LEGAL NOTICES

**BULK SALES** 

notice to creditors of bulk sale (SECS, 6104, 6105 U.C.C.)
Escrow No. 06232025
Notice is hereby given to creditors of the within named Seller that a bulk sale is about to be made of the assets described below. The name and business addresses of the Seller are: IN-OUT LAUNDROMAT, INC., DBA IN-OUT LAUNDROMAT, 4123 CALIFORNIA ST., SAN FRANCISCO, CA 94118

The location in California of the chief executive office of the Seller is: Same as As listed by the Seller, all other business

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:

The names and business addresses of the Buyer are: LE SHOPP LLC, 4601 PRESSLEY ROAD, SANTA ROSA, CA

93404
The assets to be sold are described in general as: FURNITURE, FIXTURES, EQUIPMENT, INVENTORY, GOODWILL AND ALL TANGIBLE ASSETS OF THE

THE PURCHASE PRICE SHALL BE ALLOCATED AS FOLLOWS:
(1) FURNITURE, FIXTURES, AND EQUIPMENT \$43,000,00

EQUIPMENT \$43,000.00
(2) GOODWILL \$70,000.00
(3) LEASEHOLD INTEREST \$63,000.00
(4) LEASEHOLD IMPROVEMENTS
\$00.00
(5) COVENANT NOT TO COMPETE
\$5,000.00
(6) INVENTORY \$0.00
(APPROXIMATELY)
and are located at: 4123 CALFORNIA
ST., SAN FRANCISCO, CA 94118 AKA
4117-4124 CALIFORNIA ST., SAN
FRANCISCO, CA 94118 The business name used by the seller at

The business name used by the seller at this location is IN-OUT LAUNDROMAT this location is IN-OUT LAUNDROMAT
The anticipated date of the bulk sale is
JULY 30, 2025 at the SAADEH LAW FIRM,
333 GELLERT BLVD., SUITE 145, DALY
CITY, CA 94015
The bulk sale is subject to California
Uniform Commercial Code Section 6106.2.
The name and address of the person with
whom claims may be filed is: SAADEH

whom claims may be filed is: SAADEH LAW FIRM, 333 GELLERT BLVD., SUITE 145, DALY CITY, CA 94015

JULY 29, 2025 which is the business day Date: 06/23/2025

GAIL THI LE (SOLE MEMBER) GAIL THI LE (SOLE MEMBE BUYER 06/23/2025 IN-OUT LAUNDROMAT INC. AMIL Y DAHER (CEO) SELLER 7/20/26

SF-3941869#

## **CIVIL**

SUMMONS

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER (Número del Caso):
24CV05891
NOTICE TO DEFENDANT (AVISO AL
DEMANDADO): BURK HOLDINGS, LLC,
dba BURK, LLC, a California limited liability
company; TIMOTHY JONES, also known
as TIM JONES, an individual, and DOES 1
through 25 inclusive

a California Corporation
NOTICE! You have been sued. The court

and have a copy served on the plaintiff A letter or phone call will not protect you Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help at the California Courts Online Seir-Heip, Center (www.courtinfo.ca.gov/seifheip), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages money and property may. and your wages, money, and property may be taken without further warning from the

before the court will dismiss the case. desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www. sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo dimen y bienes sin más quitar su sueldo, dinero y bienes sin más

recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia. org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por colegio de abogados locales. AVISO: Pol ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponei un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida de \$10,000 ó más de valor recibida mediante un acuerdo o una concessión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso. The name and address of the court is (El nombre y dirección de la corte es): Sonoma County Superior Court, 3055 Cleveland Ave Santa Rosa, CA 95403 The name, address, and telephone. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es) Dustin M. Amrein (304561) Jacqueline M Simonovich (319259) Weintraub Tobir Chediak Coleman Grodin 400 Capitol Mall 11th Floor, Sacramento, California 95814 Telephone: 916.558.6000l Facsimile

SF-3944270#

ORDER TO SHOW CAUSE

changing names as follows:
JIANQIANG ZHONG to JAY JQ ZHONG
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: AUGUST 12, 2025, Time: 9:00 A.M.,
Dept.: 103N, Room: 103N
The address of the court 400
MCALLISTER STREET, SAN
FRANCISCO, CA 94102
(To appear remotely, check in advance of
the hearing for information about how to
do so on the court's website. To find your
court's website, go to www.courts.ca.gov/
find-my-court.htm.)
A copy of this Order to Show Cause must
be published at least once each week for
four successive weeks before the date set
for hearing on the petition in a newspaper
of general circulation, printed in this county:
SAN FRANCISCO DAILY JOURNAL
Date: JUNE 24, 2025
MICHELLE TONG
JUdge of the Superior Court
6/27, 7/3, 7/11, 7/18/25

SF-3942323#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-25-559904 Superior Court of California, County of San

Arciga for Change of Name TO ALL INTERESTED PERSONS:

appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court

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

Detail Lin 22 2005 Date: Jun 23, 2025 Michelle Tong Judge of the Superior Court 6/26, 7/3, 7/10, 7/17/25

SF-3942002#

Case No. CNC-25-559888
Superior Court of California, County of SAN FRANCISCO
Petition of: MARLENE CECILIA CACERES for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner MARLENE CECILIA CACERES filed a petition with this court for a decree changing names as follows:
a. AKA DOMINGA CESILIA ESCOBAR
b. AKA MARLENE CECILIA ESCOBAR
c. MARLENE CECILIA CACERES to MARLENE CECILIA CACERES to MARLENE CECILIA CACERES to MARLENE CECILIA CACERES
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: JUIY 29, 2025, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, ROOM 103, SAN FRANCISCO, CA 94102-4514
(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. To f

FOR CHANGE OF NAME
Case No. CNC-25-559768
Superior Court of California, County of San

Petition of: Dave Cruser for Change of

Name TO ALL INTERESTED PERSONS: Petitioner Dave Cruser filed a petition with this court for a decree changing names as follows:

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

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 103N. Room: 103N

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#

## **FICTITIOUS**

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025-0406760
Fictitious Business Name(s)/Trade Name

This business is conducted by: an

The registrant commenced to transact business under the fictitious business name or names listed above on 06/15/2025. 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/ Keith Churchill,

S/ Keith Churchill,
This statement was filed with the County
Clerk of San Francisco County on

CIEFK OT SAII FIAIRCISCO COMINY C... 06/27/2025.

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). Professions Code). 7/3, 7/10, 7/17, 7/24/25

SF-3943591#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406719 Fictitious Business Name(s)/Trade Name

(DBA): Punch Up Media Lab, 1875 Mission St Ste 103, San Francisco, CA 94103 County of SAN FRANCISCO

Registered Owner(s): PUML LLC, 1875 Mission St Ste 103, San Francisco, CA 94103 This business is conducted by: a limited

This dustriess 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 transactions of the conduction of the conduction of the conductions of the conduction of th 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).) PUML LLC S/ Dean Preston, Manager This statement was filed with the County Clerk of San Francisco County on 06/24/2025.

NOTICE-In accordance with Subdivision

Clerk of San Francisco County on 6l/24/2025.

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 1441 for the state of the second services of the Section 1441 for the second services of the second second services of the second services of the second second services of the second services of the second second services of the second second services of the second sec under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 7/3, 7/10, 7/17, 7/24/25

SF-3943502#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406717 ctitious Business Name(s)/Trade Name

Fictitious Business Name(s)/Trade Name DBA):
NTECH, 479 TERESITA BLVD,, SAN -RANCISCO,, CA 94127 County of SAN -RANCISCO Registered Owner(s):
SALVADOR SANCHEZ, 4422 PALISADES MAY, ANTIOCH, CA 94531
This business is conducted by: an addividual

WAY, ANTIOCH, CA 94531
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).)
S/SALVADOR SANCHEZ,
This statement was filed with the County Clerk of San Francisco County on 06/24/2025.
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 in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
7/3, 7/10, 7/17, 7/24/25 Professions Code). 7/3, 7/10, 7/17, 7/24/25

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406704 Fictitious Business Name(s)/Trade Name

(DBA): Teotl, 2366 Mission Street, Ste 101, San Francisco, CA 94110 County of SAN FRANCISCO FRANCISCO
Registered Owner(s):
Ketzal Kalli Inc., 2366 Mission Street, Ste
101, San Francisco, CA 94110
This business is conducted by: a

business under the fictitious business name or names listed above on 06/20/2025.

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

rinstable by a fine not to exceed one thousand dollars (\$1,000).)

Ketzal Kalli Inc.

S/ Ramon Isaac Gonzalez Morales, CEO This statement was filed with the County Clerk of San Francisco County on

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name (a) of Section 17920, a Fictitious Names Statement generally expires at the end of five years from the date on which it was filed in the office of the County Cleft, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other statement pursuant to Section 17913 otner 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 anothe under federal state or common law (See Section 14411 et seq., Business and Professions Code). 6/26, 7/3, 7/10, 7/17/25

SF-3941106#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406706 ctitious Business Name(s)/Trade Name

(DBA): Andrea Palomera Pilates Atelier, 2141

Mission St. Suite 200, San Francisco, CA 94110 County of SAN FRANCISCO Registered Owner(s): Andrea Palomera Gomez Pedroso, 365 Banks St., San Francisco, CA 94110 This business is conducted by: an Individual
The registrant commenced to transact

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 line not to misdemeanor punishable by a fine not exceed one thousand dollars (\$1,000).)

S/ Andrea Palomera, This statement was filed with the County Clerk of San Francisco County on

Clerk of Sain Handson (1970) ( 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 under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 6/26, 7/3, 7/10, 7/17/25

## FICTITIOUS BUSINESS NAME

STATEMENT
File No. 2025-0406701
Fictitious Business Name(s)/Trade Name

Figure Name (DBA):

1. By the Beach Boutique, 2. Outer Avenues Travel, 2142 46th Ave, San Francisco, CA 94116 County of SAN FRANCISCO

FRANCISCO
Registered Owner(s):
Outer Avenues, LLC, 2142 46th Ave, San 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 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).) Outer Avenues, LLC S/ Michael Lofberg, Owner/COO This statement was filed with the County Clerk of San Francisco County on 06/20/2025. I declare that all information in this

Professions Code). 6/20, 6/27, 7/3, 7/11/25

FICTITIOUS BUSINESS NAME

STATEMENT File No. 2025-0406620 Fictitious Business Name(s)/Trade Name

Registered Owner(s): EUREKA VALLEY VENTURES LLC (CA), 4104 24TH ST STE 924, SAN FRANCISCO, CA 94114

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 3/27/2025. 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).) EUREKA VALLEY VENTURES LLC S/CHRISTINE WAI THER TRIPP

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

06/06/2025. NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name

(a) to Section 17920, a Prictious Name of five years from the date on which it was filled in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address

than a change in the residence address than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business

Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406603 titious Business Name(s)/Trade Name

SF-3938172#

Professions Code). 6/19, 6/26, 7/3, 7/10/25

S/CHRISTINE WALTHER TRIPF

SF-3938561#

Clerk of San Francisco County on 06/20/2025.

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). Professions Code). 6/26, 7/3, 7/10, 7/17/25

FICTITIOUS BUSINESS NAME

(DBA):
LAUNCHPAD MARKETING, 2186 9TH
AVE., SAN FRANCISCO., CA 94116
County of SAN FRANCISCO
Registered Owner(s):
LAUNCHPAD4 MARKETING INC. (CA),
2186 9TH AVE, SAN FRANCISCO, CA
94116

Corporation The registrant commenced to transact 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).)
LAUNCHPAD4 MARKETING INC.

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 reduce for the product for the product for the product for the product of the product for the product under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). 6/27, 7/3, 7/11, 7/18/25

SF-3940807#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406666 Fictitious Business Name(s)/Trade Name

File No. 2025-0406666
Fictitious Business Name(s)/Trade Name
(DBA):
SOMA ADVISORS, 461 2ND STREET
APT C226, SAN FRANCISCO, CA 94107
County of SAN FRANCISCO
Registered Owner(s):
SOMA ADVISORS LLC (CA), 461 2ND
STREET APT C226, SAN FRANCISCO,
CA 94107
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 57/2025.
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).)
SOMA ADVISORS LLC
S/SUSAN SCHAEFFER, MANAGING
MEMBER
This statement was filed with the County
Clerk of San Francisco County on

S/SUSAN SCHAEFFER, MANAGING MEMBER
This statement was filed with the County Clerk of San Francisco County on 06/12/2025.
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).

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2025-0406670
Fictitious Business Name(s)/Trade Name

FIGURE OF SUSINESS NAME(S) FRADE NAME (DBA):
ANJA'S S.F. CITY NOTARY, 855
MCALLISTER ST. APT D., SAN
FRANCISCO, CA 94102 County of SAN
FRANCISCO.

l declare that all information in this who declares as true any material matter pursuant to Section 17913 of the 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/Laineka Anja Powell Battle,

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. 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). 6/20, 6/27, 7/3, 7/11/25

SF-3938914#

NAME STATEMENT File No. 2025-0406658 Fictitious Business Name(s)/Trade Name

(DBA): COLOR, 4220 JUDAH STREET, 301, SAN FRANCISCO, CA 94122, County of SAN FRANCISCO CA 94122, County of SAN FRANCISCO Registered Owner(s): THE SOCIETY, LLC, 4220 JUDAH STREET #301, SAN FRANCISCO, CA

who declares as true any material matter pursuant to Section 17913 of the matter pursuant to Section 1/913 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/KIMANI PALMER, OWNER

name or names listed above on N/A.

declare that all information in this statement is true and correct. (A registrant who declares as true any materia matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to

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, 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 in violation of the rights of another under federal, state, or common law (Se Section 14411 et seq., Business and Professions Code). 6/12, 6/19, 6/26, 7/3/25

SF-3935672#

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

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 than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code). Professions Code). 6/12, 6/19, 6/26, 7/3/25

STATEMENT OF ABANDONMENT
OF USE OF FICTITIOUS
BUSINESS NAME
File No. 2022-0398452
The following person(s) has (have) abandoned the use of the fictitious business name: Quince Store, 260
Townsend Street, San Francisco, CA
94107, County of San Francisco
The fictitious business name referred to above was filed in the County Clerk's office in San Francisco County on October 7, 2022 Current File No. 2022-0398452.
Last Brand, Inc., 260 Townsend Street, San Francisco, CA 94107
This business was conducted by a corporation.
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/ Joel Dion, Secretary
This statement was filed with the County Clerk of San Francisco County on June 3,2025. use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and

6/13, 6/20, 6/27, 7/3/25

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406494 Fictitious Business Name(s)/Trade Name

SF-3935324#

(DDA): .ID DEVELOPMENT GROUP 1485 BAYSHORE BLVD MB #11 STE 393 SAN FRANCISCO, CA 94124, County o SAN FRANCISCO

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

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 San Francisco County Clerk 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 1793 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

Professions Code). 6/12, 6/19, 6/26, 7/3/25 SF-3932929#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406550 Fictitious Business Name(s)/Trade Name

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

registant knows to be laste is guilly 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

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

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406664 Fictitious Business Name(s)/Trade Name

SAN FRANCISCO, CA 94112 County of SAN FRANCISCO Registered Owner(s):
ALEX DAYCARE SF, LLC, 355 CHICAGO WAY, 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 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).)
ALEX DAYCARE SF, LLC
S/ ALEXANDRE DE SA PINHEIRO, MANAGER,
This statement was filed with the County Clerk of San Francisco County on 06/12/2025.
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 filling of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 1441) et seq., Business and Professions Code).

## **PROBATE**

NOTICE OF PETITION TO ADMINISTER ESTATE OF HAROLD J. MILLER CASE NO. PES-25-308581

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: HAROLD J. MILLER A Petition for Probate has been filed by SETH J. MILLER in the Superior

Francisco.
The Petition for Probate requests that SETH J. MILLER be appointed as personal representative to administer the estate of the

Court of California, County of San

decedent. The Petition requests the decedent's will and codicils, if any, be admitted to probate. The will and any codicils

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

located at 400 McAllister Street, San

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 attorn California law. an attorney knowledgeable in

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: RACHEL
A. DODSON, 1 KAISER PLAZA,
SUITE 875, OAKLAND, CA 94612,
Telephone: 510-824-8100
7/3, 7/7, 7/10/25

SF-3944037#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NANCY BOLMEIER FISHER CASE NO. PES-25-308578 To all heirs, beneficiaries, creditors,

contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NANCY BOLMEIER FISHER. A PETITION FOR PROBATE has been filed by IAN FISHER in the Superior Court of California, County

Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that IAN FISHER be appointed as personal representative to administer the

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

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

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 other courts.

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
THOMAS B. WORTH, ESQ. - SBN

FRIEDMAN MCCUBBIN LAW GROUP LLP

NOTICE OF PETITION TO ADMINISTER ESTATE OF JACKIE MEI SIM LAM CASE NO. PES-25-308575

To all heirs, beneficiaries, creditors

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Jackie Mei Sim Lam A PETITION FOR PROBATE has

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

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

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.

And the last date for filing claims shall be

I F SHOPP LLC

through 25, inclusive
YOU ARE BEING SUED BY PLAINTIFF
(LO ESTÁ DEMANDANDO EL
DEMANDANTE): MBD TRUCKING, INC.,

NOTICE! You nave been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below. You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a conv served on the plaintiff

There are other legal requirements. You may want to call an attorney right away. may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www. lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo. ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid ¡AVISO! Lo han demandado. Si no responde dentro de 30 días. la corte nuede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO Irene 30 DIAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si que estar en formato legal correcto s

Hay otros requisitos legales. Es

916.446.1611 damrein@weintraub.com | 916.446.1611 damrein@weintraub.com | 916.446.1611 damrein@weintraub.com | DATE (Fecha): 10/4/2024 2:57 pm | Clerk (Secretario), by Cynthia Rowen, Deputy (*Adjunto*) (*SEAL*) 7/3, 7/10, 7/17, 7/24/25

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
Case No. CNC-25-559905
Superior Court of California, County of
SAN FRANCISCO
Petition of: JIANQIANG ZHONG for
Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JIANQIANG ZHONG filed
a petition with this court for a decree

Francisco Petition of: Blanca Angelique Macias-Petitioner Blanca Angelique Macias-Arciga filed a petition with this court for a decree

filed a petition with this court for a decree changing names as follows:
Blanca Angelique Macias-Arciga to Storm Nepherdus Macias-Arciga
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the objection at least two court days before the matter is scheduled to be heard and must

written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing:
Date: Aug 07, 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. To find your court's website.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-25-559888 Superior Court of California, County of SAN FRANCISCO

ORDER TO SHOW CAUSE

as follows: Dave Cruser to Michael David Cruser AKA Michael David Cruser to (first) (middle) (last) The Court orders that all persons

may grant the petition without a hearing. Notice of Hearing. Notice of Hearing: Date: 07/29/2025, Time: 9:00 AM, Dept.:

**BUSINESS NAMES** 

(DBA): GOBLYN, 344 Shields St, San Francisco, CA 94132 County of SAN FRANCISCO Registered Owner(s): Keith Churchill, 344 Shields St, San Francisco, CA 94132

SF-3941070#

STATEMENT
File No. 2025-0406649
Fictitious Business Name(s)/Trade Name

This business is conducted by: a business under the fictitious business name or names listed above on 5/28/2025. I declare that all information in this statement is true and correct. (A registrant

S/ WAYNE CHAN, CEO This statement was filed with the County Clerk of San Francisco County on 06/12/2025.

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

STATEMENT
File No. 2025-0406603
Fictitious Business Name(s)/Trade Name (DBA):

1. PREMIER DIAMOND REALTY, 2.
BEYOND SIMPLIFIED, 580 4TH ST, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO, CA 94107 County of SAN FRANCISCO, CA 94107
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 6/3/2025.

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).)
SIDE, INC
S/ HILARY SAUNDERS, CBO
This statement was filed with the County Clerk of San Francisco County on 06/05/2025.

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 in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).

6/19, 6/26, 7/3, 7/10/25

Professions Code). 6/27, 7/3, 7/11, 7/18/25

Registered Owner(s): Laineka Anja Powell Battle, 601 Van Ness Avenue E 417, San Francisco, CA 94102 This business is conducted by: an individual
The registrant commenced to transact name or names listed above on

יה במוויפאם אווןם דיטושפוו שמענופ, This statement was filed with the County Clerk of San Francisco County on 06/13/2025. 06/13/2025.
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

94122
The business is conducted by: A LIMITE LIABILITY COMPANY, STATE OF LLC: DE 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

S/KIMANI PALMER, OWNER
This statement was filed with the San Francisco County Clerk on JUNE 12, 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 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

FICTITIOUS 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 business under the fictitious business

exceed one thousand dollars (\$1,000).) Z&H SERVICES LLC 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

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0406539 titious Business Name(s)/Trade Name PICULIOUS BUSINESS NAMINE(S)/TRADE NAMINE (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

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 above 2002.

corporation.

I declare that all information in this

Professions Code). 6/12, 6/19, 6/26, 7/3/25 SF-3921250#

To all heirs, beneficiaries, creditors

are available for examile kept by the court. available for examination in the

waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 7/28/2025 at 9:00 A.M. in Probate Dept. Room 204 Francisco, CA 94102.

court.

shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 07/23/25 at 9:00AM in Dept. 204

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

425 CALIFORNIA ST., 25TH FLR. SAN FRANCISCO CA 94104 Telephone (415) 434-2226 7/2, 7/3, 7/9/25 SF-3944024#

been filed by Terry Mei Kuen Lam in the Superior Court of California, County of San Francisco. THE PETITION\_FOR PROBATE requests that Terry Mei Kuen Lam be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority

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 8/4/2025 at 9:00 am in Dept. 204 located at 400 McAllister Street

with the court before the hearing Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a

## LEGAL NOTICES

Continued from Page # 8

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

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

Attorney for Petitioner Jason Louie (SBN 191683) The Law Offices of Jason Louie,

490 Post Street, Suite 910 San Francisco, CA 94102 Telephone: (415) 240-4646 6/26, 6/27, 7/3/25

SF-3942136#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF CRAIG RUSSELL KEITH CASE NO. PES-25-308570

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: CRAIG RUSSELL KEITH AKA CRAIG R. KEITH AKA CRAIG KEITH

A Petition for Probate has been filed by DARIN KEITH in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that DARIN KEITH 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, very important actions, nowever, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and

shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 7/22/2025 at 9:00 A.M. in Probate Dept. 204 located at 400 McAllister Street, San Francisco CA 94102 San Francisco, CA 94102. If you object to the granting of the petition, you should appear at the

hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by

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

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

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

Attorney for Petitioner: KALE K. HEIMAN, 215 WEST PORTAL AVENUE, SAN FRANCISCO, CA 94127, Telephone: 866-720-0195 6/26, 6/27, 7/3/25

# NOTICE OF PETITION TO ADMINISTER ESTATE OF JOHN TRIGONIS

CASE NO. PES-25-308565
To all heirs, beneficiaries, creditors. contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOHN TRIGONIS AKA JOHN MILTON TRIGONIS

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

MILTON TRIGONIS 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, 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 granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 7/16/2025 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

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

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

authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the

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

Attorney for Petitioner: GEORGE R. SULLIVAN, 345 FRANKLIN STREET, SAN FRANCISCO, CA 94102, Telephone: 415-777-5544 6/26, 6/27, 7/3/25

SF-3941871#

sale. NOTICE TO TENANT(S): Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest

NOTICE TO CREDITORS
(PROB C SECTION 19040(b), 19052)
IN THE SUPERIOR COURT OF THE
STATE OF CALIFORNIA IN AND FOR
THE COUNTY OF SAN FRANCISCO
In re: Gerald C. Fennell, Jr. 2004 Trust
Created May 6, 2004, by Gerald C.
Fennell, Jr., Decedent
Notice is hereby given to the creditors
and contingent creditors of the abovednamed decedent that all persons having
claims against the decedent are required
to file them with the Superior Court at San
Francisco, California, 400 McAllister Street,
San Francisco, California 94102, and mail
or deliver a copy to Kathleen A. Fennell,
as Personal Representatives of the Small
Estate of Gerald C. Fennell, Jr., deceased,
at 1330 Castro Street, San Francisco, CA
94114, within the later of 4 months after
June 20, 2025, or if notice is mailed or
personally delivered to you, 60 days after
the date this notice is mailed or personally
delivered to you, or you must petition to
ile a late claim as provided in Probate
Code Section 19103. For your protection,
you are encouraged to file your claim by
certified mail, with return receipt requested.
s/ Kathleen A. Fennell, Trustee
Gerald C. Fennell, Jr. 2004 Trust
6/20, 6/27, 7/3/25

SF-3939262#

## PUBLIC AUCTION/ **SALES**

Notice of Public Auction

Notice of Public Auction
Personal Property
Notice is hereby given that pursuant to
Section 21700 of the Business and
Professions Code, State of California, the
undersigned will sell at Public Auction by
competitive bidding on the 10<sup>st</sup>of July,
2025, at 11:30 a.m. at Army Street Mini
Storage 11:00 26<sup>th</sup> Street, San Francisco
CA 94:107, State of California. The goods,
chattels, or personal goods and property of
the tenants/units listed below.
Tenant Unit # / Tenant Name:
U156 Sitoa Seu

U156 Sitoa Seu U156 Sitoa Seu
C002 Leonard Washington
Purchased goods are sold as is and
must be removed within one (1) day of
purchase. Payment is to be with cash
only and made at the time of purchase. along with a variable security deposit to be refunded at the time of emptying. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.

the event of settlement between owner and obligated party.

"Auction to be conducted by Auctioner Forrest O'Brien, Ca Bond No. 106386718 or Donna Wilson, Ca Bond No. 0562039 of Sale Maker Auctions 925.392.8508' Street Mini Storage 1100 26th Street

San Francisco, CA 94107 (415) 282-0200

SF-3941874#

TRUSTEE SALES NOTICE OF TRUSTEE'S SALE File No.: 24-209925 A.P.N.: 6306-029 Property Address: 171 PEABODY ST, SAN FRANCISCO, CA 94134 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED JANUARY 12, 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal recit union, or a check drawn by a state or federal savings and loan association, or savings tate will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee way withhold the issuance of the Trustee some variable to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property described heretofore is being sold "as is." 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 and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the principal sum of the time of the principal sum of the property between the property and the property in the property of the prop Intereun, lees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s): ROMEO E. MERCADO AND ROSARIO S. MERCADO, HUSBAND AND WIFE Duly Appointed Trustee: Robertson, Anschutz, Schneid, & Crane, LLP DEED OF TRUST Recorded on January 24, 2006 at Instrument No 2006-1118491-00 REEL J062, IMAGE 0454 of Official Records in the office of the Recorder of SAN FRANCISCO County, California Sale Date: 7/24/2025 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue, San Francisco, CA, 94102 Amount of unpaid the Trustee for the total amount (at the Francisco, CA 94102 Amount of unpaid balance and other charges: S560,397.50 (Estimated) Street Address or other (Estimated) Street Address or other common designation of real property: 171 PEABODY ST. SAN FRANSICO CA, 94134. See Legal Description - Exhibit "A" attached here to and made a part hereof. LEGAL DESCRIPTION EXHIBIT A LOT 95, AS SAID LOT IS DELINEATED AND SO DESIGNATED LEGAL THAT CEPTAIN MAD ENTITIED. DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED.
"BEN FRANKLIN HOMESTEAD ASSN", WHICH MAP WAS FILED NOVEMBER 7, 1871 AND RECORDED IN BOOK "E" AND "F" OF MAPS AT PAGE 71, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. FRANCISCO, STATE OF CALIFORNIA. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, it any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a writter directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. 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 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 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(S): 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 (866-684-2727) or visit the website http://www.servicelinkasap.comj using the file number assigned to this case 24-209925. Information about postponements that are very short in duration or rhat occur close in time to the scheduled sale may not immediately be reflected in the telephone information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January 1, 2021, you may have a right to purchase this property, after the trustee

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 (866-684-2727) or visit the website http://www.servicelinkasap.com, using the file number assigned to this case 24-209925 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. Robertson, Anschutz, Schneid & Crane, LLP By: Marisol Nagata, Esq. Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 Date: 6/30/2025 SALE INFORMATION CAN HTTP://WWW.SERVICELINKASAP. GA 30004 Phone: 858-997-1304 Date: 6/30/2025 SALE INFORMATION CAN HTTP://WWW.SERVICELINKASAP. COM. PLEASE CALL (866-684-2727). BE OBTAINED ONLINE AT FOR AUTOMATED SALES INFORMATION, The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptoy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. A-4846333 07/03/2025, 07/10/2025, 07/17/2025

time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Deed of Trust.(c) mprovements The buildings, fixtures, additions enlargements, extensions, modifications repairs, replacements, and improvements. repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "Improvements");(d) Easements. 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, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, and the reversions 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, rights of dower, rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Trustor of, in and to the Land and the Improvements, and every part and parcel thereof, with the appurtenances thereto; (e) Fixtures and Personal Property. All machinery, equipment, fixtures (including, but not limited to, all heating, air conditioning, plumbing, lighting, communications and elevator fixtures), furniture, software used in or to operate any of the foregoing and other property of every kind and nature whatsoever owned by Trustor, or in which Trustor has or shall have an interest, now or hereafter located upon the Land and the Improvements, or appurtenant thereto, and usable in connection with the present or future operation and occupancy of the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the Improvements, or appurtenant thereto, or usable in connection with the present or future operation and occupancy of the Land and the lamprovements, or appurtenant thereto, or and all rents, additional rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, royalties (including, without limitation, all oil and gas or other mineral royalties and bonuses), income, receivables, receipts, revenues, deposits (including, without limitation, security, utility and other deposits), accounts, issues, profits, charges for services rendered, and other consideration of whatever form or nature received by or paid to or for the account of or benefit of Trustor or its agents or employees from any and all sources arising from or attributable to the Property, including, all receivables, customer obligations, installment payment obligations and other obligations now existing or hereafter arising or created out of the sale, lease, sublease, license,

concession or other grant of the right of the use and occupancy of property or endering of services by Trustor or Manager and proceeds; in any, from business interruption or other loss of income insurance whether paid or accruing before or after the filing by or against Trustor of any petition for relief under any Creditors Rights Laws (collectively, the Rents) and all proceeds from the sale for the payment of the Debt (g) Insurance right for each of the Debt (g) Insurance proceeds in respect of the Property under 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 therof, for damage to the Property (collectively, the "Insurance Proceeds") (1) Condemnation Awards. All condemnation whether from the exercise of the right, or for a change of grade, or for any other injury to or decrease in the value of the right, or for a change of grade, or for any other injury to or decrease in the value of the right, or for a change of grade, or for any other injury to or decrease in the value of the Property (collectively, the "Awards"), (ii) Tax Certiorari. All refunds ehales or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction. (i) 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 brought with respect of the Land and proceeds, so provided and proceeds of any of the Land and proceeds, and all rights therein and theretor enderords and all rights therein and theretory of the property (in) and all checks, drafts, certificates, securities, investment property, financial assets, instruments and other property is enderond and proceeds, products, distributions or dividends or substitutions thereon and thereof (collectively, the "Accounts"), for the information or on the Internet Website. Ine 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) to conduct a unified foreclosure sate 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. Beneficiary reserves the right to revoke its election as to some or all of said personal property and/or fixtures, or to add additional personal property and/or fixtures, or to add additional personal property and/or fixtures, 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. No warranty is made that any or all of the personal property still exists or is available for the successful bidder and no warranty is made that any or all 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: 46-52 Geary Street and 45-47 Maiden Lane, San Francisco, CA The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining unpaid balance of the obligations secured by and pursuant to the power of sale contained in that certain 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 \$14,259,003.00 (Estimated), provided, however, prepayment premiums accrued interse expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$14,259,003.00 (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 credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The Property offered for sale excludes all funds held on account by the Property receiver, if applicable. DATE: June 24, 2025 FIDELITY NATIONAL TITLE COMPANY, TRUSTEE 24-0017-2FNT 5170 Golden Foothill Parkway, Suite 130 El Dorado Hills, CA 05762 016.636.0114 Sara Berens TRUSTEE 24-00171-2FNT 5170 Golden Foothill Parkway, Suite 130 EI DO7ado Hills, CA 95762 916-636-0114 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-4846734 07/03/2025, 07/10/2025 07/10/2025

SF-3942821#

NOTICE OF TRUSTEE'S SALE
TS#:CA25-052102
APN:1438-052 and 1438-051
371 & 373 6th Ave
San Francisco, CA 94118
ACCOMMODATION
YOU ARE IN DEFAULT UNDER A
DEED OF TRUST, DATED. 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. SHOULD CONTACT A LAWYER. Notice is hereby given that on Friday, July 18, 2025, at 12:00pm at the top of the east facing steps of San Francisco City Hall at

1 Dr Carlton B Goodlett Pl. San Francisco 1 Dr Carlton B Goodlett PI, San Francisco, CA 94102, in the City of San Francisco, County of San Francisco, State of California, Thyne Berglund & Co., Trustee, whose street address is 205 E Carrillo St, Ste 100 Santa Barbara, California 93101, and whose telephone number is (805)-330-3215, will sell at public auction to the highest bidder for cash, in lawful money of the United States, all payable at the time of sale, the real property described below. The real property is located in the City of San Francisco, County of San Francisco, State of California. It is commonly San Francisco, County of San Francisco, State of California. It is commonly described as 371 6th Avenue, San Francisco, California 94118 and 373 6th Avenue, San Francisco, California, 94118. The county assessor's parcel number for the properties are 1438-052 and 1438-051. The following is the legal description of the

rice hollowing size legal description of the properties:
PARCEL A, LOT 52, AS DESCRIBED AND DELINEATED UPON THAT CERTAIN MAP ENTITLED, "PARCEL MAP NO. 5441, A 2 LOT SUBDIVISION", WHICH MAP WAS FILED FOR RECORD MAY 13, 2010, BOOK 48 OF PARCEL MAPS, PAGES 29-30, INCLUSIVE, IN THE OFFICE OF THE RECORDER MAFS, FAGES 29-30, INCLUSIVE, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. EXCEPTING THEREFROM A NON-EXCLUSIVE ACCESS EASEMENT AS DEFINED AND DELINEATED IN THAT CERTAIN DECLARATION ESTABLISHING RESTRICTIONS AND EASEMENT AGREEMENT, RECORDED DECEMBER 14, 2009, AS INSTRUMENT NO. 2009- 1889249-00, BOOK K-038, PAGE 0384 OF OFFICIAL RECORDS, AND RE-RECORDED MAY 13, 2010, AS INSTRUMENT NO. 2010-19661 63-00, BOOK K-142, PAGE 0238 OF OFFICIAL RECORDS.

ESTABLISHING RESTRICTIONS AND EASEMENT AGREEMENT, RECORDED DECEMBER 14, 2009, AS INSTRUMENT NO. 2009- 1889249-00, BOOK K-038, PAGE 0384 OF OFFICIAL RECORDS AND RE-RECORDED MAY 13, 2010, AS INSTRUMENT NO. 2010-19661 63-00, BOOK K-14, PAGE 0329, OF OFFICIAL BOOK K-14, PAGE 0238 OF OFFICIAL RECORDS

PARCEL ONE
PARCEL B, LOT 51, AS DESCRIBED
ANO DELINEATED UPON THAT
CERTAIN MAP ENTITLED, "PARCEL
MAP NO 5441, A 2 LOT SUBDIVISION",
WHICH MAP WAS FILED FOR RECORD
MAY 13, 2010, BOOK 48 OF PARCEL
MAPS, PAGES 29-30, INCLUSIVE,
IN THE OFFICE OF THE RECORDER
OF THE CITY AND COUNTY OF SAN
FRANCISCO, STATE OF CALIFORNIA.
PARCEL TWO
A NON-EXCLUSIVE ACCESS
EASEMENT AS DEFINED AND
DELINEATED IN THAT CERTAIN
DECLARATION ESTABLISHING
RESTRICTIONS AND EASEMENT
AGREEMENT, RECORDED DECEMBER
AND ONS INSTRUMENT NO 2000 PARCEL ONE

RESTRICTIONS AND EASEMENT AGREEMENT, RECORDED DECEMBER 14, 2009, AS INSTRUMENT NO. 2009-1889249-00, BOOK K-038, PAGE 384 OF OFFICIAL RECORDS, AND RE-RECORDED MAY 13, 2010, AS INSTRUMENT NO 2010- 199616300, BOOK K142, PAGE 238, OF OFFICIAL

PARCEL THREE AN EXCLUSIVE PARKING EASEMENT AS DEFINED AND DELINEATED IN THAT CERTAIN DECLARATION ESTABLISHING RESTRICTIONS AND ESTABLISHING RESTRICTIONS AND EASEMENT AGREEMENT, RECORDED DECEMBER 14, 2009, AS INSTRUMENT NO 2009-1889249-00, BOOK K-038, PAGE 0384 OF OFFICIAL RECORDS, AND RE-RECORDED MAY 13, 2010, AS INSTRUMENT NO 2010- 196616300, BOOK K-142, PAGE 238 OF OFFICIAL RECORDS.

BOOK K-142, PAGE 238 OF OFFICIAL RECORDS.

The sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligations secured by and pursuant to the power of color conforced in that contain deed if their sale conferred in that certain deed of trust dated December 22, 2023, executed by ALPESH M. PATEL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY. HIS SOLE AND SEPARALE PROPERTY, as Trustor, to OLD REPUBLIC TITLE COMPANY, as Trustee, STATE BANK OF TEXAS, as Beneficiary, recorded on February 1, 2024, as Doc No. 2024011782, Official Records of San Francisco County, California.

A Notice of Default containing an election to sell the described real property under the above Deed of Trust was recorded on February 13, 2025, as Doc No. 2025011886, Official Records of San 2025011886, Official Records of San Francisco County, California. 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 \$271,000.00 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account

for sale excludes all funds held on account by the property receiver, if applicable. The undersigned was appointed and substituted as Trustee under the above Deed of Trust by a substitution dated November 27, 2024, and recorded on December 4, 2024, as Doc No. 2024094692, Official Records of San Francisco County, California. This Notice is given in compliance with a written request made to the Trustee by the Beneficiary.

votice to potential bidders: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at 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 hidder at the auction, you are or may be 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

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. property. NOTICE TO PROPERTY OWNER: 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 rescheduled time and date for the sale of this property, you may call (805)-330-3215 or visit this internet website, thyneberglund. com, using the file number assigned to this case, CA25-052102. 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

Dated: June 13, 2025
Thyne Berglund & Co.
By: /s/ Brock K. Berglund, Member 6/27, 7/3, 7/11/25

ACCOMMODATION

NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED JUNE 20, 2022, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE, IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Notice is hereby given that on Friday, July 18, 2025, at 12:00pm at the top of the east facing steps of San Francisco City Hall at 1 Dr Carlton B Goodlett PI, San Francisco, CA 94102, in the City of San Francisco,

CA 94102, in the City of San Francisco, County of San Francisco, State of California, Thyne Berglund & Co., Trustee whose street address is 205 E Carillo St Ste 100 Santa Barbara, California 93101 and whose telephone number is (805)-330-3215, will sell at public auction to the 330-3215, will sell at public auction to the highest bidder for cash, in lawful money of the United States, all payable at the time of sale, the real property described below. The real property is located in the City of San Francisco, County of San Francisco, State of California. It is commonly described as 179 Julian Avenue, San Francisco, California 94103 The county assessor's parcel number for the property is 3554-040. The following is the legal description of the property: COMMENCING at a point on the Easterly line of Julian Avenue, distant thereon 95 feet Northerly from the Northerly line of 16th Street; running thence Northerly along the said Easterly line of Julian Avenue 30 feet; thence at a right angle Easterly 84 feet to the Westerly line of Wiese Street, formely Lide Place; thence at a right angle Southerly along the said Westerly line of Wiese Street 30 feet; thence at a right angle Westerly 84 feet to the Easterly line of Julian Avenue and the point of commencement.

BEING a portion of Mission Block No. 35. The sale will be made without covenant or warranty regarding title, possession, or encumbrances to satisfy the obligations secured by pursuant to the power of sale conferred in that certain deed of trust dated June 20, 2022, executed by Hariombapu LL, a California limited liability company, as Truster for State Bank of Texas, as Beneficiary, recorded on June 23, 2022, as Doc No. 2022062202, Official Records of San Francisco County, California. is 3554-040. The following is the legal

San Francisco County, California. A Notice of Default containing an election

to sell the described real property under the above Deed of Trust was recorded on February 13, 2025, as Doc No. 2025011887, Official Records of San Francisco County, California.
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 \$4,139,334.78 Sale is estimated to be \$4,139,334.76 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee is Deed Upon Sale until funds become available to the payee or endorse as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable.

held on account by the property receiver, if applicable.

The undersigned was appointed and substituted as Trustee under the above Deed of Trust by a substitution dated November 27, 2024, and recorded on December 4, 2024, as Doc No. 2024094690, Official Records of San Francisco County, California.

This Notice is given in compliance with a written request made to the Trustee by the Beneficiary.

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 of all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are 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 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 (805) 330-3215 or visit this internet website, thyneberglund. com, 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. Dated: July 13, 2024

Dated: July 13, 2024
Thyne Berglund & Co.
By: /s/ Brock K. Berglund, Member 6/27, 7/3, 7/11/25 SF-3942336#

T.S. No. 132182-CA APN: 3768-059 NOTICE OF TRUSTE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/12/2022. UNLESS YOU TAKE ACTION TO PROFECTY YOU RED 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 OR 8/14/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/18/2022 as Instrument No. 2022069267 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: PEDRO D. ZAMORA 2006 REVOCABLE TRUST, DATED MAY 18, 2006 WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHLER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK RAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS AND

SF-3942337# TS#:CA25-052101 APN:3554-040 179 JULIAN AVE, SAN FRANCISCO, CA

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 132182-CA to find the date on which the trustee 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

SF-3940550#

Title Order No.: 99100165 Trustee Sale No.: 87882 Loan No.: 399527784 APN: LOT 070 BLOCK 5556 Property Address: 400 FRANCONIA STREET SAN FRANCISCO, CA 94110 NOTICE OF TRUSTES SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/23/2020. 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 7/17/2025 at 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 9/28/2020 as Instrument No. 2020022647 in book ///, page //// of official records in the Office of the Recorder of San Francisco County, California, executed by: ECOM PARTNERS DEVELOPMENT, LLC, A OHIO LIMITED LIABILITY COMPANY, as Trustor CONVENTUS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor CONVENTUS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as Trustor CONVENTUS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, as state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a state or federal credit union, or a check drawn by a stat 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 on a trustee auction does not automatically will be bidding on a lien, not on the property itself. Placing the highest bid on 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 the outstanding lien 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 2924 of the California Civil Code. The law 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 844-477-7869, or visit this internet Web site www. stoxposting.com, using the file number assigned to this case T.S.# 87882. 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." For sales conducted after January 1, 2021 NOTICE TO TENANT You may The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING. com, using the file number assigned to this case 87882 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you 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. Disclosure In compliance with CA civil code 2924f(F), the opening bid for the foreclosure sale is based on a valuation provided t the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's opine on the accuracy of this valuation and makes no representation regarding the market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924f(f) shall not be construed as an opinion, warranty, or representation regarding (i) the priority of the deed of trust being foreclosed, (ii) the condition of title to the Property, or (iii) any other matters affecting the Property, Including the value of the Property. The trustee relies solely on the trustee's sale guaranty and/or Information provided by the lender regarding the lien priority and title condition and does not Independently verify such Information. All bidders are solely responsible for conducting their own Independent due diligence regarding the loan, the Property, its value, the lien priority of the deed of trust being foreclosed, and the condition of the title to the Property.

# LEGAL NOTICES

Continued from Page # 9

The trustee assumes no liability for the accuracy or completeness of any information provided by third parties, including the lender. The valuation used to determine the minimum opening bid applies only to the Initially scheduled sale date. Any postponement or continuation of the sale does not obligate the trustee to obtain or rely upon a new valuation, nor does It alter the trustee's limited role in the process. process. 6/27, 7/3, 7/11/25

T.S. No.: 250306192

real property: 424 Congo St San Francisco, CA 94131 Legal Description: Please See Attached Exhibit "A" The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of 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 the property. Notice To Property Owner: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 44 SF-3940481# T.S. No.: 250306192
Notice of Trustee's Sale
Loan No.: CPL-2534 Order No. 95531094
APN: 6765-030 Property Address: 424
Congo St San Francisco, CA 94131 You
Are In Default Under A Deed Of Trust
Dated 9/6/2023. Unless You Take Action
To Protect Your Property, It May Be Sold At
A Public Sale. If You Need An Explanation
Of The Nature Of The Proceeding Against
You, You Should Contact A Lawyer. A
public auction sale to the highest bidder
for cashier's check drawn on a state or
national bank, cashier's check drawn for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty expressed or implied, regarding title possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Virginia Meraza-Santos, a single Trustor: Virginia Meraza-Santos, a single woman Duly Appointed Trustee: Del Toro Loan Servicing, Inc. Recorded 9/28/2023 as Instrument No. 2023070381 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 7/17/2025 at 1:30 PM Place of Sale: Outside Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco Amount of unpaid balance and other charges: \$674,626.52 Street Address or other common designation of

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 (877) 440-4460, or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 250306192 to find the date on which the trustee sale was held, the amount of the last and highest bid, and the address of the trustee's sale was held, the amount of the last and highest bid, and the address of 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 15 days after the trustee's sale. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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: 6/12/2025 Del Toro Loan Servicing, Inc. by Total Lender Solutions, Inc., its authorized agent 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description Beginning At A Point On The Easterly Line Of Congo Street, Distant Thereon 100 Feet Northerly From The Point Of Intersection Formed By The Northerly Line Of Congo Street; Running Thence Northerly And Along Said Line Of Congo Street 25 Feet; Thence At A Right Angle Southerly 25 Feet; Thence At A Right Angle Southerly 75 Feet Thence At A Right Angle Westerly 75 Feet; Thence At A Right Angle Westerly 75 Feet Thence At A Right Angle Westerly 75 Feet; Thence At A Rig

T.S. No. 132929-CA APN: 3789-879 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/14/2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 8/5/2025 at 10:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/17/2004 as Instrument No. 2004-H871316-00 in Book 1786 Page 0164 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: GEORGE E. COOK 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

AND LOAN ASSOCIATION, 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, 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 86 TOWNSEND STREET #120, SAN FRANCISCO, CA 94107 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be 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, to pay the remaining principal sums of the note(s) secured by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by 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 or its predecessor caused said Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell. The undersigned or its predecessor caused said 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 recorder's office or a title insurance company, either of w

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 132929-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. If you are an "eligible the sale and highest bid placed at 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 132929-CA to find the date on which the trustee sale was held, the amount of the last and highest bid, and the address of 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 15 days after the trustee's sale. Third, you must submit 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 15 days after the trustee's sale. Third, you must subm 6/19, 6/26, 7/3/25

T.S. No. 132804-CA APN: 1683-014D NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/21/2006. 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 PROCEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 7/17/2025 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. 2006-1306118-00 in Book J297 Page 0437 the subject Deed of Trust was modified by Loan Modification recorded on 01/04/2008 as Instrument 2008-Is14250-00 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: VICTOR MILTER AND MAYA BORISENKO 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, SAVINGS AND LOAN ASSOCIATION, 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 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: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 887 40TH AVE, SAN FRANCISCO, CA 94121 The undersigned Trustee disclaims any liability for any incorrectness of the street designation, if any, of the real property described above is purported to be: 887 40TH AVE, SAN FRANCISCO, CA 94121 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: \$44,965.67 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. 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 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 132804-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 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. 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 132804-CA to find the date on which the trustee sale was held, the amount of the last and highest b

SF-3935899#



# **ATTORNEY SPECIALTY DIRECTORY**

FRIDAYS in the Los Angeles and San Francisco Daily Journals **ONLINE** listing at www.dailyjournal.com/attorneys includes:

Questions? 800/487-8262 | classifieds@dailyjournal.com

- photo
- practice description
- background & education

# One year \$312

Your specialty			
Print listing:	PHONE NUMBER		
FIRM  EMAIL ADDRESS	WEB SITE		Daily Journal
— — — — — — — — — — — — — — — Mail check to Daily Journal Corporation, PO Box 5402 Or provide credit card information:			
CREDIT CARD NUMBER	EXPIRATION DATE	CVC	
NAME OF CARDHOLDER			
BILLING ADDRESS FOR CREDIT CARD		ZIP CODE	
SIGNATURE		<del></del>	