

BULK SALES

NOTICE TO CREDITORS OF BULK SALE (Division 6 of the Commercial Code)

Escrow No. 026349-KL

(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

(2) The name and business addresses of the seller are: BL & L INVESTMENT INC, 1249 STOCKTON ST, SAN FRANCISCO, CA 94133

(3) The location in California of the chief executive office of the Seller is: SAME.

(4) The names and business address of the Buyer(s) are: VIVU INC, 9169 SURGE WAY, NEWARK, CA 94560

(5) The location and general description of the assets to be sold are: FURNITURE, FIXTURES, EQUIPMENT, LEASEHOLD IMPROVEMENTS, GOODWILL, COVENANTS, NONTO COMPETE AND INVIOLATORY OF the certain business located at: 1249 STOCKTON ST, SAN FRANCISCO, CA 94133

(6) The business name used by the seller(s) at said location is: LITTLE SWAN BAKERY

(7) The anticipated date of the bulk sale is SEPTEMBER 15, 2025 at the office of: GREEN ESCROW SERVICES, INC, 2010 CROW CANYON PLACE, SUITE 212 SAN RAMON, CA 94583, Escrow No. 026349-KL, Escrow Officer: KATHY LOZANO

(8) Claims may be filed with Same as "7" above.

(9) The last date for filing claims is: SEPTEMBER 12, 2025.

(10) This bulk sale is subject to Section 6106.2 of the Uniform Commercial Code.

(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE

DATED: AUGUST 21, 2025

TRANSFEREES: VIVU INC, A CALIFORNIA CORPORATION

ORD-4154643 SAN FRANCISCO DAILY JOURNAL 8/27/25

SF-3961461#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560048

Superior Court of California, County of SAN FRANCISCO

Petition of: SEAN CHRISTIAN AUBY for Change of Name

TO ALL INTERESTED PERSONS: Petitioner SEAN CHRISTIAN AUBY filed a petition with this court for a decree changing names as follows: SEAN CHRISTIAN AUBY to SEAN CHRISTIAN MANDEL

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: SEPTEMBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: AUGUST 21, 2025

MICHELLE TONG

Judge of the Superior Court

8/27, 9/3, 9/10, 9/17/25

SF-3961467#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560050

Superior Court of California, County of SAN FRANCISCO

Petition of: KAREN ANNE AUBY for Change of Name

TO ALL INTERESTED PERSONS: Petitioner KAREN ANNE AUBY filed a petition with this court for a decree changing names as follows: KAREN ANNE AUBY to KAREN ANNE MANDEL

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: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: AUGUST 21, 2025

MICHELLE TONG

Judge of the Superior Court

8/27, 9/3, 9/10, 9/17/25

SF-3961466#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560049

Superior Court of California, County of SAN FRANCISCO

Petition of: JASON LEE AUBY for Change of Name

TO ALL INTERESTED PERSONS: Petitioner JASON LEE AUBY filed a petition with this court for a decree changing names as follows: JASON LEE AUBY to JASON LEE MANDEL

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: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: AUGUST 21, 2025

MICHELLE TONG

Judge of the Superior Court

8/27, 9/3, 9/10, 9/17/25

SF-3961465#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560052

Superior Court of California, County of SAN FRANCISCO

Petition of: MITCHELL YAO RONG HU AKA YAO RONG HU for Change of Name

TO ALL INTERESTED PERSONS: Petitioner MITCHELL YAO RONG HU AKA YAO RONG HU filed a petition with this court for a decree changing names as follows: MITCHELL YAO RONG HU AKA YAO RONG HU to MITCHELL YAO RONG HU

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: 10/07/2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: AUGUST 21, 2025

MICHELLE TONG

Judge of the Superior Court

8/27, 9/3, 9/10, 9/17/25

SF-3961461#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560007

Superior Court of California, County of SAN FRANCISCO

Petition of: FRANCISCA MARIA CAROLINA GILMORE for Change of Name

TO ALL INTERESTED PERSONS: Petitioner FRANCISCA MARIA CAROLINA GILMORE filed a petition with this court for a decree changing names as follows: FRANCISCA MARIA CAROLINA GILMORE to FRANCISCA MARIA CAROLINA GILMORE-YULEE

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: SEPTEMBER 18, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: AUGUST 4, 2025

MICHELLE TONG

Judge of the Superior Court

8/13, 8/20, 8/27, 9/3/25

SF-3957029#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-559996

Superior Court of California, County of Los Angeles

Petition of: Thi Thu Anh Tran for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Thi Thu Anh Tran filed a petition with this court for a decree changing names as follows: Dekyi Tran to Dekyi Tenzin Tran

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: Sep 11, 2025, Time: 9:00AM, Dept.: 103 NRoom: 103 N

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, 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: AUGUST 21, 2025

MICHELLE TONG

Judge of the Superior Court

8/13, 8/20, 8/27, 9/3/25

SF-3956986#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560001

Superior Court of California, County of SAN FRANCISCO

Petition of: MAGGIE YU for Change of Name

TO ALL INTERESTED PERSONS: Petitioner MAGGIE YU filed a petition with this court for a decree changing names as follows: MAGGIE YU to MAGGIE PEIYING YU

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: SEPTEMBER 16, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: JULY 31, 2025

MICHELLE TONG

Judge of the Superior Court

8/6, 8/13, 8/20, 8/27/25

SF-3954707#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560004

Superior Court of California, County of SAN FRANCISCO

Petition of: RUIMIN CHEN AND JINPIAO RONG for Change of Name

TO ALL INTERESTED PERSONS: Petitioner RUIMIN CHEN AND JINPIAO RONG filed a petition with this court for a decree changing names as follows: MICHELLE CHEN to SUKI Q CHEN

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: SEPTEMBER 16, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N

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

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

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

Date: AUGUST 1, 2025

MICHELLE TONG

Judge of the Superior Court

8/6, 8/13, 8/20, 8/27/25

SF-3954704#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560003

Superior Court of California, County of San Francisco

Petition of: Yvette Gomez aka Yvette G Cisneros aka Yvette Gomez Cisneros for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Yvette Gomez aka Yvette G Cisneros aka Yvette Gomez Cisneros filed a petition with this court for a decree changing names as follows: Yvette Gomez to Yvette Gomez Cisneros

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: 09/16/2025, Time: 9:00 AM, Dept.: 103N, Room: 103N

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

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

Date: 08/01/2025

Michelle Tong Judge of the Superior Court

8/6, 8/13, 8/20, 8/27/25

SF-3954591#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560002

Superior Court of California, County of San Francisco

Petition of: Loretta Abalos aka Loretta A Cisneros aka Loretta Abalos Cisneros for Change of Name

TO ALL INTERESTED PERSONS: Petitioner Loretta Abalos aka Loretta A Cisneros aka Loretta Abalos Cisneros filed a petition with this court for a decree changing names as follows: Loretta Abalos to Loretta Abalos Cisneros

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: 09/16/2025, Time: 9:00 AM, Dept.: 103N, Room: 103N

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

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

Date: 08/01/2025

Michelle Tong Judge of the Superior Court

8/6, 8/13, 8/20, 8/27/25

SF-395457#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407129

Fictitious Business Name(s)/Trade Name (DBA):

MARCEL CAFE, 1101 TARAVAL ST, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO

Registered Owner(s): BIYU SITU, 1101 TARAVAL ST, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO

This business is conducted by: AN INDIVIDUAL

The registrant commenced to transact business under the fictitious business name or names listed above on 08/14/2025.

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).)

This statement was filed with the County Clerk of San Francisco County on 08/18/2025.

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).

8/27, 9/3, 9/10, 9/17/25

SF-3960343#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407115

Fictitious Business Name(s)/Trade Name (DBA):

MR Handyman, 6 Northridge Rd, San Francisco, CA 94124 County of SAN FRANCISCO

Registered Owner(s): Manuela J Mendez Cocom, 6 Northridge Rd, San Francisco, CA 94124

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 8-14-2025.

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/ Manuela Mendez

This statement was filed with the County Clerk of San Francisco County on 08/14/2025.

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).

8/20, 8/27, 9/3, 9/10/25

SF-3958693#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407111

Fictitious Business Name(s)/Trade Name (DBA):

Yuzi's Brow, 2806 Octavia Street, San Francisco, CA 94123 - 4306 County of SAN FRANCISCO

Registered Owner(s): Yuzi's Brow LLC, 2806 Octavia Street, San Francisco, CA 94123

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 08/14/2025.

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/ Yuzi Xiao, Manager

This statement was filed with the County Clerk of San Francisco County on 08/14/2025.

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).

8/20, 8/27, 9/3, 9/10/25

SF-3958557#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406996

Fictitious Business Name(s)/Trade Name (DBA):

STUDIO LAMERANER, 201 SPEAR ST STE 1100, SAN FRANCISCO,, CA 94105 County of SAN FRANCISCO

Registered Owner(s): STUDIO LAMERANER, LLC (CA), 201 SPEAR ST STE 1100, SAN FRANCISCO, CA 94105

This business is conducted by: a limited liability company

The registrant commenced to transact business under the fictitious business name or names listed above on 7/1/2025.

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).)

STUDIO LAMERANER, LLC S/ KARINA, MARIE LAMERANER, MANAGING MEMBER

This statement was filed with the County Clerk of San Francisco County on 07/28/2025.

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

8/13, 8/20, 8/27, 9/3/25

SF-3955744#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406989

Fictitious Business Name(s)/Trade Name (DBA):

REMEDY PET WELLNESS, 216 11TH ST, SAN FRANCISCO,, CA 94103 County of SAN FRANCISCO

Registered Owner(s): REMEDY PET WELLNESS LLC (CA), 216 11TH ST, SAN FRANCISCO, CA 94103

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 7/1/2025.

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).)

REMEDY PET WELLNESS LLC S/ CAROLINE HENLEY JUMEY, MANAGING MEMBER

This statement was filed with the County Clerk of San Francisco County on 07/28/2025.

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

8/13, 8/20, 8/27, 9/3/25

SF-3955743#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407030

Fictitious Business Name(s)/Trade Name (DBA):

ELEVATE PILATES, 3 EMBARCADERO CENTER, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO

Registered Owner(s): ELEVATE PILATES INC, 3 EMBARCADERO CENTER, SAN FRANCISCO, CA 94111

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 07/24/2025.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

S/ Kathleen Roney, CEO

This statement was filed with the County Clerk of San Francisco County on 07/31/2025.

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).

8/6, 8/13, 8/20, 8/27/25

SF-3954285#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0400982

Fictitious Business Name(s)/Trade Name (DBA):

INDIGO DESIGN, 676 GEARY STREET APT 107, SAN FRANCISCO,, CA 94102 County of SAN FRANCISCO

Registered Owner(s): JACOB GREEN, 676 GEARY STREET APT 107, SAN FRANCISCO, CA 94102

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/ JACOB GREEN

This statement was filed with the County Clerk of San Francisco County on 07/31/2025.

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).

8/6, 8/13, 8/20, 8/27/25

SF-3954160#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407016

Fictitious Business Name(s)/Trade Name (DBA):

KUSHOLOGY, 1019 OCEAN AVE, SAN FRANCISCO, CA 94112 County of SAN FRANCISCO

Registered Owner(s): TGM ENTERPRISE LLC, 1019 Ocean Ave, San Francisco, CA 94112

This business is conducted by: a limited liability company

The registrant commenced to transact business under the fictitious business name or names listed above on N/A.

I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

TGM Enterprise

Tyler Makras, Managing Partner

This statement was filed with the County Clerk of San Francisco County on 07/30/2025.

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

8/6, 8/13, 8/20, 8/27/25

SF-3954093#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0406871

Fictitious Business Name(s)/Trade Name (DBA):

TOGETHER LOUNGE, 2490 3RD ST, SAN FRANCISCO, CA 941

LEGAL NOTICES

Continued from Page # 7

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

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

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

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

Attorney for Petitioner: KARLY SCHLINKERT, CAPPELLONI LAW PC, 201 SPEAR STREET, SUITE 1100, SAN FRANCISCO, CA 94105, Telephone: 415-795-2910 8/26, 8/27, 9/2/25

PUBLIC AUCTION/ SALES

Notice of Public Sale
Notice is hereby given that Security Public Storage at 43 Page Street San Francisco, CA 94102 will sell the contents of the storage units listed below at a public auction to satisfy a lien placed on the contents (pursuant to Division 8 Chapter 10 Sec 21700-21716 of the California Codes). The sale will take place at the website www.StorageTreasures.com on September 10, 2025 at 12:00 pm. The sale will be conducted under the direction of Christopher Rosa (Bond-3112562) and www.StorageTreasures.com on behalf of the facility's management. Units will be available for viewing prior to the sale on www.StorageTreasures.com. Contents will be sold for cash only to the highest bidder. A 10-15% buyer's premium will be charged and possibly a cleaning deposit per unit. All sales are final. Seller reserves the right to withdraw the property at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted.
Tenant Name
Jacob Student
Marcus J. Boone
Alanna Buda
Denise Mathews
Purchased goods are sold as is and must be removed within 48 hours from time and date of purchase. Payment is to be with cash only and made at the time of purchase. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party.
Security Public Storage at 43 Page Street San Francisco, CA 94102 415-861-5100
8/27/25

ADVERTISEMENT OF SALE Property described below will be sold per the California SelfService Storage Facility Act. Sale on Wednesday the 3rd day of September, 2025 at 8:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. U-Haul Moving & Storage at Candestick, 1575 Baysshore Blvd, San Francisco, CA, 94124: COREY HAYES, BEVERLY WILLIAMS, Felipe RUIZ, Illya Gordon, Walker Chan Guerra, DELVIN TYREE, CHRISTOPHER MENDIETA, Lesbia Marta Rocha Castillo, VICTOR JONES, Andrea Yates, Tiffany

Lofton, steven redd, Watkins young, bryan dillard, Illya Gordon, ARNEL GARAY, Tiffany Lofton, David Newton, Christopher Tagalog, VALIEREE MAGGLAUN, Tremayne Holmes, Robert Pierce, TONY BEFFORD, Oscar Jordan , James Evans , Norman Wilber, John Doe, Illya Gordon, Deltrice Freeman, ABEL RODRIGUEZ, 8/20, 8/27/25

SF-3953962#

ADVERTISEMENT OF SALE Property described below will be sold per the California SelfService Storage Facility Act. Sale on Wednesday the 3rd day of September, 2025 at 8:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. U-Haul Moving & Storage of San Francisco, 1525 Bryant St, San Francisco, CA, 94103: GAYLE BRANNER, John Doe, John Doe, david waller, juan campos, Mickela Robins, Marcos Castro, Jacqueline Hunter, JANET FLIPSE, Vale Howard, MARSHAE EUBANKS, John Doe, KARIM HAMOUDA, Halemay Caranto, YURY FEDAROVICH, John Doe, JIACHENG XU, PHYLLIP HILL, asa gasaway, Yong Yi, John Doe, Italia Uribe Mendoza, JIACHENG XU, Emma Possereau, Bryce Cooper, YURY FEDAROVICH, Melonee Hall, RODRIGO GUTIERREZ, John Doe, Dario Vieyra, Drew Freyman, Victor Corbett, John Doe, PSMACEL, ZAMORANOSILVA, Dana Swanson, Jane penman, Jose Arce 8/20, 8/27/25

SF-3953960#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE
T.S. No. 25-00956-QQ-CA Title No. 250193884-CA-VOI A.P.N. 7517-430 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/19/2021. 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 THIS SALE, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, (cashier's check/s) must be made payable to National Default Servicing Corporation), drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustee: Ladara Mathews Sain, a single man duly Appointed Trustee: National Default Servicing Corporation Recorded 03/22/2021 as Instrument No. 2021049602 (or Book, Page) of the Official Records of San Francisco County, California. Date of Sale: : 10/01/2025 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue - San Francisco City Hall - Outside the Memorial Court between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Estimated amount of unpaid balance and other charges: \$432,432.31 Street Address or other common designation of real property: 55 Red Rock Way, 100 San Francisco, CA 94131 A.P.N.: 7517-430 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. 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 requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will 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 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 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-00956-QQ-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 website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-00956-QQ-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/21/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative-4851221 08/27/2025, 09/03/2025, 09/10/2025 8/27, 9/3, 9/10/25

SF-3961131#

TS No: CA07000841-25-1-HC APN: 43-7141-024-01 TO No: 2669586CAD Commonly known as: 3063 ALEMANY BLVD, SAN FRANCISCO, CA 94112 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on July 7, 2009, a certain Deed of Trust was executed by ALFONSO A VILLATORO AND MARTHA VILLATORO, HUSBAND AND WIFE AS JOINT TENANTS as Trustor in favor of FINANCIAL FREEDOM ACQUISITION LLC, A SUBSIDIARY OF ONEWEST BANK, FSB as Beneficiary and ORANGE COAST TITLE COMPANY, CA as Trustee, and was recorded on July 16, 2009, as Instrument No. 2009-1795142-00 in the Office of the County Recorder, San Francisco County, California; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for

the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated December 11, 2014, and recorded on June 16, 2015, as Instrument No. 2015-K076300-00, in the office of the County Recorder, San Francisco County, California; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 2, 2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of August 15, 2025 is estimated to be \$1,019,288.00; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Secretary's designation of MTC Financial Inc. dba Trustee Corps as Foreclosure Commissioner, recorded on October 27, 2015, as Instrument No. 2015-K149858-00, notice is hereby given that on October 2, 2025 at 01:30 PM, local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder: Commonly known as: 3063 ALEMANY BLVD, SAN FRANCISCO, CA 94112 COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF CAYUGA AVENUE, FORMERLY WINNAPEG AVENUE, DISTANT THEREON 155 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SICKLES AVENUE; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF CAYUGA AVENUE 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 107 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 107 FEET TO THE POINT OF COMMENCEMENT BEING LOT 13, IN BLOCK 9, SEAR'S SUBDIVISION OF WEST END MAP NO. 2, AS PER MAP THEREOF FILED JANUARY 17, 1885, IN BOOK "C" AND "D" OF MAPS, AT PAGE 153, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. The sale will be held outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. The Secretary of Housing and Urban Development will bid \$1,030,376.61. There will be no proration of taxes, rents and income or liabilities except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$103,037.66 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$103,037.66 must be presented before the bid is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in

the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$1,019,288.00 as of August 15, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: August 15, 2025 Rosenda Cardenas, Authorized Signatory MTC Financial Inc. dba Trustee Corps Foreclosure Commissioner 17100 Gillette Ave, Irvine, CA 92614 Phone: 949-252-8300 Fax: 949-252-8330 SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourelogic.com FOR THE TRUSTEE'S SALE. YOU NEED NOT PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 115532, Pub Dates: 08/27/2025, 09/03/2025, 09/10/2025, SAN FRANCISCO DAILY JOURNAL 8/27, 9/3, 9/10/25

SF-3960548#

Trustee Sale No. 23-02-974 Loan No. 5110026000 Title Order No. 2266284CAD NOTICE OF TRUSTEE'S SALE UNIFIED LENDER: 24-3611-025-01 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/06/2020. 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. AT 9:00 AM, CLEAR RECON CORP., as duly appointed trustee under and pursuant to Deed of Trust Recorded on 01/16/2020 as Document No. 2020-K891086-00 of official records in the Office of the Recorder of San Francisco County, California, executed by: Martin A. Neely and Connie Wu, as Trustees of the Martin A. Neely and Connie Wu 1998 Family Trust (Created by a Declaration of Trust Dated August 4, 1998), as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state), AT: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVE, 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, California describing the land therein: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 943 South Van Ness Avenue, San Francisco, CA 94110. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Said sale will be made, but without covenant or warranty, expressed or

implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,520,091.02 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. 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 caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are 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. Cashier's checks tendered at the Trustee's Sale shall be made payable to Lender's Foreclosure Services. If the Trustee is unable to convey title or the sale is set aside for any reason, the successful bidder shall have no other recourse against the Trustor, the Beneficiary, or the Trustee except for a full refund of monies paid to the Trustee at the sale. 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 (626) 579-5350 or visit this internet website www.lendersforeclosureservices.com, using the file number assigned to this case 23-02-974. 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. 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 23-02-974. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 23-02-974. 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