

## CIVIL

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. CNC-25-559768  
Superior Court of California, County of San Francisco  
Petitioner of: Dave Crusier for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner Dave Crusier filed a petition with this court for a decree changing names as follows:  
Dave Crusier to Michael David Crusier  
AKA Michael David Crusier to (first) (middle) (last)  
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: 07/29/2025, Time: 9:00 AM, 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: 06/05/2025  
Michelle Tong  
Judge of the Superior Court  
6/12, 6/19, 6/26, 7/3/25

SF-3936217#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. CNC-25-559832  
Superior Court of California, County of SAN FRANCISCO  
Petition of: JAMES THOMAS MUDRICK for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner JAMES THOMAS MUDRICK filed a petition with this court for a decree changing names as follows:  
JAMES THOMAS MUDRICK AKA HYBON THOMAS JAMES MUDRICK to JAMES THOMAS MUDRICK  
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: JULY 01, 2025, Time: 9:00AM, Dept.: 103N, Room: 103N  
The address of the court is 400 MCALLISTER ST., RM 103, SAN FRANCISCO, CA 94103  
(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](http://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 16, 2025  
MICHELLE TONG  
Judge of the Superior Court  
5/22, 5/29, 6/5, 6/12/25

SF-3929443#

ORDER TO SHOW CAUSE  
FOR CHANGE OF NAME

Case No. CNC-25-559814  
Superior Court of California, County of SAN FRANCISCO  
Petition of: ASHLEY JULISSA GARCIA AND MALCOLM DILLON GRIFFIN for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner ASHLEY JULISSA GARCIA AND MALCOLM DILLON GRIFFIN filed a petition with this court for a decree changing names as follows:  
GABRIEL VALENTINO GARCIA to MALCOLM VALENTINO GRIFFIN, JR.  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: JUNE 24, 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](http://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 08, 2025  
MICHELLE TONG  
Judge of the Superior Court  
5/22, 5/29, 6/5, 6/12/25

SF-3927316#

FICTITIOUS  
BUSINESS NAMESFICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406545  
Fictitious Business Name(s)/Trade Name (DBA):  
FORTUNE PICK, 1944 IRVING ST., SAN FRANCISCO, CA 94122 County of SAN FRANCISCO  
Registered Owner(s):  
Z&H SERVICES LLC, 298 LOWELL ST., SAN FRANCISCO, CA 94112  
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.  
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).)  
Z&H SERVICES LLC  
S/ Peixin He, Manager  
This statement was filed with the County Clerk of San Francisco County on 06/03/2025.  
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).  
6/12, 6/19, 6/26, 7/3/25

SF-3935672#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406539  
Fictitious Business Name(s)/Trade Name (DBA):  
PROJECT TURTLE, 1039 COLE ST., SAN FRANCISCO, CA 94117 County of SAN FRANCISCO  
Registered Owner(s):  
ANSON B. MORAN, 1039 COLE ST, SAN FRANCISCO, CA 94117  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on XXX.

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/ANSON B. MORAN,  
This statement was filed with the County Clerk of San Francisco County on 06/03/2025.  
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).  
6/12, 6/19, 6/26, 7/3/25

SF-3935472#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406498  
Fictitious Business Name(s)/Trade Name (DBA):  
H POLISH NAILS, 3244 GEARY BLVD., SAN FRANCISCO, CA 94118 County of SAN FRANCISCO  
Registered Owner(s):  
LOAN CAM THI PHUNG, 3244 GEARY BLVD, SAN FRANCISCO, CA 94118  
This business is conducted by: an Individual  
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).)  
SI/LOAN CAM THI PHUNG,  
This statement was filed with the County Clerk of San Francisco County on 05/28/2025.  
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).  
6/5, 6/12, 6/19, 6/26/25

SF-3933753#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406510  
Fictitious Business Name(s)/Trade Name (DBA):  
Mayito Beauty House, 2869 24th Street, San Francisco, CA 94110 County of SAN FRANCISCO  
Registered Owner(s):  
Mallin G Flores Guzman, 1104 Adams Street, Redwood City, CA 94061  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/30/2025.  
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/ Mallin G Flores Guzman,  
This statement was filed with the County Clerk of San Francisco County on 05/30/2025.  
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).  
6/5, 6/12, 6/19, 6/26/25

SF-3933016#

FICTITIOUS BUSINESS  
NAME STATEMENT

File No. 2025-0406494  
Fictitious Business Name(s)/Trade Name (DBA):  
JD DEVELOPMENT GROUP, 1485 BAYSHORE BLVD MB #11 STE 393, SAN FRANCISCO, CA 94124, County of SAN FRANCISCO  
Registered Owner(s):  
WEI DANG BUILDERS, INC. CA OF INCORPORATION, 1485 BAYSHORE BLVD MB #11 STE 393, SAN FRANCISCO, CA 94124, County of SAN FRANCISCO  
The business is conducted by: A CORPORATION  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/28/2025  
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/ WEI DANG  
This statement was filed with the County Clerk of San Francisco County on MAY 28, 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).  
6/12, 6/19, 6/26, 7/3/25

SF-3932929#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406447  
Fictitious Business Name(s)/Trade Name (DBA):  
Dayspring Partners, 1275 FAIRFAX AVENUE STE 205, SAN FRANCISCO, CA 94124 County of SAN FRANCISCO  
Registered Owner(s):  
DAYSPRING TECHNOLOGIES INC SPC, 1224 FAIRFAX AVE., SAN FRANCISCO, CA 94124  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 04/01/2023.  
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).)  
DAYSPRING TECHNOLOGIES INC SPC  
S/ Chi-Ming Chien, President  
This statement was filed with the County Clerk of San Francisco County on 05/21/2025.  
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).  
5/29, 6/5, 6/12, 6/19/25

SF-3931152#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406454  
Fictitious Business Name(s)/Trade Name (DBA):  
NEW WOXY LOY GOEY RESTAURANT, 699 JACKSON ST., SAN FRANCISCO, CA 94133 County of SAN FRANCISCO  
Registered Owner(s):  
JIM K ASSOCIATES, 699 JACKSON ST, SAN FRANCISCO, CA 94133  
This 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).)  
JIM K ASSOCIATES  
S/ yan mei chen, CEO  
This statement was filed with the County Clerk of San Francisco County on 05/22/2025.  
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).  
5/29, 6/5, 6/12, 6/19/25

SF-3931122#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406417  
Fictitious Business Name(s)/Trade Name (DBA):  
SPARKPRO ELECTRIC, 3088 E 15TH ST #4, OAKLAND, CA 94601 County of SAN FRANCISCO  
Registered Owner(s):  
YEYFER MENDEZ, 3088 E 15TH ST #4, OAKLAND, CA 94601  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on Yeyfer Mendez.  
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/ YEYFER MENDEZ,  
This statement was filed with the County Clerk of San Francisco County on 05/19/2025.  
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).  
5/29, 6/5, 6/12, 6/19/25

SF-3930999#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406463  
Fictitious Business Name(s)/Trade Name (DBA):  
Apple Cinemas, 1000 Van Ness Ave, San Francisco, CA 94109 County of SAN FRANCISCO  
Registered Owner(s):  
Apple Cinemas Van Ness Inc, 19 Anderson Way, East Walpole, MA 02032  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/07/2025.  
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).)  
Apple Cinemas Van Ness Inc  
S/ Udayana Kotta, Secretary  
This statement was filed with the County Clerk of San Francisco County on 05/22/2025.  
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).  
5/29, 6/5, 6/12, 6/19/25

SF-3930914#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406425  
Fictitious Business Name(s)/Trade Name (DBA):  
LOCKSMITH KEY SOLUTION, 7555 GEARY BLVD., SAN FRANCISCO, CA 94121 County of SAN FRANCISCO  
Registered Owner(s):  
NOAM MESSINGER, 7555 GEARY BLVD APT 303, SAN FRANCISCO, CA 94121  
This business is conducted by: an Individual  
The registrant commenced to transact business under the fictitious business name or names listed above on 05/16/2025.  
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/ NOAM MESSINGER,  
This statement was filed with the County Clerk of San Francisco County on 05/16/2025.  
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).  
5/29, 6/5, 6/12, 6/19/25

SF-3930378#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406416  
Fictitious Business Name(s)/Trade Name (DBA):  
Omakase San Francisco Station, 1737 Post Street, Suite 207, San Francisco, CA 94115 County of SAN FRANCISCO  
Registered Owner(s):  
Omakase San Francisco Station LLC, 2626 47th Avenue, Sa Francisco, CA 94116  
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.  
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

SF-3936222#

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).)  
Omakase San Francisco Station LLC  
S/ Yick Mei Man Chan, President  
This statement was filed with the County Clerk of San Francisco County on 05/16/2025.  
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).  
5/22, 5/29, 6/5, 6/12/25

SF-3928539#

FICTITIOUS BUSINESS NAME  
STATEMENT

File No. 2025-0406550  
Fictitious Business Name(s)/Trade Name (DBA):  
New Music Bay Area, 420 Ulloa Street, San Francisco, CA 94127 County of SAN FRANCISCO  
Registered Owner(s):  
20th Century Forum (A CA Not for Profit Corporation), 420 Ulloa Street, San Francisco CA 94127  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/6/2009.  
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).)  
20th Century Forum  
S/ Lucy Mattingly, Secretary  
This statement was filed with the County Clerk of San Francisco County on 06/03/2025.  
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).  
6/12, 6/19, 6/26, 7/3/25

SF-3921250#

## GOVERNMENT

NOTICE OF APPLICATION TO  
WITHDRAW  
AS AN INSURER FROM CALIFORNIA  
Notice is given that Geovera Specialty Insurance Company ("Geovera"), a Delaware property & casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Geovera has no in-place, outstanding insurance policies in California, and no insurance policies covering California residents or covering California property.  
Any person contending that Geovera 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 Geovera has complied with all applicable laws, it will be allowed to withdraw.  
Date: May 16, 2025  
RICARDO LARA  
Insurance Commissioner  
6/5, 6/6, 6/9, 6/10, 6/11, 6/12, 6/13/25

SF-3934092#

## PROBATE

NOTICE OF PETITION TO  
ADMINISTER ESTATE OF:  
EUGENE RICHARD  
CASE NO. PES-24-307755  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EUGENE RICHARD BULLETT.  
A PETITION FOR PROBATE has been filed by LISA CLEVELAND in the Superior Court of California, County of San Francisco.  
THE PETITION FOR PROBATE requests that JAMES W. CARTER, JR. be appointed as personal representative to administer the estate of the decedent.  
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.  
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.  
A HEARING on the petition will be held in this court as follows: 07/07/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.  
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.  
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9952 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) to 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  
RONALD BERMAN - SBN 079775  
BERMAN & BERMAN, APLC  
16633 VENTURA BLVD., STE. 940  
ENCINO CA 91436  
Telephone (818) 593-5050  
6/12, 6/13, 6/19/25

SF-3936222#

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# LEGAL NOTICES

Continued from Page # 7

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIE DENISE GRETZ AKA M. DENISE GRETZ AND DENISE GRETZ**

**CASE NO. PES-25-308496**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL, or estate, or both of MARIE DENISE GRETZ AKA M. DENISE GRETZ AND DENISE GRETZ:  
A PETITION FOR PROBATE has been filed by ANNE AGANON AND GORDON CAVANAUGH in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that ANNE AGANON AND GORDON CAVANAUGH be appointed as personal representative to administer the estate of the decedent.

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

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 07/08/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.

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

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

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

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

Attorney for Petitioner  
MYRON SUGARMAN - SBN 41127  
DAVID V. KHANJYAN - SBN 313979  
LOEB & LOEB LLP  
TWO EMBARCADERO CENTER, SUITE 2510  
SAN FRANCISCO CA 94111  
Telephone (415) 903-3200  
6/11, 6/12, 6/18/25

SF-3936070#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF JUDITH SERIN, AKA JUDITH A. SERIN, AKA JUDITH ANN SERIN**

**CASE NO. PES-25-308511**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Judith Serin, aka Judith A. Serin, aka Judith Ann Serin  
A PETITION FOR PROBATE has been filed by Nicholas John Christ in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Nicholas John Christ be appointed as personal representative to administer the estate of the decedent.

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

court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on July 2, 2025 at 9:00 a.m. in Dept State Room No. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

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

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

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

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

Attorney for Petitioner:  
Mary Gemma O'Keefe, SB#124477  
Attorney at Law  
1514 Taraval Street  
San Francisco, CA 94116-2350  
Telephone: (415) 664-6788  
6/11, 6/12, 6/18/25

SF-3936049#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY SANDEE**

**CASE NO. PES-25-308409**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARY SANDEE:

A PETITION FOR PROBATE has been filed by ARTHUR ANTHONY in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that ARTHUR ANTHONY be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held in this court as follows: 06/30/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

1. Remote Access to Department 204

A) Appearance or Public Access by Video and/or Audio via Zoom: i. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 154879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 225 4765#", then participant ID "#0#", then password

"514879#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.

B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.

C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.

2. Remote Access to Room 202 (Ex Parte Proceeding)

A) Appearance or Public Access by Video and/or Audio via Zoom: i. To appear by video, go to zoom.us, click "join a meeting" and input meeting ID 160 9249 7549 and password 002786. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 9249 7549#", then participant ID "0#", then password "002786#". (Toll rates may apply.)

B) Appearance by Audio via CourtCall: To appear by audio-only telephone through CourtCall, call CourtCall at 1-888-882-6878 and obtain an appearance access code for the proceeding's scheduled date and time in room 202. Any party may make a CourtCall appearance by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.

3. Remote Access to Department 622 (Mental Health Calendars)

A) Appearance or Public Access by Video and/or Audio via Zoom: Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 161 7267 2713 and password 143945. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "16172672713#", then participant ID "0#", then password "143945#". (Toll rates may apply.)

Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.

B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.

C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 622 at 1-415-796-6280 and enter access code 12129863#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.

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

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

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

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

Attorney for Petitioner

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SAN FRANCISCO CA 94102  
Telephone (415) 928-4161  
6/5, 6/6, 6/12/25

SF-3933915#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF JEAN FEX AKA JEAN WATSON FEX AKA JEAN WATSON**

**CASE NO. PES-25-308486**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will and codicils, including a LOST CODICIL, or estate, or both, of: Jean Fex aka Jean Watson Fex aka Jean Watson

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

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

THE PETITION requests the decedent's WILL and three CODICILS, INCLUDING a LOST FIRST CODICIL DTD 03/31/2010, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority . (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on 07/01/2025 at 9:00 a.m. in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

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

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

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

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

Attorney for Petitioner:  
Lizabeth N. de Vries (227215)  
Kelly K. Dixon (191078)  
De Vries Law, P.C.  
1388 Sutter Street, Suite 715  
San Francisco, CA 94109  
Telephone: (415) 909-4009  
6/5, 6/6, 6/12/25

SF-3933545#

## PUBLIC AUCTION/ SALES

**NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY**

Notice is hereby given that under and pursuant to Section 1988 of the California Civil Code the property listed below believed to be abandoned by Suzanne Berger, whose last address was 1695 18th St #314, San Francisco, California 94107 will be sold at public auction at 1970 Ocean Ave, San Francisco, California 94127 on 06/19/25 at 10:00 o'clock A.M.

DESCRIPTION OF PROPERTY:

Furniture and accessories, rugs, lamps, chairs, tables, artwork, exercise equipment, bed & frame, wardrobe cabinet, linens, kitchen supplies, food, plants and

planters, shelves and lockers, bric-a-brac, buddha statues, stools, plates, glasses, dishes, bowls, shoe cabinet, cloths and accessories, shoes, toiletries and towels & cleaning supplies, tv., dated 6/2/25  
6/5, 6/12/25

SF-3933622#

## TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sarfa N# 24-00055-2FNT APN Lot 11 Block 309 Property Address: 212 Stockton Street, San Francisco, CA 94108 -YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FUTURE FILING DATED SEPTEMBER 16, 2013. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 26, 2025, at 01:30 PM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FUTURE FILING recorded on September 26, 2013, as Instrument No. 2013-3763123-00 in Reel K990 as Image 0047 of official records in the office of the Recorder of San Francisco County, CA, executed by: GEARY-STOCKTON REALTY LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of CITIGROUP GLOBAL MARKETS REALTY CORP., as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust", WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain parcel situated in said County, California describing the land therein as:SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND"), together with all improvements thereon and all other interests therein REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: Beginning at the point of intersection of the Northernly line of Geary Street and the Easternly line of Stockton Street; running North 22 feet and 6 inches, thence at a right angle Southerly 58 feet and 6 inches; thence at a right angle Easterly 70 feet; thence at a right angle Northernly 1 foot and 6 inches, thence at a right angle Easterly 22 feet and 6 inches, thence at a right angle Southerly 60 feet to the Northernly line of Geary Street; thence at a right angle Westerly along said line of Geary Street 52 feet and 6 inches to the point of beginning. Being a part of 50 Vara Block N. 120, APN: Lot 11, Block 309 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property, 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 guarantee that you will be the successful bidder. The successful bidder will 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. If you wish to charge you a fee for this information. If you consent either of these resources, you should be aware that the same lender may hold more than one lien against the Property, trust in the Property. NOTICE TO PROPERTY OWNER: The sale date shown in this notice of sale may be postponed one or more times by the Trustee, without notice to you, or a court, pursuant to Section 2924d 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 1.866.684.2727 or visit this Internet Website www.servicelinkasap.com, using the file number assigned to this case 24-00055-2FNT. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Beneficiary has elected and hereby elects to conduct a unified foreclosure sale pursuant to the provisions of California Commercial Code Section 9604(a)(1)(B) and to include in the nonjudicial foreclosure of the estate described in this Notice of Trustee's Sale all of the personal property and fixtures described in the Deed of Trust and in any other instruments in favor of beneficiary, which property is more particularly described in Exhibit "B" attached hereto and made a part hereof. EXHIBIT "B" All right, title and interests and estates now owned, or hereafter acquired by Trustor, in and to all of the following: (a) Land. The real property owned by Trustor and described on EXHIBIT "A" attached hereto and made a part hereof (the "Land"); (b) Additional Land. All additional land, estates and development rights hereafter acquired by Trustor for use in connection with the Land and the development of the Land or for any other use and all additional lands and estates therein which may, from time to time, by supplemental security instrument

or otherwise be expressly made subject to the Deed of Trust regardless of ownership thereof (the "Additional Land"); (c) Improvements. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land or the Additional Land (collectively, the "Improvements"); (d) Easements and Other Beneficial Interests. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, by any way now or hereafter belonging, relating or pertaining to the Land, the Additional Land and the Improvements and the reversion and reversions, remainder and remainders and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Trustor of, in and to the Land or the Additional Land and the Improvements and every part and parcel thereof, with the appurtenances thereto; (e) Equipment. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Trustor, which is used at or in connection with the Improvements or the Land or the Additional Land or is located thereon or therein (including, but not limited to, 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, equipment and accessories installed thereon or affixed thereto (collectively, the "Equipment"). Notwithstanding the foregoing, Equipment shall not include any property belonging to Tenants under Leases except to the extent that Trustor shall have any right or interest therein; (f) Fixtures. All Equipment now owned, or the ownership of which is hereafter acquired, by Trustor which is related to the Land or the Additional Land and 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, together with all materials, supplies, 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 Land or the Additional Land, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, elevators, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (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 not situated in the Land or the Additional Land, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, improvements, additions, replacements, 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 Leases except to the extent that Trustor shall have any right or interest therein; (g) Personal Property. All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, assignable contract rights, accounts, receivables, negotiable instruments, the franchises, assignable licenses, certificates and assignable 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 as hereinafter defined), other than Fixtures, which are now or hereafter owned by Trustor and which are located within, on, or over the Land and the Improvements, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (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 the Deed of Trust and all proceeds and products of the above. Notwithstanding the foregoing, Personal Property shall not include any property belonging to Tenants under Leases except to the extent that Trustor shall have any right or interest therein; (h) Leases and Rents. All leases, ground leases and other agreements affecting the use, enjoyment or occupancy of the Land and the Improvements heretofore or hereafter entered into, whether before or after the filing by or against Trustor of any petition for relief under 11 U.S.C. Section 101 et seq., as 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, any lease guaranties, letters of credit, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, revenue, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Land and the improvements 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; (i) Condemnation Awards. All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain or with respect to not limited to any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property; (j) Insurance - Proceeds. All proceeds of and any unearned premiums on any insurance policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property; (k) Tax Certiorari. All refunds, rebates or credits in connection with the reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction; (l) Rights. The right, in the name and on behalf of Trustor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Beneficiary in the Property; (m) Agreements. All agreements, contracts, certificates, instruments, letters of credit, franchises, permits, licensing plans, specifications and other documents, each to the extent assignable, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any improvements or respecting any business or activity conducted on the Land and any part thereof and all right title and interest of Trustor therein and thereunder, including, without limitation, the right, upon the happening of any Event of Default hereunder which is continuing, to receive and collect any sums payable to Trustor thereunder; (n) 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; (o) Accounts. All reserves, escrows, deposit accounts and securities accounts established or maintained with respect to the Property, including, without limitation, the Clearing Account, the Destination Account, the Cash Management Account (and all sub-accounts thereof) and the Reserve Fund and all other accounts established or maintained pursuant to the Loan Agreement (collectively, "Accounts"); together with all deposits or wire transfers made or credited to such accounts and all cash, checks, drafts, certificates, securities, securities entitlements, investment property, financial assets, instruments and other property held therein or credited thereto from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof; (p) Proceeds. Any sums payable to Trustor foregoing, whether cash, liquidation or other claims or otherwise; and (q) Other Rights. Any and all other rights of Trustor in and to the items set forth in Subsections (a) through (n) above. CAPITALIZED TERMS NOT DEFINED HEREIN SHALL HAVE THE SAME MEANING AS THOSE IN THE NOTE, SECURED OBLIGATIONS, THE DEED OF TRUST AND ANY OTHER LOAN DOCUMENTS. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures held therein or credited to the election herein expressed, at Beneficiary's sole election, from time to time and at any time until the consummation of the trustee's sale to be conducted pursuant to the Deed of Trust and this Notice of Trustee's Sale. No warranty is made that any or all of the personal property still existing in the hands of the Trustor, or any bidder and no warranty is made as to the condition of any of the personal property, which shall be sold "as is", "where is". The real Property heretofore described is being sold "as is". The street address and other common designation, if any, of the real Property described above is purported to be: 212 Stockton Street, San Francisco, CA 94108. The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. Said sale will be made pursuant to the terms, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the provisions of the Uniform Commercial Code of Deed of Trust (together with any modifications thereto). The total amount of the unpaid balance of the obligations secured by the Property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$52,251,579.46 (Estimated), provided, however, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal depository or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other check funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: May 30, 2025 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 24-00055-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 95762 916-636-1114 Sara Berens, Authorized Signor SALE INFORMATION CAN BE OBTAINED ON LINE AT www.servicelinkasap.com AUTOMATED SALES INFORMATION PLEASE CALL 1.866.684.2727 A-4844826 06/05/2025, 06/12/2025, 06/19/2025 6/5, 6/12, 6/19/25

SF-3933585#

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