

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 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). Professions Code). 6/7, 6/14, 6/21, 6/28/24

SF-3818965#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403527

Newmark Pacific, One Sansome Street, Floor 41, San Francisco, CA 94104, County of San Francisco
Registered Owner(s):
RKF Group California, Inc. (CA), Attn.:
Entity Management, 110 E. 59th St. New

York, NY 10022 The business is conducted by: a

The business is conducted by: a corporation 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. (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/ Michael Rispoli, CFO

S/ Michael Rispoli, CFO RKF Group California, Inc. This statement was filed with the Sa Francisco County Clerk on May 29, 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 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). 6/7, 6/14, 6/21, 6/28/24

SF-3816760#

## **GOVERNMENT**

Notice of Hearing and Opportunity to Comment on Draft C lean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements for Utility Wildfire and Similar Operations and Maintenance Activities Statewide and Draft Environmental Impact Report The State Water Resources Control Board will accept comments on the draft Clean Water Act Section 401 Water Quality Certification and Waste Discharge Requirements for Utility Wildfire and Similar Operations and Maintenance Activities (Order) and Draft Environmental Impact Report (Draft EIR). The Order proposes to cover electric utility wildfire risk mitigation, response, and cleanup activities (e.g., vegetation management, system hardening, and site access) that may hardening, and site access) that may cause or threaten to cause a discharge of waste into waters of the state and operations and maintenance activities that have the same potential effects on water quality statewide. The Draft EIR identifies potential significant impacts to aesthetics, cultural resources, and tribal cultural resources. The comment period starts June 28 with a staff workshop on July 23, 2024. Comments must be received June 28 with a start workshop on July 23, 2024. Comments must be received by the Board Clerk (commentletters@ waterboards.ca.gov) no later than 12:00 noon on August 30, 2024. The Board will also accept comments at a hearing on Tuesday, August 20, 2024, 9:00 a.m. at the CalEPA Building, 1001 I Street, Sacramento, CA. The hearing will also be broadcast via video and teleconference. The agenda with instructions for meeting access are available at the State Water Board Calendar page: https://www.waterboards.ca.gov/board\_info/calendar/. The documents will be available at the CalEPA Building or on the program webpage: https://www.waterboards.ca.gov/water\_issues/programs/cwa401/statewide-utility-willdfire-mitigation-general-order. html. Interested persons should sign up for e-mail notification of project updates at: https://www.waterboards.ca.gov/resources/email susceribilingswrch subsceptiballogueros https://www.waterboards.ca.gov/resources email\_subscriptions/swrcb\_subscribe.html
Select the box for 'CWA401 - Certification
and Wetlands Program' located within the 'Water Quality' section. Staff Contact: Shawn Agarwal, Shawn.Agarwal@ waterboards.ca.gov, or (916) 323-0886. 6/28/24

Notice of Found Property turned over to the San Francisco Police Dept. (Cal. Civ. Code § 2080.3, subd. (a), Found property has been turned over to the San Francisco Police Department (SFPD). For details on found property in SFPD custody, please go to Foundrop at https://foundrop.com. 6/28, 7/5, 7/12, 7/19, 7/26, 8/2, 8/9, 8/16, 8/23, 8/30, 9/6, 9/13, 9/20, 9/27, 10/4, 10//11. 10//18. 10//5. 11/1. 11/8. 11/15. 10/11, 10/18, 10/25, 11/1, 11/8, 11/15, 11/22, 11/29, 12/6, 12/13, 12/20, 12/27/24 SF-3760234#



"The settlement says we have to publish next week in thirty newspapers."

"Is this a law office or an advertising agency?"

## **CLASS ACTION PROPOSITION 65** BANKRUPTCY Advertising

If you've ever had to compose, place, pre-pay and confirm your own advertising project, you know how much work it is.

The Daily Journal Corporation specializes in notification by publication. That means publishing Class Action, Proposition 65, Bankruptcy and all other public notices are as simple as one phone call.

WE'LL DO WHAT THE STATUTE SAYS, WHAT THE JUDGE REQUIRES, WHAT THE OTHER COUNSEL DEMANDS, WHAT THE CLIENT NEEDS,

... AND WHAT YOU WANT.

Leave the advertising to us.

## **Daily Journal**

PUBLIC NOTICE ADVERTISING SPECIALISTS

For more information, please call (800) 640-4829

rescheduled time and date for the sale

of this property, you may call (916) 939-0772 (Nationwide Posting and Publication) for information regarding the trustee's sale or visit this internet website www.nationwideposting.com for information regarding the sale of this property, using the file number assigned to this case TS# 2022-4510. 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 schedule sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916) 399-0772 (Nationwide Posting and Publication), or visit this internet website www.nationwideposting.com, using the file number assigned to this case TS# 2022-4510 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 forty-five (45) days after the trustee's sale. Thy ou 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. The beneficiary of said Lien hereto executed and delivered to the undersigned, a written Declaration of Default and Election to Sell has been recorded. The undersigned caused said Notice of Default and Election to Sell has been

NOTICE OF TRUSTEE'S SALE
T.S. No. 23-02828-DM-CA Title No.
230560069-CA-VOI A. P.N. 5972027 ATTENTION RECORDER: THE
FOLLOWING REFERENCE TO AN
ATTACHED SUMMARY IS APPLICABLE
TO THE NOTICE PROVIDED TO THE
TRUSTOR ONLY PURSUANT TO
CIVIL CODE 2923.3 NOTE: THERE IS
A SUMMARY OF THE INFORMATION
IN THIS DOCUMENT ATTACHED YOU
ARE IN DEFAULT UNDER A DEED OF
TRUST DATED 09/10/2013. 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,

auction sale to the highest bidder for cash,

## LEGAL NOTICES

Continued from Page # 11

### **PROBATE**

NOTICE OF PETITION TO ADMINISTER ESTATE OF RONALD SUSUMU SAIKI CASE NO. PES-24-307435 To all heirs, beneficiaries, creditors

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: RONALD SUSUMU SAIKI A PETITION FOR PROBATE has been filed by DAVID F. SAIKI in the Superior Court of California, County

of San Francisco.
THE PETITION FOR PROBATE requests that DAVID F. SAIKI 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 07(2)(2)(2)(2) at 9:00 a.m. in

held on 07/22/2024 at 9:00 a.m. in Dept. 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

by your attorney.

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 is available from the court

Attorney for Petitioner: VALERIE KUSHEL SBN 290732 Fifth Avenue, Suite 350 Rafael, CA 94901 Telephone: (415) 432-0615 6/28, 7/1, 7/5/24

## NOTICE OF PETITION TO ADMINISTER ESTATE OF FLORLITA O. DAMASCO CASE NO. PES-24-307427

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FLORLITA O. DAMASCO.

A PETITION FOR PROBATE

has been filed by JUNETTE O. DAMASCO in the Superior Court of California County of San Francisco THE PETITION FOR PROBATE requests that JUNETTE O. requests that JUNETTE O. DAMASCO 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 limited 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 in this court as follows: 07/22/24 at 9:00AM in Dept. 204

07/22/24 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. 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. 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.

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

CALVIN BRYNE - SBN 322272 LAW OFFICES OF KIF MCINTOSH 129 W. WILSON ST., SUITE 105 COSTA MESA CA 92627 Telephone (949) 650-2827 6/27. 6/28. 7/5/24

SF-3827815#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: TRUDI JANE NEIVERTH CASE NO. PES-24-307429

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

the WILL or estate, or both of IRUDI JANE NEIVERTH.
A PETITION FOR PROBATE has been filed by RONNI NEIVERTH in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that RONNI NEIVERTH be appointed as personal representative to administer the

state of the decedent.

HE 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

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: 07/22/24 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 by your attorney.
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

with an attorney to California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may the court a Request for 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
JANET L. BREWER - SBN 074181
LAW OFFICE OF JANET L BREWER 4 MAIN STREET - SUITE 20 LOS ALTOS CA 94022

Telephone (650) 325-8276 6/27, 6/28, 7/5/24

SF-3827618#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN L. TUSCH CASE NO. PES-24-307431

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOHN TUSCH AKA JOHN L. TUSCH AKA JOHN LAURENCE TUSCH A Petition for Probate has been

filed by PATRICK OTELLINI in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that PATRICK OTELLINI 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 7/22/2024 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.

clerk.
Attorney for Petitioner: ROBERT H.
PETERSON, III, 769 MONTEREY
BLVD., STE. 1, SAN FRANCISCO,
CA 94127, Telephone: 415-586-6/27, 6/28, 7/5/24

SF-3827497#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN RICHARD VAN KOLL CASE NO. PES-24-307428 To all heirs, beneficiaries, creditors,

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOHN RICHARD VAN KOLL

A Petition for Probate has been filed by ADELAIDA SALANGSANG in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that ADELAIDA SALANGSANG

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 warded notice of 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 7/16/2024 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 Collifornia law. California law.
You may examine the file kept by the

round may examine the life 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 1350. A Bequest for Special Notice 1250. A Request for Special Notice form is available from the court

Attorney for Petitioner: JON R. VAUGHT, VAUGHT & BOUTRIS LLP, 7677 OAKPORT STREET #1140, OAKLAND, CA Telephone: 510-430-1518 6/27, 6/28, 7/5/24

SF-3827496#

NOTICE OF PETITION TO ADMINISTER ESTATE OF REISEL BERGER CASE NO. PES-24-307438

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: REISEL BERGER

A Petition for Probate has been filed by NEETAN NARAYAN in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that NEETAN NARAYAN

that that NEETAN NARAYAN 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 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 without the proposed action. administration authority will be granted unless an interested person files an objection to the petition and

Tiles 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 JULY 23, 2024 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco CA 94102 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: KALE HEIMAN, 215 WEST PORTAL AVENUE, CA 94127, Telephone:

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEPHEN B. SHOHET CASE NO. PES-24-307432

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Stephen B. Shohet A PETITION FOR PROBATE has

been filed by Grace Cohen Shohet in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that Grace Cohen Shohet be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the

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

court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval 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 07/23/2024 at 9:00 a.m. in Dept. 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 persor

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 other courts. 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

Attorney Meeghan Buckley, SBN 241161 Kelley & Farren, LLP San Rafael. CA 94901 Telephone: (415) 925-5200

NOTICE OF PETITION TO ADMINISTER ESTATE OF GERALD DAVID SUAREZ, AKA GERALD D. SUAREZ AND GERALD SUAREZ CASE NO. PES-24-307418

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Gerald David Suarez, aka Gerald D. Suarez and Gerald Suarez A PETITION FOR PROBATE has

been filed by Glen Brian Suarez in the Superior Court of California, County of San Francisco THE PETITION FOR PROBATE requests that Glen Brian Suarez

requests that Glen Brian Suarez 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 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 07/16/2024 at 9:00 AM in Dept. 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 court within the 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.

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 Attorney for Petitioner: Michael Roy

Sly SBN # 341728, Amir Atashi Rang SBN # 227358 1255 Treat Blvd, Third Floor Walnut Creek, CA 94597 Telephone: (972) 822-0005 6/27, 6/28, 7/5/24

SF-3827328#

SUPERIOR COURT OF CALIFORNIA CONTRA COSTA COUNTY NOTICE OF HEARING CASE NUMBER P24-00505 SANCHEZ TRUST

You are hereby notified that the above entitled case has been set for a hearing in re: Petition for Instructions for Sale of Real Property Filed on 3/21/2024 by Kim Hearing Date: 8/15/2024

Hearing Date: 0/10/2044 Hearing Time: 9:00 a.m. Hearing Location: Deparment 33 725 Court Street, RM 215, Martinez, CA You are requested to advise the court clerk's office of any counsel of record whose name does not appear below or any attached notice.

Tracy Regli 3478 Buskirk Avenue #300 Pleasant Hill, CA 94523 6/28, 7/1, 7/2/24

SF-3826846#

### PUBLIC AUCTION/ **SALES**

Lien Sale 07/10/2024 @ 9am at 340 10TH ST, SAN FRANCISCO, CA 2012 AUDI LIC# NONE VIN# WAUBFAFL8CN005787

SF-3828023#

Lien Sale 07/10/2024 @ 9am at 918 PLYMOUTH AVE,SAN FRANCISCO, CA 2013 YAMA CF# 0248RW HIN# YAMCO070D313 LENGTH: 23.7'

### TRUSTEE SALES

(cashier's check(s) must be made payable to National Default Servicing Corporation), 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 section 51UZ or 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 in an "as it continued to the property of the sale will be made in an "as it is under the property of the sale will be made in an "as the sale will be and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Mark A Moon and Violet M Moon, husband and wife, as community property with right of survivorship Duly Appointed Trustee: National Default Servicing Corporation Recorded 09/13/2013 as Instrument No. 2013-1755668-00 (or Book, Page) of the Official Records of San Francisco County, California. Date of Sale: 07/18/2024 at 1:30 PM Place of Sale: 07/18/2024 at 1:30 PM Place of Sale: 01/18/2024 at 1:30 PM Place of NOTICE OF TRUSTEE'S SALE Title NOTICE OF TRUSTEE'S SALE TITLE NO. 8781106 ALS NO. 2022-4510 YOU ARE IN DEFAULT OF A LIEN, DATED 06/08/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY. IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE IS HEREBY GIVEN THAT: On 07/11/2024, at 01:30 PM, ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to ASSOCIATION LIEN SERVICES, as duly appointed Trustee under and pursuant to a certain lien, recorded on 06/12/2023, as instrument number 20/2304/1274, of the official records of SAN FRANCISCO County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR LAWFUL MONEY OF THE UNITED STATES, OR A CASHIERS CHECK at: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. The street address and other common designations, if any, of the real property described above is purported to be: 785 GOLDEN GATE AVE #302, SAN FRANCISCO, CA 94102 Assessor's SAN FRANCISCO, CA 94102 Assessor's to be: 785 GOLDEN GATE AVE #302, SAN FRANCISCO, CA 94102 Assessor's Parcel No. 0768-027 The owner(s) of the real property is purported to be: IRINA PESTEREAN, A UNMARRIED WOMAN AS HER SOLE AND SEPARATE 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 of the Street address and other common designations, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to pay the remaining principal sum of a note, homeowner's assessment or other obligation secured by this lien, with interest and other sum as provided therein: plus advances, if any, under the terms thereof and interest on such advances, plus fees, charges, expenses of the Trustee and trust created by said lien. 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 \$32,805.63. Payment must be in cash, a cashier's check drawn on a state or national bank, a check drawn by a state bank or federal credit union, or a check drawn by a state or federal savings & loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to dobusiness in this state. The real property described above is being sold subject to the right of redemption. The redemption period within which real property may be redeemed ends 90 days after the sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on his 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 ins request to the beneficiary within request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further the succession boulder strain lave for future recourse. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fuffilled when the Notice of Default was recorded. 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 bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscop.com/sales, using the file number assigned to this case 23-02828-DM-CA. Information about to the condition of the charter of the about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT\* You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee

auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-02828-DM-CA 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. "Pursuant immediately for advice regarding this potential right to purchase. \*Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 06/07/2024 National Default Date: \(\frac{10}{107}\) \(\frac{107}{2024}\) National Default Servicing Corporation \(\cdot{c}\) Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: \(\cdot{www.ndscorp.}\) com Connie Hernandez, Trustee Sales Representative A-4818821 06/14/2024, 06/21/2024, 06/28/2024

File No.: 19-10267 APN: 3794-180 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER 170 OFF THIRD OWNERS ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 04-24-2019. 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 07-11-2024 at 1:30 PM, Outside the Memorial Court gates by Van Ness Avenue, San Francisco, CA 94102, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 04-25-2019 as Instrument 2019-K760119-00 Book - Page - of Official Records in the Office of the Recorder of SAN FRANCISCO County, CA, WILL CAUSET OBS SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier's check/ cash equivalent or other form of payment IO BE SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier's check/ cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by ALEXANDER YAGUDAEV AND BELLA YAGUDAEVA, authorized by 29/24h(b), (payable at time of sale) the property owned by ALEXANDER YAGUDAEV AND BELLA YAGUDAEVA, situated in said County, describing the land therein: APN: 3794-180 The street address and other common designation, if any, of the real property described above is purported to be: 170 KING STREET #706, SAN FRANCISCO, CA 94107 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is \$37,838.16. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on a lien, not on the property itself. Placing the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off may be a junior lien. If you are receive clear that the lien being auctioned off thefore you can receive clear the real property you are or may be responsible for paying off all liens senior to the lien being auctioned off hefore you can receive clear receive clear contents and the lien being auctioned off hefore you can receive clear the suction. 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 insurrance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. If the 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. REPLACEMENT OF WINNING BIDDER CHECKS: Winning bid checks received at the public auction sale not payable directly to Allied Trustee Services (i.e. containing third-party endorsements) must be replaced within five business days after the sale. The winning bidder will be contacted at the phone number and/or email address provided for further instructions. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the Association, 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 (844) 477-7869, or visit this Internet Web site WWW.
STOXPOSTING.COM for information, using the file number assigned to this case: 19-10267. 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. NOTICE either of these resources, you should be aware that the same lender may hold more 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 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 (844) 477-7869, or visit this Internet Web site WWW.STOXPOSTING. COM for information, using the file number COM for information, using the file number assigned to this case: 19-10267 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 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 recenting this potential right to gurchase estate professional immediately for advice regarding this potential right to purchase. DATE: May 22, 2024 ALLIED TRUSTEE SERVICES, Trustee TANYA HALL, Authorized Signature 6/21, 6/28, 7/5/24 SF-3817204#

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