LEGAL NOTICES

NOTICE TO CREDITOR'S OF BULK

**BULK SALES** 

NOTICE TO CREDITOR'S OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P 24073 et seq.)

ESCROW # 0126022639

Exempt from the fee per GC 27388.1 (a) (1) Not related to Real Property NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address(es) of the seller(s) is/are: Baraha Dev LLC 951 Irving Seller(s) is/are: Baraha Dev LLC 951 Irving Street San Francisco, CA. 94122 Doing Business as: Eddy's Market

All other business name(s) and address (es) used by the seller(s) within the past three years, as stated by the seller(s), is/ are: (if none, so state) NONE The location in California of the chief

The location in California of the chief executive office of the seller is: SAME The name(s) and business address of the buyer(s) is/are: Tulsi USA LLC 951 Irving Street San Francisco, CA. 94122 The assets being sold are generally described as: furniture, fixtures, equipment and liquor license and are located at: 951 Irving Street San Francisco, CA. 94122 The kind of license to be transferred is: 21-Off Sale General

Now issued for the premises located at: 951 Irving Street San Francisco, CA.

94122
The anticipated date of the bulk sale / transfer is July 19, 2024 and upon approval by Department of Alcoholic Beverage Control at the office of OLD REPUBLIC Control at the office of OLD REPUBLIC TITLE COMPANY located at 1000 Burnett Avenue, Suite 400, Concord, CA 94520 or E-Fax to 925-265-9040, escrow holder. The amount of the purchase price or consideration in connection with the transfer of the license and business is \$100,000.00 It has been agreed between the Seller/ Licensee and the intended Buyer/ Transferee, as required by Sec 24703 of the Business and Professions Code that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the

after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 6/27/2024

Buyer(s): Tulsi USA LLC /S/ By: Tulsi Prasad Chaulagain, Managing Member

Baraha Dev LLC

/S/ By: Ganga Datta Paudel, Managing /S/ By: Hemant Dua, Managing Member 7/2/24

### **CIVIL**

# ORDER TO SHOW CAUSE

FOR CHANGE OF NAME
Case No. CNC-24-558920
Superior Court of California, County of SAN FRANCISCO SAN FRANCISCO
Petition of: SLUSHASH
MUKHAMADIYEVA for Change of Name
TO ALL INTERESTED PERSONS: Petitioner SLUSHASH MUKHAMADIVEVA

filed a petition with this court for a decree changing names as follows:
SLUSHASH MUKHAMADIYEVA to SULUSHASH ARGYN

SLUSHASH ARGYN
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: Notice of Hearing: Date: SEP 26, 2024, Time: 9:00 AM, Dept.

103N, Room: 103N The address of the court is 400 MCALLISTER ST. SAN FRANCISCO

94102-4515 (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.)

find-my-court.ntm.)
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

MARIA EVANGELISTA

SF-3829011#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558853 Superior Court of California, County of San Francisco Petition of: BRIDGET MARIE REED for

Change of Name TO ALL INTERESTED PERSONS: Petitioner BRIDGET MARIE REED filed a petition with this court for a decree

changing names as follows: BRIDGET MARIE REED to BRIDGET MARIE AWESOME 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 writter objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and mus 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: 9:00AM, Dept.:

Date: 09/05/2024, Irme: 9:UUAMI, DEPL...
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 newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY

MARIA EVANGELISTA Judge of the Superior Court 6/11, 6/18, 6/25, 7/2/24 SF-3821906#

Case No. CNC-24-558830 Superior Court of California, County of SAN FRANCISCO Petition of: ESTHER SEUNG HEE OH & DAVID ROBERT OJALA ON BEHALF OF CHRISTIAN MATTIAS OJALA, A MINOR for Change of Name TO ALL INTERESTED PERSONS:

Petitioner ESTHER SEUNG HEE OH & DAVID ROBERT OJALA ON BEHALF OF CHRISTIAN MATTIAS OJALA, A MINOR

CHRISTIAN MATTIAS OJALA, A MINOR filed a petition with this court for a decree changing names as follows:
CHRISTIAN MATTIAS OJALA to CHRISTIAN YEJOON MATTIAS OJALA TO CHRISTIAN YEJOON MATTIAS OJALA 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: AUG 29, 2024, Time: 9:00AM, Dept. 103N, Room: 103N The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your

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: MAY 23, 2024
MARIA EVANGELISTA
Judge of the Superior Court

SF-3821371#

ORDER TO SHOW CAUSE

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-24-558817
Superior Court of California, County of SAN FRANCISCO
Petition of: JENNY JANETT PARRENO
CAJAHURINGA AND NESTOR TORRES
NASARIO for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JENNY JANETT PARRENO
CAJAHURINGA AND NESTOR TORRES
NASARIO filed a petition with this court for a decree changing names as follows:
JARITZA JENES NASARIO to JARTIZA
JENES TORRES PARRENO
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.

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 linculoes 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: 08/29/2024, Time: 9A, Dept.: 103N, Room: --The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA

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: MAY 23, 2024

Date: MAY 23, 2024 MARIA EVANGELISTA 6/11, 6/18, 6/25, 7/2/24

SF-3821216#

### **FICTITIOUS BUSINESS NAMES**

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403725 titious Business Name(s)/Trade Name

(DBA):
Tadaima, 3515 20TH ST., SAN
FRANCISCO, CA 94110 County of SAN
FRANCISCO
Registered Owner(s):
Ohana Sushi LLC, 3515 20th St, San
Francisco, CA 94110
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 N/A. name or names listed above on N/A.

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).) Ohana Sushi LLC S/Cameron Chan CFO

exceed one tnousand dollars (\$1,000.) Ohana Sushi LLC S/ Cameron Chan, CFO This statement was filed with the County Clerk of San Francisco County on 06/21/2024. 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 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

## **FICTITIOUS BUSINESS** NAME STATEMENT File No. 2024-0403758 ous Business Name(s)/Trade Name

7/2. 7/9. 7/16. 7/23/24

(DBA): INFLOWS, 447 SUTTER ST, STE 405,

SAN FRANCISCO, CA 94108, County of SAN FRANCISCO Registered Owner(s): ESSAYAS INVESTMENTS LLC (DE), 447 SUTTER ST, STE 405, SAN FRANCISCO, CA 94108

The business is conducted by: A LIMITED LIABILITY COMPANY The registrant commenced to transact business under the fictitious business name or names listed above on 6/5/2024 I declare that all information in this statement is true and correct. (A registrant who declares as true any materia 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).)

exceed one thousand dollars (\$1,000).)
S/IYASSU ESSAYAS
This statement was filed with the San Francisco County Clerk on JUNE 25, 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 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). 7/2, 7/9, 7/16, 7/23/24

SF-3827950#

### **FICTITIOUS BUSINESS NAME** STATEMENT File No. 2024-0403646

Fictitious Business Name(s)/Trade Name (DBA): BOCK LAW GROUP, 229 5TH AVENUE, SAN FRANCISCO,, CA 94118 County SAN FRANCISCO

Registered Owner(s): SHARMIN E. BOCK, 229 5TH AVENUE, SAN FRANCISCO, CA 94118 This business is conducted by: an

This business is conducted by: an Individual The registrant commenced to transact business under the fictitious business name or names listed above on 1/1/2024. 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/SHARMIN E. BOCK, This statement was filed with the County Clerk of San Francisco County on 06/11/2024.

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 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). 6/25, 7/2, 7/9, 7/16/24

SF-3826088#

# FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403582 titious Business Name(s)/Trade Name

(DBA): ALLCHEER, 548 MARKET ST STE 99187,, SAN FRANCISCO,, CA 94104 County of SAN FRANCISCO

Registered Owner(s): FATEH AND SUDHA INC. (CA), 548 MARKET ST STE 99187, SAN FRANCISCO, CA 94104 This business is conducted by: a Corporation

The registrant commenced to transact name or names listed above on 5/15/2024. 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 guiltly of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) FATEH AND SUDHA INC. S/ANURATI BARDHAN
This statement was filed with the County Clerk of San Francisco County on 06/04/2024.
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 statement pursuant to Section 17913 other statement pursuant to section 17913 offers 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) 6/25, 7/2, 7/9, 7/16/24

SF-3825392#

# FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403645 Fictitious Business Name(s)/Trade Name

Fictitious Business Name(s)/ Iraue Natine (DBA):
MONTESSORI STORY, 2675 30TH AVE,,
SAN FRANCISCO., CA 94116 County of
SAN FRANCISCO
Registered Owner(s):
ELMIRA VALIULLINA, 2675 30TH AVE,
SAN FRANCISCO, CA 94116
This husiness is conducted by: an

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 total to the order (A registrant to the order (A registrant to the order).

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/ ELMIRA VALIULLINA,

This statement was filed with the County Clerk of San Francisco County on

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 filling 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 NOTICE-In accordance with Subdivision under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 6/18, 6/25, 7/2, 7/9/24

SF-3823808#

# FICTITIOUS BUSINESS NAME

STATEMENT
File No. 2024-0403656
Fictitious Business Name(s)/Trade Name (DBA):
1. First Capital Group, 2. First Capital Group, Inc., 3230 SCOTT STREET,, SAN FRANCISCO,, CA 94123 County of SAN

FRANCISCO, FRANCISCO Registered Owner(s): CHARTER CAPITAL CORPORATION, 3230 SCOTT STREET, SAN FRANCISCO,

CA 94123
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 05/13/1999.

05/13/1999. 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).) Charter Capital Corporation

Charter Capital Corporation
S/ Jay Sofnas, President
This statement was filed with the County
Clerk of San Francisco County on

06/12/2024. 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, 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 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). 6/18, 6/25, 7/2, 7/9/24

SF-3823668#

### FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403628

Fictitious Business Name(s)/Trade Name GALLAGHER BENEFIT SERVICES

OF CALIFORNIA INSURANCE SERVICES, 595 MARKET STREET, SAN FRANCISCO, CA 94111, County of SAN

GALLAGHER BENEFIT SERVICES, INC. (DE), 2850 GOLF ROAD, ROLLING MEADOWS, IL 60008 พเEADOWS, IL 60008 The business is conducted by: A <u>C</u>ORPORATION

CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 8/28/2008
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).)

exceed one thousand dollars (\$1,000).) S/ RICHARD C. CARY This statement was filed with the San Francisco County Clerk on JUNE 10, 2024 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name (a) of Section 1792b, a Prolitious Namiae 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). Professions Code). 6/18, 6/25, 7/2, 7/9/24 SF-3823031#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403629 Fictitious Business Name(s)/Trade Name

(DBA): ESCHER HEALTH, 301 RHODE ISLAND ST., STE. B4, SAN FRANCISCO, CA 94103, County of SAN FRANCISCO Registered Owner(s): SAGE HEALTH, INC. (DE), 301 RHODE ISLAND ST., STE. B4, SAN FRANCISCO,

CA 94103 The business is conducted by: A CORPORATION

CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on N/A
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 misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) S/ PEDRAM AFSHAR This statement was filed with the San

Francisco County Clerk on JUNE 10, 2024 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end 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).
6/18, 6/25, 7/2, 7/9/24

SF-3823030#

SF-3823030#

# FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403623 Fictitious Business Name(s)/Trade Name

Fictitious Business Name(s)/Trade Name (DBA):
San Francisco & Bay Area Investigations,
2030 Union Street, Suite 202, San
Francisco, CA 94123 County of SAN
FRANCISCO
Registered Owner(s):
Bruno David Abbott, 2030 Union Street,
Suite 202, San Francisco, CA 94123
This business is conducted by: an
Individual

The registrant commenced to transact business under the fictitious business name or names listed above on October

declare that all information in this

O1, 2020.

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/Bruno David Abbott
This statement was filed with the County Clerk of San Francisco County on 06/07/2024.

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. 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). 6/18, 6/25, 7/2, 7/9/24

## FICTITIOUS BUSINESS NAME

STATEMENT
File No. 2024-0403592
Fictitious Business Name(s)/Trade Name

(DBA);
Mechita's Barber & Beauty Salon, 5089
MISSION STREET, SAN FRANCISCO,
CA 94112 County of SAN FRANCISCO
Registered Owner(s):
ELSY M CARTAGENA RAUDA Cartagena
Rauda, 1071 HANOVER STREET, SAN
FRANCISCO, CA 94014
This business is conducted by: an
Individual

Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 06/04/2024.
I declare that all information in this statement is true and correct. (A registrant 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/ Elsy M Cartagena Rauda,
This statement was filed with the County Clerk of San Francisco County on 06/04/2024.

NOTICE-In accordance with Subdivision

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).

Professions Code). 6/11, 6/18, 6/25, 7/2/24 SF-3821329#

# STATEMENT File No. 2024-0403597 Fictitious Business Name(s)/Trade Name

J.G.L. Mexican Crafts & Arts, 2651 MISSION STREET,, SAN FRANCISCO,, CA 94110 County of SAN FRANCISCO

Registered Owner(s):
JOSE P GARCIA LOPEZ Garcia Lopez,
1487 REVERE AVE APT B, SAN
FRANCISCO, CA 94124

This business is conducted by: an The registrant commenced to transact business under the fictitious business business under the fictitious business name or names listed above on 05/29/24. 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/ Jose P Garcia Lopez, This statement was filed with the County Clerk of San Francisco County on 06/05/2024.

06/05/2024. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name (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 filled 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 see Business and Section 14411 et seq., Business and Professions Code). 6/11, 6/18, 6/25, 7/2/24

### FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403541

Fictitious Business Name(s)/Trade Name OCEAN ELEMENT REAL ESTATE, 580 4TH ST, SAN FRANCISCO, CA 94107,

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

The registrant commenced to transact business under the fictitious business name or names listed above on 5/28/2024 I declare that all information in this 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 filled with the San Francisco County Clerk on MAY 30, 2024 NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end

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 section 1791, after 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 6/11. 6/18. 6/25. 7/2/24

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0403542 ictitious Business Name(s)/Trade Name

(DBA):

1. SUM DIM SUM 2. 601 GRANT, 601 GRANT AVE., SAN FRANCISCO, CA 94108, County of SAN FRANCISCO Registered Owner(s): E TEA INC (CA), 601 GRANT AVE, SAN FRANCISCO, CA 94108

The business is conducted by: A CORPORATION The registrant commenced to transact business under the fictitious business name or names listed above on N/A 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/ALICE POON
This statement was filed with the San Francisco County Clerk on MAY 30, 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 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 than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filling 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). 6/11, 6/18, 6/25, 7/2/24

### **GOVERNMENT**

NOTICE OF APPLICATION TO WITHDRAW

AS A HOME PROTECTION COMPANY FROM CALIFORNIA

Notice is given that Applicant Complete Appliance Protection, Inc., a California home protection company admitted in California, applied to the California Insurance Commissioner to withdraw as a home protection company. Applicant has no outstanding policies insuring California residents or covering California property. Any person contending that Applicant has not fully discharged all of its liabilities to California residents may notify the to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable Applicant Has compiled with all a laws, it will be allowed to withdraw Date: June 27, 2024 RICARDO LARA

Insurance Commissioner 7/1, 7/2, 7/3, 7/5, 7/8, 7/9, 7/10/24 SF-3828977#

California Department of Corrections

California Department of Corrections and Rehabilitation Facility Planning, Construction and Management Division Invites Qualified Firms to Submit Statements of Qualifications for ARCHITECTURAL AND ENGINEERING SERVICES FOR HAZARDOUS MATERIAL INVESTIGATION AND REMEDIATION DESIGN FOR NORTHERN CALIFORNIA RFQ NO. ERCS202406 EProcurement Event ID# 0000031825 The California Department of Corrections and Rehabilitation (CDCR) intends to contract with a firm for Architectural and Engineering Services, Hazardous Material Investigation and Remediation Design for Northern California. The Consultant shall provide Architectural and Engineering Services California. The Consultant shall provide Architectural and Engineering Services on an as-needed basis, for projects in Northern California. The Facility Planning, Construction and Management Division will proceed with one Agreement for Northern California. The responsible party shall be an Architect or Engineer licensed to practice in the State of California, a Division of Occupational Safety and Health, Certified Asbestos Consultant and California Department of Public Health Certified Lead professional. All work shall be performed under, and approved by, a licensed and certified design professional. The selected firm shall provide services on an "as-needed" basis, including, but not limited to, field investigations, remediation design (plans, specifications, and cost estimates) and construction support related to hazardous materials, and other facility Northern California. The Facility Planning to hazardous materials, and other facility hazards. Related services may include, but not be limited to investigation to: identify not be limited to investigation to: identify sources of airborne and waterborne hazards, developing remedial action plans (drawings/specifications) and developing cost estimates associate with these efforts. The Consultant's work may also require the participation of other engineering-related disciplines such as architecture, electrical, mechanical, geotechnical, and structural among others. Consultant's work that must meet requirements for access compliance requires the participation of a Certified Access Specialist. CDCR anticipates selecting a firm to provide the required Architectural and Engineering Services with funding anticipated to begin in Fiscal Year 2024/2025 and concluding in Fiscal Year 2024/2025 and concluding in Fiscal Year 2027/2028 assuming no budget delays are encountered to obtain budget delays are encountered to obtain future funding. A Notice to Proceed for Architectural and Engineering Services is subject to budgetary, legislative, and control agency approval. CDCR strongly control agency approval. CDCR strongly encourages Disabled Veteran Business Enterprises and Small Business Enterprises and Small Business participation. A Pre-Proposal Conference WILL NOT be conducted. To be considered for selection, firms must submit Statements of Qualifications to: California Department of Corrections and Rehabilitation Facility Planning, Construction and Management Division 9838 Old Placerville Road, Suite B Sacramento, CA 95827 Attention: Samantha Brammer Submittal Deadline: July 18, 2024, by 3:00 PM, PST All questions regarding this Request for Qualification shall be emailed directly to Samantha Brammer at Samantha. Brammer@cdcr.ca.gov no later than 3:00 Brammer@cdcr.ca.gov no later than 3:00 p.m. on June 26, 2024. Interested firms may obtain a Request for Qualification package by downloading it from the internet at http://www.caleprocure.ca.gov.

# **PROBATE**

# NOTICE OF PETITION TO ADMINISTER ESTATE OF: JANIE LEE MCDANIEL AKA JANIE MCDANIEL CASE NO. PES-24-307443

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

MCDANIEL. PETITION FOR PROBATE has been filed by MERRI SIDDONS in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that MERRI SIDDONS

be appointed as personal representative to administer the estate of the decedent. THE PETITION requests decedent's WILL and codicils, if any 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 Fstates 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: 07/29/24 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

YOU OBJECT to the granting of the petition, you should appea 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

ontingent 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. California law.

YOU MAY FXAMINE 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
ERIC E. GIERSCH - SBN 331947 HUBER FOX. P.C. 655 UNIVERSITY AVE. STE 225 SACRAMENTO CA 95825 Telephone (916) 525-7980

# NOTICE OF PETITION TO ADMINISTER ESTATE OF KAREN S. GRECH CASE NO. PES-24-307441

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

A Petition for Probate has been filed by JOHN C. GRECH in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that JOHN C. GRECH be appointed as personal representative administer the estate of 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 vour 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

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

the date of first issuance of letters to a general personal representative,

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 interesting and appraisal of estate. California law. oventory and appraisal of assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice

Attorney for Petitioner: VIRGINIA RYAN, 1959 SLOAN PLACE #110, MAPLEWOOD, MN 55117, Telephone: 651-631-0616 7/2, 7/3, 7/9/24

## **NOTICE OF PETITION TO** ADMINISTER ESTATE OF DAVID CLEMENTS JONSON

CASE NO PES-24-307422 To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in vill or estate, or both, of: DAVID CLEMENTS JONSON

A Petition for Probate has been filed by THOMAS A. LUCAS in the

Superior Court of California, County of San Francisco.
The Petition for Probate requests that THOMAS A. LUCAS 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 be the present the present that the present the transfer of the present that the present the present that the present the present that the present that the present the present that 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 JULY 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.

appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file vour 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: KATHLEEN Attorney for Petitioner: KAI HLEEN
A. DURRANS, AARON, RIECHERT,
CARPOL & RIFFLE, APC, 333
TWIN DOLPHINS DR., STE 350,
REDWOOD CITY, CA 94065,
Telephone: 650-368-4662

SF-3829143#

# NOTICE OF PETITION TO ADMINISTER ESTATE OF: FRANKLIN G. BOWLES CASE NO. PES-24-307444

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FRANKLIN G. BOWLES. A PETITION FOR PROBATE has

been filed by ROBERT GRENON in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that ROBERT GRENON be appointed as personal representative to administer the

estate of the decedent. 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: 07/23/24 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

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

a general personal representative, as defined in section 58(b) of the

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 accords or of expressions. 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 SAMUÉL R. COFFEY, ESQ. - SBN

EPSTEIN ENGLERT STALEY & ONE SANSOME STREET, 35TH FLR SAN FRANCISCO CA 94104 Telephone (415) 398-6390

7/2, 7/3, 7/9/24

NOTICE OF PETITION TO ADMINISTER ESTATE OF AURORA P. QUIAZON CASE NO. PES-24-307136 To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested

SF-3829116#

in the will or estate, or both, of AURORA P. QUIAZON AKA QUIAZON AKA AURORA PILAR QUIAZON A Petition for Probate has been filed by DANILO QUIAZON in the Superior Court of California, County of San Expressor of San Francisco. The Petition for Probate requests

that BARBARA R. SIMON 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

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 be appropriate the propriate the propriate that the p allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, 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 8/7/2024 at 9:00

A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102. 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 atterney. your attorney.

If you are a creditor or a contingent

creditor of the decedent, you must file vour 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. 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 E. FRÉEDMAN, FREEDMAN LAW

SUITE 1200, SAN FRANCISCO 94104, Telephone: 415-777-1666 7/2, 7/3, 7/9/24

FIRM, 580 CALIFORNIA STREET

SF-3828751#

## LEGAL NOTICES

Continued from Page # 9

NOTICE OF SALE OF REAL PROPERTY

NOTICE OF SALE OF REAL PROPERTY
AT PRIVATE SALE
(Probate Code §§10300, 10304)
No. PES-21-304280
SUPERIOR COURT OF CALIFORNIA
CITY AND COUNTY OF SAN
FRANCISCO
IN THE MATTER OF:
Estate of Peter Zidan Kwan, Deceased.
NOTICE IS HEREBY GIVEN that, subject
to confirmation by this court on July 5

to confirmation by this court, on July 5, 2024, or thereafter within the time allowed by law, Sharon Lee, as Administrator With Will Annexed of the Will of the abovenamed decedent, will sell at private sale to the highest and best net bidder on the to the highest and best net bidder on the terms and conditions stated below all right, title, and interest of the decedent at the time of death and all right, title, and interest that the estate has acquired in addition to that of the decedent at the time of death, in the real property located 901 Hamilton Street, City and County of San Francisco, California.

Street, City and County of San Francisco, California.

1. This property is commonly referred to as 901 Hamilton Street, San Francisco, California 94134, APN 6162/20, and is more fully described as follows:
CITY OF SAN FRANCISCO
BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF HAMILTON STREET WITH THE SOUTHEASTERLY LINE OF MANSELL STREET, ACCORDING TO "MAP SHOWING THE WIDENING OF MANSELL STREET FROM UNIVERSITY STEET TO SAN BRUNO AVENUE", RECORDED BRUNO AVENUE", RECORDED

RUNO AVENUE", RECORDED
JUNE 27 1960, IN MAP BOOK "S"
AT PAGE 64, IN THE OFFICE OF
THE RECORDER OF THE CITY
AND COUNTY OF SAN FRANCISCO,
STATE OF CALIFORNIA, RUNNING
THENCE NORTHEASTERLY ALONG
SAID LINE OF MANSELL STREET 80
FEET; THENCE AT A RIGHT ANGLE
SOUTHEASTERLY 25 FEET; THENCE
AT A RIGHT ANGLE SOUTHEASTERLY
80 FEET TO THE NORTHEASTERLY
LINE OF HAMILTON STREET; THENCE
AT A RIGHT ANGLE NORTHWESTERLY
AND ALONG SAID LINE OF HAMILTON
STREET 25 FEET TO THE POINT OF
BEGINNING.

AND ALDING SAID LINE OF HAMILTON STREET 25 FEET TO THE POINT OF BEGINNING. BEING A PORTION OF BLOCK NUMBER 34 REIS TRACT.

2. The property will be sold subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record.

3. The property is to be sold on an "as is" basis, except for title.

4. The personal representative has given an exclusive listing to Andrew de Vries of Berkshire Hathaway-Franciscan, 677 Portola Drive, San Francisco, CA 94127.

5. Bids or offers are invited for this property and must be in writing and can be mailed

and must be in writing and can be mailed to the Law Office of Sally Bergman attorney for the Administrator at 1900 S Norfolk St, Suite 350, San Mateo, CA 94403 or delivered to Sally Bergman personally at said address, at any time after first publication of this notice and

6. The property will be sold on the following terms: All cash upon close of escrow, with a minimum of ten percent (10%) of the amount of the bid to accompany the offer, and the balance to be paid at close of

Scrow. 'Examination of title, recording of r. Examination of title, recording of conveyance, transfer taxes, and any title insurance policy shall be at the expense of the purchaser or purchasers.

8. The undersigned reserves the right to reject any and all bids.

Dated: 6/23/2024

Dated: 6/23/2024 /s/ Sharon Lee, Administrator WWA Law Office of Sally Bergman By:/s/ Sally Bergman Attorney for Administrator WWA 6/25, 6/26, 7/2/24

SUPERIOR COURT OF CALIFORNIA
CONTRA COSTA COUNTY
NOTICE OF HEARING
CASE NUMBER P24-00505
CASE NAME: MATTER OF: THE
SANCHEZ TRUST
You are hereby notified that the aboveentitled case has been set for a hearing
in re: Petition for Instructions for Sale of
Real Property Filed on 3/21/2024 by Kim
Dameron

Hearing Time: 9:00 a.m. Hearing Location: Deparment 33 725 Court Street, RM 215, Martinez, CA

You are requested to advise the court 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#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF MONSERRATE MAGOBET CASE NO. PES-24-307192

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MONSERRATE MAGOBET AN AMENDED Petition for Probate has been filed by CLAUDIO MAGOBET in the Superior Court of California, County of San Francisco. The AMENDED Petition for Probate requests that CLAUDIO MAGOBET be appointed as personal representative to administer the estate of the decedent.

The AMENDED 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 AMENDED Petition requests

authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval.
Before taking certain very important actions, however, the personal representative will be required to 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 no 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 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

STREET #1112. SAN FRANCISCO CA 94102, Telephone: 415-314 7088 6/25, 6/26, 7/2/24

SF-3826662#

# PUBLIC AUCTION/

The following units will be sold on July 16th @ 10:30 a.m. @ Uhaul Center of Bayshore 1575 Bayshore Blvd. San Francisco, Ca 00072 JOSHUA MARQUEZ
01001 RICHARD SPRINGFIELD
02055 CHERI CASTAGNE
03103 RAYAAN KHANDEWAL
03105 KANONI CARTER
04066 JULIO CASTILLO
04119 REYNA ZAPOTECASCHAVEZ
04185 PIMOL DECHANU
04313 ESMERALDA PRIESING OCHOA
04323 DAMIEN LUCIANO
04416 LEON E MEDLEY
04444 HAILEY CORTEZ
04445 NATASHA SMITH
04453 AMBER FINA
05106 JULIA CODY 00072 JOSHUA MARQUEZ 05106 JULIA CODY 06090 TERRENCE TIPTON 06130 EDDIE TIMMONS 07008 JOSE MOLINA 08016 RONALD COLTHRIST 08072 ISONKEE SWIFT 08156 ESMERALDA PRIESING OCHOA 4327A JULIO CASTILLO 4502A JANINE RUIZ

5068B LAWRENCE WEBB

### TRUSTEE SALES

Trustee Sale No. 1210533 Notice of Trustee's Sale Unified Sale Loan No. Title Order No. You Are In Default Under A Deed Of Trust Dated 05/01/2019 Unless You Take Action To Protect You Property, It May Be Sold At A Public Sale. If 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 07/16/2024 at 01:30PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on May 2, 2019 as Document Number 2019K762840 of official records in the Office of the Recorder of San Francisco County, California, executed by: 28 SASF Owner, LLC, as Trustor, HSBC Bank USA, National Association, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal readit 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). At: Outside Memorial Court Gates by Van Ness Ave., San Francisco, CA, all right, titlle and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the real and personal property therein: See Exhibit "A" attached hereto and incorporated by reference herein for real property; and See Exhibit "B" attached hereto and incorporated by reference herein for personal property 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: 222 designation, if any, of the real property described above is purported to be: 222 Sansome Street, San Francisco, CA 94104. 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 designation, 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 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, to-wit: \$80.694.292.60 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county 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 bid 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 junion 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 company wither of which may defense well and the company wither of which may defense well and the company wither of which may defense well and the company wither of which may defense well and the contracting the company wither of which may defense well and the contracting the priority, and size or 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 postnoped one or more times by the 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 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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to verify postponement information is way to verify postponement information is to attend the scheduled sale. Notice To 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 (858) 410-2154 or visit this internet.

1210533] to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. For information on sale dates please visit our website at: https://foreclosure\_firstam.com/#/foreclosure\_Date: 6/17/24 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" A Fee As To Interest I Parcel A, An Easement As To Interest I, Parcel B And A Leasehold Interest As Efforth In That Certain Lease Dated May 18, 2012, Executed By And Between 345 California L.P., A Delaware Limited Partnership, As Lessor And 222 Sansome Hotel Investors, L.P., A Delaware Limited Partnership, As Lessor And 222 Sansome Hotel Investors, L.P., A Delaware Limited Partnership, As Lessor Therein 12105331 to find the date on which the Limited Partnership, As Lessee, Upon The Terms, Conditions And Covenants Therein Contained, Recorded April 20, 2015 As Instrument No. 2015-K048754-00 Of Official Records, Reference Being Hereby Made To The Record Thereof For Full Particulars. Note: The Lessee's Interest Under Said Lease Has Been Assigned To 28 SASF Owner, LLC, A Delaware Limited Liability Co'mpany By MESNE Assignments, The Last Of Which Recorded On May 2, 2019 As Instrument No. 2019-K762838-00 Of Official Records, Reference Being Hereby Made To The Record Thereof For Full Particulars, As To Record Inereof For Full Pariculars, As Interest II Interest I: Parcel A: Parcel 2, As Shown Upon Map Entitled "Parcel Map, Being A Vertical Subdivision Of Assessor's Block 261, Lots 2, 6, 13 And 14, Also Being A Portion Of 50 Vara Block 38, San Francisco, California", Filed December 31, 1985 In Book 32, Pages 4-13, Inclusive, Of Parcel Maps, Parcel B: Exclusive And Non-Exclusive, Eassengts And Other Francisco, California", Filed December 31, 1985 In Book 32, Pages 4-13, Inclusive, Of Parcel Maps. Parcel B: Exclusive And Non-Exclusive Easements And Other Appurtenant Rights Running With The Land Appurtenant To And For The Benefit Of Parcel A Created By A Certain Amended And Restated Declaration Establishing Reciprocal Easements, Covenants, And Restrictions Running With The Land (The "Rea"), Dated As Of December 31, 1985, And Recorded February 20, 1986, In Book E28, At Page 596, As Document No. D767337, In The Official Records Of The City And County Of San Francisco, California, Including, Without Limitation, Easements For Support, Access, Use Of Common Systems, Opening Of Doors And Exits, Maintenance Of Encroachments, Installation, Relocation, Maintenance And Repair Of Utility Systems, Use Of Freight Elevator, And Use Of Walls Adjacent To The Upper Project, As Defined In The Rea, As Amended By That Certain Agreement Regarding Amended Declaration Of Covenants, Conditions And Restrictions Establishing A Plan For Condominium Ownership Of 345 California Street Parcel And Amendment Of Amended And Restrictions Running With The Land, Dated As Of March 31,1989 And Recorded May 9, 1989 As Document No. E362438 In The Official Records Of San Francisco California (The "Amendment") (The Rea And The Amendment, Collectively, The "Amended Rea"). Interest Il Leasehold Interest In And To The Following Described Property: That Portion Of The Following Described Land Which Is Demised Pursuant To That Certain Unrecorded 45 California Street Office Lease, Dated May 18, 2012, By And Between 345 California Street Office Lease, Dated May 18, 2012, By And Between 345 California L.P., A Delaware Limited Partnership, And 222 Sansome Hotel Investors, L.P., A Delaware Limited Partnership, As Amended By That Certain Unrecorded First Amendment To 345 California Street Office Lease, Dated April 08, 2013, Between 345 California Street Office Lease, Dated April 08, 2013, Between 345 California Street Office Lease, Dated April 08, 2013, Betwee Office Lease, Dated April 08, 2013, Between 345 California L.P. And 222 Sansome Hotel Investors, L.P., As Further Amended By That Certain Unrecorded Second Amendment To 345 California Street Office Lease, Dated April 01, 2015, Between 345 California L.P. And 222 Sansome Hotel Investors Street Office Lease, Dated April U1, 2015, Between 345 California L.P. And 222 Sansome Hotel Investors, L.P., And 222 Sansome Hotel Investors, L.P., As Disclosed By That Certain Memorandum Of Lease Recorded April 20, 2015, As Instrument No. 2015K048754, And As Further Disclosed By That Certain Memorandum Of Assignment Of Lease Thereof Recorded Concurrently Herewith, In The Official Records Of San Francisco County, State Of California: Parcel A: Unit B1, As Shown Upon The Condominium Plan Entitled "Parcel Map Of 345 California Street, Commercial Parcel, A Condominium Project, San Francisco, California, Being A Subdivision Of Parcel 1 (Lot 16) Of The Parcel Map Of The Vertical Subdivision Of Assessor's Block 261, Lots, 2, 6, 13 And 14, Also Being A Portion Of 50 Vara Block No. 38" (The "Map") Filed December 31, 1985 In Book 32, Page 14-32 Of Parcel Maps For The City And County Of San Francisco, California, As Defined In The Amended And Restated Declaration Of Covenants, Conditions And Pacticities Establishins A. Plan For Defined In The Amended And Restated Declaration Of Covenants, Conditions And Restrictions Establishing A Plan For Condominium Ownership Of 345 California Street Commercial Parcel (The "Declaration Of Cc&R'S"), Dated As Of December 31, 1985, And Recorded February 20, 1986, In Book/Reel E-28, At Page/Image 681, As Document No. D-767338, (Official Records Of The City And County Of San Francisco, California) And As Said Declaration Of Covenants, Conditions And Restrictions Are Further Amended By That Certain Agreement Regarding Amended Declaration Of Covenants, Conditions And Restrictions Establishing A Plan For Condominium

Owners Of 345 California Street Parcel And Amendment Of Amended And Restated Declaration Establishing Reciprocal Easements, Covenants And Restrictions Running With The Land, Dated As Of March 31, 1989 And Recorded May 9, 1989 In Book/Reel E-866 At Page/Image 764, As Document No. E362438 (The "Amendment of Declaration Of CC&R'S") Parcel B: The Nonexclusive Right To The Use, Possession And Enjoyment Of The Common Areas, Appurtenant To Parcel A Above, As Defined In The Declaration Of CC&RS As Amended And As Further Depicted On The Map, Which Are Set Aside And Allocated For The Exclusive Use Of The Owner Of The Unit To Which They Are Adjacent Or Assigned, Parcel C: Unit A2 As Shown Upon The Map, As Defined In The Declaration Of CC&R'S, As Further Amended By The Amendment Of Declaration Of CC&R'S, Parcel D: The Nonexclusive Right To The Use, Possession And Enjoyment Of The Common Areas, Appurtenant To Parcel C Above, As Defined In The Common Areas, Appurtenant To Parcel C Common Areas, Appurtenant To Parcel C Common Areas, Appurtenant To Parcel C Above, As Defined In The Declaration Of CC&RS As Amended And As Further Depicted On The Map Which Are Set Aside And Allocated For The Exclusive Use Of The Owner Of The Unit To Which They Are Adjacent Or Assigned. APN: LOT: 017 BLK: 0261 AND LOT: 019 BLK: 0261 Exhibit "B" (i) Equipment. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as defined herein), now owned or hereafter acquired by Trustor, which is used at or in connection with the Improvements or the Premises or is located thereon or therein (including, without limitation, all machinery equipment, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Trustor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, attachments, components, parts, equipment and accessories installed hereon or affixed thereto (collectively, the "Equipment"). Notwithstanding the foregoing, Equipment shall not include any property belonging to any Franchisor, Hotel Manager or Tenants under Leases (as defined herein) except to the extent that Trustor shall have any right or interest therein; (ii) Fixtures. All Equipment now owned, or the ownership of which is so related to the Premises and/or Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Premises, including, without limitation, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, and equipment Equipment"). Notwithstanding oregoing, Equipment shall not include whether owned individually or jointly with others, and, if owned jointly, to the extent of Trustor's interest therein) and all other utilities whether or nót situated ir easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "Fixtures"). Notwithstanding the foregoing, "Fixtures" shall not include any property which Tenants are entitled to remove pursuant to Tenants are entitled to remove pursuant to the Leases, except to the extent that Trustor shall have any right or interest therein, or any property which any Franchisor or Hotel Manager is entitled to remove or cause the removal of; (iii) Personal Property. All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts receivable, certificates, permits and all other personal property of any kind or character whatsoever (as defined in and subject to the provisions of the Uniform Commercial Code), other than Fixtures, which are now whatsoever (as defined in and subject to the provisions of the Uniform Commercial Code), other than Fixtures, which are now or hereafter owned by Trustor and which are located within or about the Premises and the Improvements, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (including, but not limited to, beds, bureaus, chiffoniers, chests, chairs, desks, lamps, mirrors, bookcases, tables, rugs, carpeting, drapes, draperies, curtains, shades, venetian blinds, screens, paintings, hangings, pictures, divans, couches, luggage carts, luggage racks, stools, sofas, chinaware, linens, pillows, blankets, glassware, foodcarts, game consoles, computers, cable boxes, digital music players, cookware, dry cleaning facilities, dining room wagons, keys or other entry systems, bars, bar fixtures, liquor and other drink dispensers, icemakers, radios, television sets, computers, intercom and paging equipment, electric and electronic equipment, dictating equipment, private telephone systems, medical equipment, potted plants, heating, lighting and

Owners Of 345 California Street Parcel

plumbing fixtures, fire prevention and extinguishing apparatus, elevators, escalators, fittings, plants, tools, machinery, engines, dynamos, motors, boilers, incinerators, switchboards, conduits, compressors, vacuum cleaning systems, floor cleaning, waxing and polishing equipment, call systems, brackets, electrical signs, bulbs, bells, conveyors, cabinets, lockers, shelving, spotlighting equipment, washers and dryers and other customary hotel equipment) (collectively, the "Personal Property"), and the right, title and interest of Trustor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "Uniform Commercial Code"), superior in lien to the lien of this Security Instrument and all proceeds and products of the above; (iv) Leases and Rents. To the extent assignment is permitted therein and by applicable law, all leases and other agreements affecting the use, enjoyment or occupancy of the Premises and the Improvements heretofore or hereafter entered into, whether before or after the fliing by or against Trustor of any petition for relief under 11 U.S.C. § 101 et seq., as the same may be amended from time to time (the "Bankruptcy Code") (collectively, the same may be amended from time to time (the "Bankruptcy Code") (collectively, the "Leases") and all right, title and interest of Trustor, its successors and assigns therein and thereunder, including, without limitation, cash, letters of credit or securities deposited thereunder to secure the performance by the lessees of their obligations under the Leases and all rents, additional rents, all revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Premises and the Improvements (including, without limitation, all revenues and credit card receipts collected from guest rooms, restaurants, bars, meeting rooms, banquet rooms and recreational facilities, all receivables, customer obligations, installment payment existing or hereafter arising or created out of the sale, license, lease, sublease, concession or other grant of the right of the use and occupancy of property or rendering of services by Trustor or any operator or manager of the hotel or the commercial space located in the Improvements or acquired from others (including, without limitation, from the rental of any office space, retail space, guest rooms or other space, halls, stores, and offices, and deposits securing reservations of such space), license, lease, sublease and concession fees and rentals, health club membership fees, food and beverage wholesale and retail sales, service charges, vending machine sales and proceeds, if any, from business interruption or other loss of income insurance) whether paid or accruing before or after the filing by or against Trustor of any petition for relief under the Bankruptcy Code (collectively, the "Rents") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt, (v) Agreements. To the extent assignment is permitted therein and by applicable law, all agreements, contracts, certificates, instruments, franchises (excluding any Franchise Agreement but including any Hotel Management by the contracts of the proposition of the permits, licenses (excluding liquor licenses and any other license that is prohibited by law from being assigned), plans, specifications and other documents, now or hereafter entered existing or hereafter arising or created out of the sale, license, lease, sublease, other license that is prohibited by law from being assigned), plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Premises and any part thereof and any Improvements or with respect to any business or activity conducted in the Premises and any part thereof and all right, title and interest of Trustor therein and thereunder, including, without limitation, the right, during the existence of an Event of Default, to receive and collect any sums payable to Trustor thereunder; (vi) Trademarks. All tradenames, trademarks, servicemarks logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property, excluding any of the foregoing that are the property of any Franchisor, any tenant or Hotel Manager, (vii) Proceeds. All proceeds of any of the foregoing, including, without limitation, proceeds of insurance and condemnation awards, whether cash, liquidation or other claims or otherwise; and (viii) Other Rights. Any and all other rights of Trustor in and to the items set forth in clauses (i) through (vii) above. 6/25, 7/2, 7/9/24

APN: 2650-039 TS No.: 24-07433CA TSG Order No.: 240064816-CA-VOI Commonly Known As: 4171 4173 17th Street, San Francisco, CA 94114 NOTICE OF TRUSTES SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 23, 2002 UN TAKE ACTION. 2003. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded April 28, 2003, as Document No. 2003-

April 28, 2003 as Document No.: 2003-H424533-00 of Official Records in the office of the Recorder of San Francisco

County, California, executed by: Elena F. Plass, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER

for cash (payable in full at time of sale by cash, a cashier's check drawn by 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). 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. and situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: July 16, 2024 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, Ca 94102 File No.:24-07433CA The street address and other common designation, if any, of the real property described above is purported to be: 4171 4173 17th Street, San Francisco, CA 94114. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Ca 94102 File No.:24-07433CA The street 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, to-wit: \$333,932.06 (Estimated). of Trust, to-wit: \$333,932.06' (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of 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 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 auction, you are or may be responsible for 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 rescheduled time and date for the sale of this property, you may call, (800) 758-8052 for information regarding the trustee's sale or visit this internet website, www. xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 24-07433CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (800) 758-8052, or visit this internet website www.xome.com, using the file number assigned to this case 24-07433CA to find the date on which the trustee's sale was held, the 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 trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. File No.:24-07433CA 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. For Trustee Sale Information Log On To: www.xome. Sale Information Log On To: www.xome.com or Call: (800) 758-8052. Dated: June 11, 2024 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 SF0461677 To: SAN FRANCISCO DAILY JOURNAL

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