LEGAL NOTICES

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 about a both or creded. If see

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#

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

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 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, CA94102

(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

Judge of the Superior Court 8/27, 9/3, 9/10, 9/17/25 SF-3961466#

tition 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

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.,

FRANCISCO, CA94102
(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

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

to show cause, if any, why the petition fo 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 appear at the hearing to show cause why may grant the petition without a hearing.

may giart use peution willout a realing.
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

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

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

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

Judge of the Superior Co 8/13, 8/20, 8/27, 9/3/25 SF-3957029#

Petitioner Thu Thi 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

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 at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing. Notice of Hearing:

Notice of Hearing:

103 NRoom: 103 N

The address of the court is 400 McAllister.

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: Jul 28, 2025

Michelle Tong Judge of the Superior Court 8/13, 8/20, 8/27, 9/3/25

SF-3956986#

### **FICTITIOUS BUSINESS NAMES**

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). 9/3, 9/10, 9/17, 9/24/25

TERAPOLIS DESIGN STUDIO, 494 911 AVENUE, APT 6, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO Registered Owner(s): Andrei Nadar, 454 9TH AVENUE, APT 6, SAN FRANCISCO, CA 94118

This business is conducted by: an The registrant commenced to transact

business under the fictitious business name or names listed above on 08/28/2025. 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 exceed one thousand dollars (\$1,000).) This statement was filed with the County Clerk of San Francisco County on 08/28/2025.

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 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

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0407188 titious Business Name(s)/Trade Name

Registered Owner(s): RPUW ENTERPRISES LLC, 1911 Bush Street, Suite 2A, San Francisco, CA 94115 This business is conducted by: a limited

iliability company
The registrant commenced to transact business under the fictitious business name or names listed above on 08/10/2015.
I declare that all information in this statement is two on correct (A registrant

misdemeanor punishable by a fine no exceed one thousand dollars (\$1,000).) RPUW Enterprises LLC S/ Ron Puangpinj, Manager This statement was filed with the County Clerk of San Francisco County on

(a) to Section 17320, a scrietous Name 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. statement pursuant to decident 7913 dients 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), 9/3, 9/10, 9/17, 9/24/25 SF-3962996#

This business is conducted by: AN INDIVIDUAL
The registrant commenced to transact

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/BIYU SITU
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

SF-3960343#

# FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0407115 Cictitious Business Name(s)/Trade 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 see., Business and Professions Code).
8/20, 8/27, 9/3, 9/10/25 Professions Code). 8/20, 8/27, 9/3, 9/10/25

## FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name /uzi's Brow, 2806 Octavia Street, San

Francisco, CA 94123 This business is conducted by: a limited 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

exceed one thousand dollars (\$1,000) S/Yuzi Xiao, Manager
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 statement pursuant to Section 17913 order 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

SF-3958557#

Professions Code). 8/20, 8/27, 9/3, 9/10/25

Business Mailing Address: 703 PIER AVE, STE B #147 HERMOSA BEACH, CA

90254 Registered Owner(s): YOUTH VOLLEYBALL CLUBS GROUP, LLC, 703 PIER AVE, STE FB #147 HERMOSA BEACH, CA 90254

State of Incorporation: CA
This business is conducted by: a Limited 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 when declared on the name of the name of

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 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

## FICTITIOUS BUSINESS NAME

under federal, state, or common law (See Section 14411 et seq., Business and

Professions Code). 9/3, 9/10, 9/17, 9/24/25

STATEMENT
File No. 2025-0406996
Fictitious Business Name(s)/Trade Name STUDIO LAMERANER 201 SPEAR ST

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,

This business is conducted by: a limited 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.

Clerk of San Francisco County on O7/28/2025.

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). 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 71/1/2025. I declare that all information in this statement is true and correct. (A registrant statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) 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.

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 after any change in the facts set form 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#

### **GOVERNMENT**

## NOTICE OF PETITION TO ADMINISTER ESTATE OF ELPIDIA HERNANDEZ

ROSAS CASE NO. PES-25-308746 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ELPIDIA HERNANDEZ ROSAS

A Petition for Probate has been filed by San Francisco Public Administrator in the Superior Court of California, County of San Francisco. The Petition for Probate requests that San Francisco Public Administrator be appointed as personal representative to administer the

estate of the decedent.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court

should not grant the authority A hearing on the petition will be held in this court as follows:
a. Date: Sep 30, 2025 Time: 9:00
a.m. Dept: Probate Room: 204
b. Address of court: 400 McAllister Street, San Francisco, CA 94102. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the

court before the hearing Your

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

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

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

Attorney for Petitioner: BRIANNA K. Attorney for Petitioner: BRIANNA K. MANNION, Esq.,
Address: 1650 Mission Street, 4th Floor San Francisco, CA 94103 Telephone: (415)355-3555
9/2, 9/3, 9/9/25

### **PROBATE**

### NOTICE OF PETITION TO ADMINISTER ESTATE OF: JUNE M. FISHER CASE NO. PES-25-308749

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of JUNE M FISHER

of San Francisco. THE PETITION FOR PROBATE requests that SISILIA OHAI be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests authority

to administer the estate under the Independent Administration of Estates Act with limited authority.

(This authority will allow the personal representative to take many actions without obtaining court approval.

Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will

be held in this court as follows: 09/29/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102-4515
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

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 Special Notice form is available from the court clerk

Attorney for Petitioner
KEVIN REHWALD, ESQ. - SBN

SUITE 121 WESTLAKE VILLAGE CA 91361 Telephone (818) 703-7500 9/3, 9/4, 9/10/25

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LOURDES MUNOZ AGUIRRE CASE NO. PES-25-308748 To all heirs, renditors, contingent, preditors, and persons

LOURDES MUNOZ AGUIRRE. A PETITION FOR PROBATE has been filed by LEONCIO MUNOZ in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE

requests that LEONCIO MUNOZ be appointed as personal representative to administer the

files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 09/23/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San

Francisco, CA 94102 IF YOU OBJECT to the granting of the petition, you should appear

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

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 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. BRENTWOOD LAW P.C. SUITE 49355 LOS ANGELES CA 90049

Telephone (310) 800-1961 9/3, 9/4, 9/10/25 SF-3963462#

# NOTICE OF PETITION TO ADMINISTER ESTATE OF ELAINE FU AKA ELAINE

who may otherwise be interested in the will or estate, or both, of: ELAINE FU AKA ELAINE JUI-LIN

A Petition for Probate has been filed by MICHAEL TSUI in the Superior Court of California, County of SAN FRANCISCO.
The Petition for Probate requests that MICHAEL TSUI be appointed as personal representative to administer the estate of the

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

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to

take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent

shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 9/24/2025 at 9:00 A.M. in Dept. PROBATE Room 204 located at 400 MCALLISTER STREET, SAN FRANCISCO, CA

94102. 194102.

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

Petitioner/Attorney for Petitioner: LILLIAN E. NG, 4444 GEARY BOULEVARD, SUITE 205, SAN FRANCISCO, CA 94118, Telephone:

SF-3963401#

# NOTICE OF PETITION TO ADMINISTER ESTATE OF JUDITH YUNG CASE NO. PES-25-308745

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JUDITH YUNG A Petition for Probate has been filed

by SAMANTHA LEE in the Superior Court of California, County of San Francisco. Trancisco.
The Petition for Probate requests that SAMANTHA LEE be appointed as personal representative to administer the estate of the

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 Estates Act. (This authority 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

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 9/29/2025 at 9:00

A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San

Francisco CA 94102

waived notice or consented to the proposed action.) The independent

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

as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as

the date of first issuance of letters to

a general personal representative

a creditor. You may want to consult with an attorney knowledgeable in California law. You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an 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: KURT D HUYSENTRUYT, 3650 LAWTON STREET, SAN FRANCISCO, CA 94122, Telephone: 415-661-5565 9/2, 9/3, 9/9/25

## NOTICE OF PETITION TO ADMINISTER ESTATE OF ESTATE OF OLLIE RUTH CUMMINGS CASE NO. PES-25-308668

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Estate of Ollie Ruth Cummings A PETITION FOR PROBATE has been filed by Amy Harrington in the Superior Court of California, County

of San Francisco.
THE PETITION FOR PROBATE requests that Amy Harrington be appointed as personal representative to administer the estate of the decedent.

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

A HEARING on the petition will be held on 9/30/2025 at 9:00AM in Dept. 204 Room No: 204 located at 400 McAllister Street San Engrisco

400 McAllister Street San Francisco
CA 94102 CIVIC CENTER COURTHOUSE, CIVIC CENTER

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

a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California

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

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

Petitioner In Pro Per: Amy Harrington (SBN: 237980), 1592 Union Street, Suite 474, San Francisco, CA 94123, Telephone: (415) 558-7700 9/2, 9/3, 9/9/25

# AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF JU YEON PARK CASE NO. PES-25-308622

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JU YEON PARK A Petition for Probate has been

filed by SHAHID NAKHODA in the Superior Court of California, County of San Francisco.

of San Francisco.
The Petition for Probate requests that SHAHID NAKHODA be appointed as personal representative to administer the estate of the decedent.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to 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 waived notice or consented to the proposed action.) The independent administration, authority, will be 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 9/16/2025 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Experies. CA 04103 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

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: JOHN A. HARTOG / CHRISTOPHER D. JEW, NUTTER MCCLENNEN & FISH

LLP. 4 ORINDA WAY SUITE 200-D, ORINDA, CA 94563, Telephone 925-253-1717

# SF-3961719# AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF DON RAYMOND SCHMITZ CASE NO. PES-25-308517

8/27, 8/28, 9/3/25

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate or both of DON RAYMOND SCHMITZ
A Petition for Probate has been filed by PATRICK K. MAKUAKANE in the

Superior Court of California, County of San Francisco. The Petition for Probate requests that PATRICK K. MAKUAKANE be appointed as personal representative to administer the estate of the decedent.
The Petition requests the decedent's

LOST will and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court

shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on SEPTEMBER 15, 2025 at 9:00 A.M. in Probate Dept. Room 204 located at 4:00 McAllister Street, San Francisco, CA 94102. If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by

your attorney.

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

a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the

court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Petitioner/Attorney for Petitioner:

objection at least two count 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, CA94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

find-my-court.htm.)
A copy of this Order to Show Cause must

The Court orders that all persons

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-25-560049
Superior Court of California, County of
SAN FRANCISCO

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

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 person: interested in this matter appear before this court at the hearing indicated below

matter is scheduled to be heard and mus 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

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 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 81/3 8/20 8/27 5/3/25

### ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-25-559996 Superior Court of California, County of Los

Angeles Petition of: Thu Thi Anh Tran for Change of Name TO ALL INTERESTED PERSONS:

The address of the court is 400 McAllister Street, Room 103, San Francisco, CA 94102-4514

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0407209 Fictitious Business Name(s)/Trade Name

File No. 2025-0407209
Fictitious Business Name(s)/Trade Name (DBA):
AJI KIJI, 359 KEARNY ST, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO, CA 94108 County of SAN FRANCISCO, CA 94108
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) Shalom SF inc
S/ Jinwoong Lim, CEO
This statement was filed with the County Clerk of San Francisco County on 08/28/2025.
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

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0407202 Fictitious Business Name(s)/Trade Name (DBA): TERAPOLIS DESIGN STUDIO, 454 9TH

NOTICE-In accordance with Subdivision

Professions Code). 9/3, 9/10, 9/17, 9/24/25 SF-3963520#

(DBA):
POLK STREET LAUNDROMAT, 1305
POLK STREET, SAN FRANCISCO, CA
94109 - 9416 County of SAN FRANCISCO

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

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0407129 Fictitious Business Name(s)/Trade Name

FICTUTIOUS 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

business under the fictitious business name or names listed above on 08/14/2025. I declare that all information in this

Professions Code). 8/27, 9/3, 9/10, 9/17/25

File No. 2025-0407111 Francisco, CA 94123 - 4306 County of SAN FRANCISCO Registered Owner(s): Yuzi's Brow LLC, 2806 Octavia Street, San

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 viscal depart of 1000.)

FICTITIOUS BUSINESS NAME STATEMENT File No. 2025-0407160 titious Business Name(s)/Trade Name (DBA):
(DBA):
1. 415 TRAINING ACADEMY, 2. 415
VOLLEYBALL, 165 COLON AVE, SAN
FRANCISCO, CA 94112 County of SAN
FRANCISCO

statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) S/ MICHAEL BUFANO-PRESIDENT This statement was filed with the County Clerk of San Francisco County on 08/21/2025 08/21/2025.
NOTICE-In accordance with Subdivision

SF-3958122#

A PETITION FOR PROBATE has been filed by SISILIA OHAI in the Superior Court of California, County

Probate Code.
Other California statutes and legal YOU MAY EXAMINE the file kept

REHWALD PETERSON, INC. 32107 LINDERO CANYON ROAD,

contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of

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

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

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 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

Attorney for Petitioner
CHRISTOPHER ALEXANDER
FLOCOS - SBN 350804

JUI-LIN FU CASE NO. PES-25-308747 To all heirs, beneficiaries, creditors, contingent creditors, and persons

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

administration authority will be granted unless an interested person files an objection to the petition and

THE PETITION requests authority

COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear

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

### LEGAL NOTICES

Continued from Page # 9

8/27, 8/28, 9/3/25

AMANDA L EBEY, 870 MARKET | STREET SUITE 782, SAN FRANCISCO, CA 94102, Telephone:

SF-3961462#

## PUBLIC AUCTION/

NOTICE OF AUCTION SALE OF UNPAID MOVING AND STORAGE In accordance with the provisions of the California Self Service Storage Facility Act, Business and Professions Code, Sections 21700-21716. There being due and unpaid rent, storage charges, fees and costs, notice is hereby given that the goods which are stored at 2285 Jerrold Avenue San Francisco, CA. 94124 Stop n Stor Mini Storage will be sold by unit and public auction online at, www.StorageTreasures.com by online competitive bid ending after 9/10/2025 at 11:30 a.m.and any dates to be announced at the auction, until all the goods are sold, unless all charges are paid NOTICE OF AUCTION SALE OF UNPAID goods are sold, unless all charges are paid before that time.

NAME: Stop n Stor Mini Storage 2285 Jerrold Avenue San Francisco, CA. 94124 Fax (415) 970-3311 Phone: 480-397-6503

SF-3961707#

### TRUSTEE SALES

APN: 5334-038 TS No: CA07000502-25-1 TO No: 250277848-CA-VOI Commonly known as: 2147 QUESADA AVENUE, SAN FRANCISCO, CA 94124 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED AUGUST 200. 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 October 2, 2025 at 01:30 PM, 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, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on August 31, 2010 as Instrument No. 2010-J042402-00, of official records in the Office of the Recorder of San Francisco County, California, executed by LYNN M LAZO, A SINGLE PERSON, as Trustor(s), in favor of WELLS FARGO BANK, N.A. as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, ali payable at the time of sale, that certain AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID DEED OF describing the land therein as: 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: 2147 QUESADA AVENUE, SAN FRANCISCO, CA 94124 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express 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. 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 \$14,501.36 (Estimated). However, prepayment premiums, accrued interest and advances will increase this is estimated to be \$14,501.36 (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 credit union or 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 Frinancial 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'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. 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 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 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 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 for information regarding the sale of this property, using the file number assigned to this capose, CAO7000502-25-1. Information about property if you wace he last and highest bid placed at the trustee auction. How are religible tenant buyer, or "eligible bidder," you are a

SF-3963749#

NOTICE OF TRUSTEE'S SALE NOTICE OF TRUSTEE'S SALE T.S. No. 25-00956-QO-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 THE PROCEEDING AGAINST YOU, 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 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; 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. Trustor: Ladarris Matthew 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 Sale: 10/01/2025 at 9:00 AM Place of Sale: 10/01/2025 at 9:00 AM Place of Sale: 01/01/2025 at 9:00 AM Place o 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\*. 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 45 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 o/o Tiffany & Bosco, P.A., its agent, 1455 Frazzee 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 RepresentativeA-4851221 08/27/2025, 09/03/2025, 09/10/2025

SF-3961131#

TS No: CA07000841-25-1-HC APN: 43-7141-024-01 TO No: 2669586CAD Commonly known as: 3063 ALEMANN BLVD, SAN FRANCISCO, A94112 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-KO76300-00, 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, the entire amount delinquent as of August 15, 2025 is estimated to be \$1,019,288.00; and WHEREAS, the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, Dursuant to powers vested in me by the Secretary bas declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, Part 27, subpart B, and by the Secretary Secure 2005 and WHEREAS, the entire amount delinquent as of August 15, 2025 is estimated to be \$1,019,288.00; and WHEREAS, by virtue

amount in cash. In es successiu 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 swill 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 redemption, in the mortgagor or others subsequent to a 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, in the form of a certified or cashier's check payable to the Foreclosure Commissioner, in the form of a certified or cashier's check 702-039-7700 Older Nullider 17332, Pub Dates: 08/27/2025, 09/03/2025, 09/10/2025, SAN FRANCISCO DAILY JOURNAL

amount in cash. The successful bidder

Trustee Sale No. 23-02-974 Loan No. 5110026000 Title Order No. 2266284CAD NOTICE OF TRUSTEE'S SALE UNIFIED SALE APN 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. ON 09/11/2025 at 1:30PM. Lender's Foreclosure Services as the 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, 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 federal credit union, or a check drawn by a stat

8/27. 9/3. 9/10/25

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 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 caused said Notice of Default and Election to Sell. The Undersigned caused said Notice of Default and Demand for Sale, and a written Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be recorded in the county were the real property will be bidding on a lien, not on the property. You should also be a 8/20, 8/27, 9/3/25

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T.S. No. 134433-CA APN: 5619-023 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/17/2018. 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 A GAINST YOU, YOU SHOULD CONTACT A LAWYER ON 9/25/2025 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 10/24/2018 as Instrument No. 2018-K687243-00 of Official Records in the office of the County, State of CALIFORNIA executed by: MARVIN HIEMSTRA, SURVIVING JOINT TENANT 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 ASSOCIATION, OR SAVINGS BANK 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 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 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: 166 BONVIEW STREET, 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. Said sale will be held, but without covenant or warranty, express or implied, 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. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$1,379,791.91 if the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of mories paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary undersaid 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 to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding at a trustee auction. You will be bidding at a trustee auction, you should also be aware that the lien being auctioned off may be a junior lien. If you are 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 at 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 m

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