

FICTITIOUS
BUSINESS NAMESFICTITIOUS BUSINESS NAME
STATEMENT

File No. 2025-0407124
Fictitious Business Name(s)/Trade Name (DBA):
ORMONTIC, 1607 23RD AVE, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO
Registered Owner(s):
YANYAN GUO, 1607 23RD AVE, SAN FRANCISCO, CA 94122
This business is conducted by: an individual.

The registrant commenced to transact business under the fictitious business name or names listed above on 07/10/2025.

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/ YANYAN GUO,
This statement was filed with the County Clerk of San Francisco County on 08/15/2025.

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).
8/8, 9/15, 9/22, 9/29/25

SF-3964053#

FICTITIOUS BUSINESS NAME
STATEMENT

File No. 2025-0407110
Fictitious Business Name(s)/Trade Name (DBA):
RUBRIC FINANCIAL, 2 EMBARCADERO, 8TH FLOOR, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO
Registered Owner(s):
RUBRIC ASSOCIATES LLC (CA), 81 VAN RIPPER LN, ORINDA, CA 94563
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).)

S/ Harish Prabandham, CEO
Rubric Associates, LLC
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).
8/25, 9/2, 9/8, 9/15/25

SF-3960356#

FICTITIOUS BUSINESS NAME
STATEMENT

File No. 2025-0407083
Fictitious Business Name(s)/Trade Name (DBA):
1. DAWG FATHER, THE, 2. DAWG FATHER PROFESSIONAL PET SERVICES, THE, 401 SHIELDS ST, SAN FRANCISCO, CA 94132 County of SAN FRANCISCO
Registered Owner(s):
THE DAWG FATHER PROFESSIONAL PET SERVICES LLC (CA), 401 SHIELDS ST, SAN FRANCISCO, CA 94132
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 7/3/2025.

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

S/ LAINE YIEN, MANAGING MEMBER
This statement was filed with the County Clerk of San Francisco County on 08/08/2025.

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).
8/18, 8/25, 9/2, 9/8/25

SF-3957220#

FICTITIOUS BUSINESS NAME
STATEMENT

File No. 2025-0407063
Fictitious Business Name(s)/Trade Name (DBA):
DESTINATION DOGPATCH, 1129 TENNESSEE ST, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
DOGPATCH ART & BUSINESS ASSOCIATION (CA), 1129 TENNESSEE STREET, SAN FRANCISCO, CA 94107
This business is conducted by: 6/25/2025
The registrant commenced to transact business under the fictitious business name or names listed above on A CORPORATION.

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

S/ SUSAN ESILICK - TREASURER
This statement was filed with the County Clerk of San Francisco County on 08/06/2025.

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).
8/18, 8/25, 9/2, 9/8/25

SF-3957194#

FICTITIOUS BUSINESS NAME
STATEMENT

File No. 2025-0407081
Fictitious Business Name(s)/Trade Name (DBA):
PARTNERATE, 28 GEARY STREET STE 625 #5008, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO
Registered Owner(s):
PARTNERATE LLC (CA), 28 GEARY STREET, SUITE 625 #5008, SAN FRANCISCO, CA 94108
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 7/25/2025.
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/ SOSENA WOLDEBERGIS, MANAGING MEMBER
This statement was filed with the County Clerk of San Francisco County on 08/08/2025.

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).
8/18, 8/25, 9/2, 9/8/25

SF-3957182#

FICTITIOUS BUSINESS NAME
STATEMENT

File No. 2025-0407082
Fictitious Business Name(s)/Trade Name (DBA):
ALEX, 576 FOLSOM STREET #2, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
APRIORA INC (DE), 576 FOLSOM STREET #2, SAN FRANCISCO, CA 94105
This business is conducted by: N/A
The registrant commenced to transact business under the fictitious business name or names listed above on 07/22/2025.

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/ AARON WANG, CEO
This statement was filed with the County Clerk of San Francisco County on 08/08/2025.

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).
8/18, 8/25, 9/2, 9/8/25

SF-3957167#

PROBATE

NOTICE OF AMENDED
PETITION TO ADMINISTER
ESTATE OF
MERLEAN JOHNSON
CASE NO. PES-25-308185

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of:

MERLEAN JOHNSON,
AN AMENDED Petition for Probate has been filed by DWAYNE D. JOHNSON in the Superior Court of California, County of San Francisco. The AMENDED Petition for Probate requests that DWAYNE D. JOHNSON be appointed as personal representative to administer the estate of the decedent.

The AMENDED Petition requests the decedent's LOST will and codicils, if any, be submitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

A hearing on the petition will be held in this court on 9/24/2025 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by 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: VERLEANA D. GREEN, 1999 HARRISON STREET, SUITE 1800, OAKLAND, CA 94612, Telephone: 510-479-0768
9/8, 9/9, 9/15/25

SF-3965471#

NOTICE OF PETITION TO
ADMINISTER ESTATE OF
JOHN PIOMBO, AKA JOHN
L. PIOMBO, AKA JOHN
LOUIS PIOMBO
CASE NO. PES-25-308751

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: John Piombo, aka John L. Piombo, aka John Louis Piombo,

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

THE PETITION FOR PROBATE requests that Anne Dallara 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 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 September 29, 2025 at 9:00 a.m. in Dept. Probate Room No: 204 located at 400 McAllister Street San Francisco, CA 94102 CIVIC CENTER COURTHOUSE.

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

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

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

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

Attorney for Petitioner: Mary Gemma O'Keeffe, SB#124477 Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350, Telephone: 4156646788
9/5, 9/8, 9/12/25

SF-3964759#

NOTICE OF PETITION TO
ADMINISTER ESTATE OF
SUSAN LEE
CASE NO. PES-25-308757

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of:

SUSAN LEE,
A Petition for Probate has been filed by EVELYN DONG in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that EVELYN DONG be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court on 10/06/2025 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by 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: DEBORAH L. FOX, 165 SOUTH PARK SAN FRANCISCO, CA 94107, Telephone: 415-433-4044
9/5, 9/8, 9/15/25

SF-3964564#

NOTICE OF PETITION TO
ADMINISTER ESTATE OF:
NICHOLAS JAMES
POWERS
CASE NO. PES-25-308752

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of NICHOLAS JAMES POWERS.

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

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

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

A HEARING on the petition will be held in this court as follows: 09/30/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

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

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of

either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner: DALLAS E. DEAN - SBN 308360
COREY LUZAICH, DE GHETALDI & RIDDLE, LLP
700 EL CAMINO REAL, P.O. BOX 669
MILLBRAE CA 94030
Telephone (650) 871-5666
9/5, 9/8, 9/12/25

SF-3964317#

NOTICE OF PETITION TO
ADMINISTER ESTATE OF
BRUCE EDWARD RYAN
CASE NO. PES-25-308739

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BRUCE EDWARD RYAN

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

The Petition for Probate requests that TIM TRAN be appointed as personal representative to administer the estate of the decedent.

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

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

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 9/29/2025 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by 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: VIVIAN ZHANG, 353 KEARNY STREET, SAN FRANCISCO, CA 94108, Telephone: 415-335-6998
9/5, 9/8, 9/15/25

SF-3963985#

PUBLIC AUCTION/
SALES

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on **Tuesday, September 23, 2025 at 1 P.M.**, on the premises where said property has been stored and which is located at California Mini-Storage, 1111 Pennsylvania Ave, San Francisco, California, County of San Francisco. State of California, the personal property INCLUDING: Misc. boxes, bags, basket, suitcases, shelving, furniture, clothes, shoes, tools, electronics, fishing poles, baby seat. Boyd, Tom 2020 + 2073
Rosenbloom, Larry W30 + W42
Owner reserves the right to bid at the sale. Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is, and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and tenant. Call California Mini-Storage at (415) 826-7900. Dated: Saturday, August 30, 2025. CALIFORNIA MINI-STORAGE Auctioneer,

Bond #RDS0001657 - (415) 826-7900. California Mini-Storage reserves the right to reschedule auction to a later date if auctioneer is not available on auction date.
9/8, 9/15/25

SF-3963936#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE
T.S. No. 25-01095-DM-CA Title No. 250231304-CA-VOL A.P.N. 3611-026 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/01/2020. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU ARE 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 checks) 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: Martin A. Neely and Connie Wu, Trustees of the Martin A. Neely and Connie Wu, 1998 Family Trust (created by a Declaration of Trust dated August 4, 1998) Duly Appointed Trustee: National Default Servicing Corporation Recorded 07/08/2020 as Instrument No. 2020-K049428-00 (or Book, Page) of the Official Records of San Francisco County, California. Date of Sale: : 1 0/09/2025 at 1 :30 PM Place of Sale: outside the Memorial Court gate 2 by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Estimated amount of unpaid balance and other charges: \$2,012,580.46 Street Address or other common designation of real property: 937 S Van Ness Avenue, San Francisco, CA 94110 A.P.N.: 3611-026 The undersigned Trustee disclaims any liability for any inaccuracy 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)(2)(2)(3.5)(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 liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-01095-DM-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 25-01095-DM-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: 09/02/2025 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 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4352046 09/08/2025, 09/15/2025, 09/22/2025
9/8, 9/15, 9/22/25

SF-3964865#

“The settlement says we have to publish next week in thirty newspapers.”

“Is this a law office or an advertising agency?”

CLASS ACTION / PROPOSITION 65 / BANKRUPTCY
Advertising

If you’ve ever had to compose, place, pre-pay and confirm your own advertising project, you know how much work it is.

The Daily Journal Corporation specializes in notification by publication. That means publishing Class Action, Proposition 65, Bankruptcy and all other public notices are as simple as one phone call.

WE’LL DO WHAT THE

