

## BULK SALES

## NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.)

Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made. The individuals, partnership, or corporate names and the business addresses of the seller are: Dolce Italia Foods, Inc. 1519 Custer Ave., San Francisco, CA 94524 The individuals, partnership, or corporate names and the business addresses of the buyer are: Zucchi Fine Foods LLC 1519 Custer Ave., San Francisco, CA 94524 As listed by the seller, all other business names and addresses used by the seller within three years before the date such list was sent or delivered to the buyer are: NONE KNOWN The assets sold or to be sold are described in general as: ALL FURNITURE, FIXTURES, EQUIPMENT, TRADENAME, GOODWILL, LEASE, LEASEHOLD IMPROVEMENTS, AND ALL OTHER ASSETS OF THE BUSINESS KNOWN AS: Dolce Italia Foods aka Dolce Italia Foods-Eduardo's Pasta AND ARE LOCATED AT: 1519 Custer Ave., San Francisco, CA 94524. The place, and date on or after which, the Bulk Sale is to be consummated: Business & Escrow Service Center, Inc. 3031 Tish Way, Suite 310 San Jose, CA 95128 on or before May 6, 2025.

The last date to file claims is May 5, 2025, unless there is a liquor license transferring in which case claims may be filed until the date the license transfers. BUYER'S SIGNATURE: Zucchi Fine Foods LLC By: Fernando Zucchi, Manager 4/18/25

SF-3916869#

## CIVIL

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CRC-25-559744

Superior Court of California, County of San Francisco  
Petition of: MAKEISHA BROWN for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner MAKEISHA BROWN filed a petition with this court for a decree changing names as follows: MAKEISHA ANNETTE BROWN to KEHLANI FAYTH CHASE

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 05/29/2025, Time: 9:00, Dept.: 632, Room: 632

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: 04/18/2025  
MICHELLE TONG  
Judge of the Superior Court  
4/18, 4/25, 5/2, 5/9/25

SF-3917482#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559721

Superior Court of California, County of San Francisco  
Petition of: AVY A BEN ZEKRY for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner AVY A BEN ZEKRY filed a petition with this court for a decree changing names as follows: AVY A BEN ZEKRY AKA BRAM BENZEKRY AKA BRAM A BENZEKRY to BRAM AVY BENZEKRY

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: MAY 20, 2025, Time: 9:00AM, Dept.: 103N, Room: 103N

The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY JOURNAL  
Date: APR 03, 2025  
MICHELLE TONG  
Judge of the Superior Court  
4/18, 4/25, 5/2, 5/9/25

SF-3916504#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559727

Superior Court of California, County of San Francisco  
Petition of: TERESA DORA ADDISON for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner TERESA DORA ADDISON filed a petition with this court for a decree changing names as follows: TERESA DORA ADDISON to TESSA DORA ADDISON

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: MAY 20, 2025, Time: 9:00AM, Dept.: 103N, Room: 103N

The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: DAILY JOURNAL  
Date: APR 04, 2025  
MICHELLE TONG  
Judge of the Superior Court  
4/18, 4/25, 5/2, 5/9/25

SF-3916503#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559732

Superior Court of California, County of San Francisco  
Petition of: Amy Louise Pryor for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner Amy Louise Pryor filed a petition with this court for a decree changing names as follows: Amy Louise Pryor to Amelia Roberta Pryor

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no

written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 05/22/2025, Time: 09:00 am, Dept.: 103N  
The address of the court is 400 McAllister Street San Francisco, CA-94102  
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: 04/07/2025  
Michelle Tong  
Judge of the Superior Court  
4/11, 4/18, 4/25, 5/2/25

SF-3914972#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559706

Superior Court of California, County of San Francisco  
Petition of: Louise Anna Nacinovich for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner Louise Anna Nacinovich filed a petition with this court for a decree changing names as follows: Louise Anna Nacinovich, Louise Nacinovich Brock, Louise A. Nacinovich, Louise Ann Nacinovich, Louise N. Brock to Louise Ann Nacinovich

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: 05/20/2025, Time: 9:00AM, Dept.: 103N, Room: 103N

The address of the court is 400 McAllister Street San Francisco, CA-94102

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL

Date: 04/01/2025  
Michelle Tong  
Judge of the Superior Court  
4/14, 4/11, 4/18, 4/25/25

SF-3912609#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559700

Superior Court of California, County of San Francisco  
Petition of: NATALIE NOEL NGO for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner NATALIE NOEL NGO filed a petition with this court for a decree changing names as follows: NATALIE NOEL NGO AKA NATALIE NOEL JENKS to NATALIE NOEL PEARL

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: MAY 13, 2025, Time: 9:00AM, Dept.: 103N Room: 103N

The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL

Date: MARCH 28, 2025  
MICHELLE TONG  
Judge of the Superior Court  
4/4, 4/11, 4/18, 4/25/25

SF-3912219#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559691

Superior Court of California, County of San Francisco  
Petition of: Julia Wen Suffoletta for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner Julia Wen Suffoletta filed a petition with this court for a decree changing names as follows: Julia Wen Suffoletta to Julia Leos

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: MAY 13, 2025, Time: 9:00AM, Dept.: 103N, Room: 103N

The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102

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: MARCH 26, 2025  
Michelle Tong  
Judge of the Superior Court  
3/26, 4/4, 4/11, 4/18/25

SF-3910421#

## ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559680

Superior Court of California, County of San Francisco  
Petition of: AMINAH CAMARA VINSON for Change of Name

TO ALL INTERESTED PERSONS:  
Petitioner AMINAH CAMARA VINSON filed a petition with this court for a decree changing names as follows: AMINAH CAMARA VINSON to AMINA CAMARA GREEN

The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

Notice of Hearing:  
Date: MAY 1, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400 McALLISTER STREET, SAN FRANCISCO, CA 94102

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: THE SAN FRANCISCO DAILY JOURNAL  
Date: MARCH 18, 2025  
MICHELLE TONG  
Judge of the Superior Court  
3/28, 4/4, 4/11, 4/18/25

SF-3908773#

## FICTITIOUS BUSINESS NAMES

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406118  
Fictitious Business Name(s)/Trade Name (DBA):  
CREATIVE DILEMMA, 3281A 21ST ST.,

SAN FRANCISCO, CA 94110 County of San Francisco

Registered Owner(s):  
MICHAEL ALLAN LAROCO, 3281A 21ST ST, SAN FRANCISCO, CA 94110

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 4/10/25.

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 ALLAN LAROCO.  
This statement was filed with the County Clerk of San Francisco County on 04/10/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

4/18, 4/25, 5/2, 5/9/25

SF-3916329#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406053  
Fictitious Business Name(s)/Trade Name (DBA):  
BENCHMARK ENGINEERING & DESIGN, 145 BALBOA ST, APT 201, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO

Registered Owner(s):  
BENCHMARK ENGINEERING & DESIGN INC., 145 BALBOA ST, APT 201, SAN FRANCISCO, CA 94118

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 3/26/2025.

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/ COLMO SUILLEABHAIN, CEO  
This statement was filed with the County Clerk of San Francisco County on 04/01/2025.

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

4/11, 4/18, 4/25, 5/2/25

SF-3913515#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406070  
Fictitious Business Name(s)/Trade Name (DBA):  
OOLINN, 90 ALHAMBRA STREET APT 201, SAN FRANCISCO, CA 94123, County of SAN FRANCISCO

Registered Owner(s):  
OLGA ANUFRIEVA, 90 ALHAMBRA STREET, 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 3/25/25.

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/ OLGA ANUFRIEVA  
This statement was filed with the San Francisco County Clerk on APRIL 3, 2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

4/11, 4/18, 4/25, 5/2/25

SF-3913514#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406018  
Fictitious Business Name(s)/Trade Name (DBA):  
SPICY & CLOUD RESTAURANT, 823 CLAY ST., SAN FRANCISCO, CA 94108, County of SAN FRANCISCO

Registered Owner(s):  
YUNNAN LUCKY CLOUD LLC (CA), 823 CLAY ST., 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 3/24/2025

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/ JAXIN TAN  
This statement was filed with the San Francisco County Clerk on MARCH 27, 2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

4/4, 4/11, 4/18, 4/25/25

SF-3911277#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406016  
Fictitious Business Name(s)/Trade Name (DBA):  
ZHEN'S KITCHEN, 674 BROADWAY, SAN FRANCISCO, CA 94133, County of SAN FRANCISCO

Registered Owner(s):  
ZHEN'S KITCHEN LLC (CA), 674 BROADWAY, SAN FRANCISCO, CA 94133

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 3/11/2025

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/ WAN YI ZHEN  
This statement was filed with the San Francisco County Clerk on MARCH 27, 2025

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days

after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

4/4, 4/11, 4/18, 4/25/25

SF-3911255#

## GOVERNMENT

T - Mobile West Corporation proposes the installation of rooftop antennas on an existing building located at 750 Kearney Street, San Francisco, CA, San Francisco County, CA 94108, 37-47-43.57N, 122-24-14.75W, FCC ASR file# A1307285. The structure is to be marked/lighted in accordance with FAA Advisory Circular 70/7460-1, M Change 1, Obstruction Marking and Lighting, red lights - Chapters 4.5 (Red), & 15. Interested persons may review the application by going to www.fcc.gov/asr/applications and entering the FCC ASR file# listed above. In accordance with the FCC's rule 47 CFR §17.4(c), T - Mobile hereby solicits public comment concerning its proposed site and any impacts it may have upon environment. Requests for Further Environmental Review should be submitted online. Instructions can be found at www.fcc.gov/asr/environmentalrequest. Paper copies may be sent to FCC Requests for Environmental Review, Attn: Ramon Williams, 45 L Street NE, Washington, DC 20554. Requests should also be sent to: T-Mobile, ATTENTION: FCC Regulatory Compliance Contact, 12920 SE 38th St., Bellevue, WA 98006. In order for your comments to receive full and timely consideration, they should be received at addresses above within 30 days of the date of this notice and reference FCC ASR file# A1307285.

4/18/25

SF-3917448#

## NOTICE OF APPLICATION TO WITHDRAW

AS AN INSURER FROM CALIFORNIA  
Notice is given that Applicant Elixir Insurance Company, an Ohio disability insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. 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 Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When the Insurance Commissioner receives the notice, it will be allowed to withdraw.

Date: April 15, 2025

RICARDO LARA  
Insurance Commissioner

4/18, 4/21, 4/22, 4/23, 4/24, 4/25, 4/28/25

SF-3917319#

SAN FRANCISCO DISTRICT ATTORNEY'S OFFICE GIVES NOTICE THAT THE PROPERTIES LISTED BELOW WERE SEIZED PURSUANT TO HEALTH AND SAFETY CODE

SECTIONS 11470/ET SEQ. AND THAT PROCEEDINGS TO FORFEIT THE PROPERTIES HAVE BEEN INITIATED PURSUANT TO HEALTH AND SAFETY CODE SECTION 11488.4. IF YOU CLAIM AN INTEREST IN THE PROPERTY LISTED BELOW, YOU MUST FILE A VERIFIED CLAIM STATING YOUR INTEREST IN THE SEIZED PROPERTY WITH THE COUNTY CLERK OF THE SUPERIOR COURT, COUNTY OF SAN FRANCISCO UNLIMITED JURISDICTION, LOCATED AT 400 MCALLISTER STREET, ROOM 103, SAN FRANCISCO, CA 94102. YOU MUST FILE YOUR CLAIM BY THE DEADLINES LISTED BELOW, UNLESS YOU RECEIVED ACTUAL NOTICE. IF YOU RECEIVED ACTUAL NOTICE PURSUANT TO HEALTH & SAFETY CODE SECTION 11488.4 AND 11488.5(a), YOU ARE BOUND BY THE THIRTY (30) DAY CLAIM DEADLINE IN HEALTH & SAFETY CODE SECTION 11488.5. YOU MUST ALSO SERVE AN ENDORSED COPY OF YOUR CLAIM ON THE DISTRICT ATTORNEY'S OFFICE, ATTN: ASSET FORFEITURE UNIT, 350 RHODE ISLAND STREET, NORTH BUILDING, SUITE 400N, SAN FRANCISCO, CA 94103, WITHIN THIRTY (30) DAYS OF THE FILING OF THE CLAIM IN SUPERIOR COURT. THE FAILURE TO TIMELY FILE AND SERVE A VERIFIED CLAIM IN THE SUPERIOR COURT STATING AN INTEREST IN THE PROPERTY WILL RESULT IN THE PROPERTY BEING DECLARED AND/OR ORDERED FORFEITED AND DISTRIBUTED TO THE STATE OF CALIFORNIA PURSUANT TO HEALTH AND SAFETY CODE SECTION 11488 WITHOUT FURTHER NOTICE OR HEARING.

1) Property Seized; 2) Appraised Value; 3) Date Seized; 4) Place Seized; 5) Alleged Violation of Health and Safety Code Section.

FORFEITURE PUBLICATIONS  
**DEADLINE 04/28/2025.** SAN FRANCISCO DISTRICT ATTORNEY'S OFFICE:

24/25: 1) \$629,540.00 U.S. Currency; 2) \$629,540.00 U.S. Currency; 3) May 30, 2024; 4) 17<sup>th</sup> & Shotwell (RV CA 4NYM659), San Francisco, CA; 5) 11351, 11352, 11378

3/28, 4/4, 4/11, 4/18/25

SF-3909117#

## PROBATE

## NOTICE OF PETITION TO ADMINISTER ESTATE OF



# LEGAL NOTICES

Continued from Page # 7

## TRUSTEE SALES

T.S. No.: 2024-02153-CA A.P.N.: 5825-005 Property Address: 774 ANDOVER STREET, SAN FRANCISCO, CA 94110 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION RECORDED TO BELOW, IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED 註: 本文件包含 一个信息摘要참고사항: 본점부분 서예장보도약사가있습니다. NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP LUU Y KEM THEO BAY LA BAN TRINH BAY TOM LUOC VE THONG TIN TRONG TAI LIEU NAY IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 05/09/2006, 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. Trustor: GARY M. HEGEL and MICHELE A. JONES, HUSBAND AND WIFE AS JOINT TENANTS Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 05/18/2006 as Instrument No. 2006-1178275-00 in book J143, page 0153 and of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 05/14/2025 at 09:00 AM Place of Sale: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE, SAN FRANCISCO, CA 94102 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 583,666.22 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A 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 the trustee in the hereinafter described property under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 774 ANDOVER STREET, SAN FRANCISCO, CA 94110 A.P.N.: 5825-005 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

The total amount of the unpaid balance of the 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: \$ 583,666.22 . Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. 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. The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE OF TRUSTEE'S SALE NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on this property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site: https://www.altsource.com/loginpage.aspx using the file number assigned to this case 2024-02153-CA . Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 31, 2025 Western Progressive, LLC, as trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altsource.com/loginpage.aspx Trustee Sale Assistant This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e). 4/4, 4/11, 4/18/25

notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: March 31, 2025 Western Progressive, LLC, as trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altsource.com/loginpage.aspx Trustee Sale Assistant This address must be used for the required delivery by certified or overnight mail of postponement requests as specified pursuant to Civil Code section 2924f(e). 4/4, 4/11, 4/18/25

SF-3913120#

APN: 5290-037 / 4970-025 / 4757-038 TS No.: 23-06927CA TSG Order No.: 8787814 Commonly Known As: 3225 Ingalls Street, San Francisco, CA 94124 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 1, 2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 August 4, 2022 as Document No.: 2022075652 of Official Records in the office of the Recorder of San Francisco County, California, executed by: FRANCISCO'S MEXICAN FOOD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 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, 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 as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. The real property which is the subject matter of the Notice of Sale has the following address(es): 3225 Ingalls Street, San Francisco, CA 94124 1651 Kirkwood Ave, San Francisco, CA 94124 1135 Palou Ave, San Francisco, CA 94124 (the address(es)). Sale Date: May 1, 2025 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 2 File No.: 23-06927CA The street address and other common designation, if any, of the real property described above is purported to be: 3225 Ingalls Street, San Francisco, CA 94124. 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 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, totl to: \$2,524,649.41 (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 the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 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, T.S.# 23-06927CA . 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 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) 939-0772, or visit this internet website: www.nationwideposting.com, using the file number assigned to this case 23-06927CA 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. 3 File No.: 23-06927CA 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 Pre Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. For Post Sale Results please visit www.affinidefault.com or Call (866) 932-0360 Date: March 25, 2025 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802

(833) 290-7452 4 File No.: 23-06927CA LEGAL DESCRIPTION EXHIBIT A PARCEL 1: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF PALOU AVENUE, DISTANT THEREON 200 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF HAWES STREET; RUNNING THENCE NORTHWESTERLY ALONG SAID LINE OF PALOU AVENUE 25 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 100 FEET TO THE POINT OF BEGINNING. PARCEL 2: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF KIRKWOOD AVENUE, DISTANT THEREON 275 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF PHELPS STREET; RUNNING THENCE SOUTHEASTERLY ALONG SAID LINE OF KIRKWOOD AVENUE 25 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 25 FEET AND THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING. BEING LOT NO. 12 IN BLOCK NO. 227, ONEIL AND HALEY TRACT PARCEL 3: BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF INGALLS STREET, DISTANT THEREON 99 FEET AND 3 INCHES SOUTHWESTERLY FROM THE SOUTHWESTERLY LINE OF INGERSON AVENUE, RUNNING THENCE SOUTHWESTERLY AND ALONG SAID LINE OF INGALLS STREET 26 FEET AND 9 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 100 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 25 FEET AND 9 INCHES; THENCE AT A RIGHT ANGLE NORTHWESTERLY 100 FEET TO THE POINT OF BEGINNING BEING ALL OF LOT 5 AND A PORTION OF LOT 4, BLOCK 571 AS DESIGNATED AND LAID DOWN UPON THAT CERTAIN MAP ENTITLED "BAY VIEW TRACT, SUBDIVISION NO. 3" FILED IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON AUGUST 2, 1906 AND RECORDED IN VOLUME 18, PAGE 20, MISCELLANEOUS RECORDS: SF0472570 to: SAN FRANCISCO DAILY JOURNAL 04/04/2025, 04/11/2025, 04/18/2025 4/4, 4/11, 4/18/25

SF-3911286#

T.S. No. 112857-CA APN: 2985-031 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/19/2006, 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. On 5/1/2025 at 1:30 PM, CLEAR RECON CORP. as duly appointed trustee under and pursuant to Deed of Trust recorded 12/29/2006 as Instrument No. 2006-1306505-00 in Book J297 Page 0824 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: TREASA GAVIN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; Outside the Memorial Court gates by Van Ness

Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 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 described as: LOT NO. 31, BLOCK NO. 2985 AS PER MAP ENTITLED, "SUBDIVISION #2 MIRALOMA PARK", FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY OF COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON AUGUST 20, 1926 AND RECORDED IN VOLUME "K" OF MAPS, PAGES 75 AND 76 The street address and other common designation, if any, of the real property described above is purported to be: 1027 PORTOLA DRIVE, SAN FRANCISCO, CA 94127 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. 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: \$1,109,237.18 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. 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 Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 112857-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to

purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 112857-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 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 SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP. 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 4/4, 4/11, 4/18/25

SF-3908403#

## LEGAL NOTICES

AFFIDAVIT OF OWNERSHIP OF CERTIFICATE OF TITLE & REGISTERED SECURITIES REG'D NO: 104-78-XXXXXX i. Alejandro Taban, a living and original Autochthon American man, trustee for Alejandro George Taban II Living Estate Trust, Affiant (hereinafter Registered Owner), being duly sworn, declare and state that I am age of majority and legally competent and to have firsthand knowledge of the facts to be true and Certified Security and/or Bond No. 104-78-XXXXXX whose name also appears on the face of the instrument as ALEJANDRO GEORGE TABAN II by reference to the Official Certificate of Live Birth (Title), recorded and accepted for registration dated March 15, 1978 at the Local Registrar in the Office of the County Clerk of San Francisco as the same appears to be held for safekeeping by The California Department of Public Health-Vital Records. Said Certificate describes the same property that is an active Trust/Estate conveyed unto Affiant (Registered Owner) as set forth in the above mentioned Certificate of Title and all financial assets, accounts, registered securities, entitlements, real and other personal property that are associated with said Trust/Estate (whether now owned or hereafter acquired), described in the attached Form UCC 1 and Addendum under Notice of Claim. Affiant (Registered Owner) is the one who holds equitable title and duly authorized to act, appoint, assign, convey, and/or execute said Trust/Estate and no other parties are allowed without consent conveyed, and from Entitlement Holder/ Registered Owner. i. Alejandro Taban TTEE for Alejandro George Taban II Living Estate Trust and Beneficial Owner accepts and makes claim on The California Department of Public Health-Vital Records Certificate of Live Birth for ALEJANDRO GEORGE TABAN II 104-78-XXXXXX, Authenticated as Trust Res. [AND IT IS SO ORDERED] 4/11, 4/18, 4/25, 5/2/25

SF-3910336#

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