

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560082  
Superior Court of California, County of SAN FRANCISCO  
Petition of: ALON TZVI LOUIS ZASLAVSKY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner ALON TZVI LOUIS ZASLAVSKY filed a petition with this court for a decree changing names as follows:  
ALON TZVI LOUIS ZASLAVSKY to ALON ZEL ZEV ZASLAVSKY  
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 16, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: SEPTEMBER 2, 2025  
MICHELLE TONG  
Judge of the Superior Court  
9/10, 9/17, 9/24, 10/1/25

SF-3965903#

SUMMONS (Family Law)

CITACION (Derecho familiar)  
CASE NUMBER (Número DE CASO):  
CD-24-00338  
NOTICE TO RESPONDENT (Name):  
AVISOS AL DEMANDADO (Nombre):  
Sandra Rosalia Palma  
You have been sued. Read the information below and on the next page.  
Lo han demandado. Lea la información a continuación y en la página siguiente.  
Petitioner's name (Nombre del demandante): Alejandro Palma  
You have 30 calendar days after this Summons and Petition are served on you to file a Response (form FL-120) at the court and have your day in court with the petitioner. A letter, phone call, or court appearance will not protect you.  
If you do not file your Response on time, the court may make orders affecting your marriage or domestic partnership, your property, and custody of your children. You may be ordered to pay support and attorney fees and costs.  
For legal advice, contact a lawyer immediately. Get help finding a lawyer at the California Courts Online Self-Help Center (www.courts.ca.gov/selfhelp), at the California Legal Services website (www.lawhelpca.org), or by contacting your local county bar association.  
Tiene 30 días de calendario después de haber recibido la entrega legal de esta Citación y Petición para presentar una Respuesta (formulario FL-120) ante la corte y efectuar la entrega legal de una copia al demandante. Una carta o llamada telefónica o una audiencia de la corte no basta para protegerlo.  
Si no presenta su Respuesta a tiempo, la corte puede dar órdenes que afecten su matrimonio o pareja, sus bienes y la custodia de sus hijos. La corte también le puede ordenar que pague manutención, y honorarios y costos legales.  
Para asesoramiento legal, póngase en contacto de inmediato con un abogado. Puede obtener información para encontrar un abogado en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en el sitio web de los Servicios Legales de California (www.lawhelpca.org) o poniéndose en contacto con el colegio de abogados de su condado.  
NOTICE—RESTRaining ORDERS ARE ON PAGE 1  
These restraining orders are effective against both spouses or domestic partners until the petition is dismissed, a judgment is entered, or the court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or seen a copy of them.  
AVISO—LAS ORDENES DE RESTRICCIÓN SE ENCUENTRAN EN LA PAGINA 2  
Las órdenes de restricción están en vigencia en cuanto a ambos cónyuges o miembros de la pareja de hecho hasta que se disipada la petición, se emita un fallo o la corte dé otras órdenes. Cualquier agencia del orden público que haya recibido o visto una copia de estas órdenes puede hacerlas acatar en cualquier lugar de California.  
FEE WAIVER: If you cannot pay the filing fee, ask the clerk for a fee waiver form. The court may order you to pay back all or part of the fees and costs that the court waived for you or the other party.  
EXENCIÓN DE CUOTAS: Si no puede pagar la cuota de presentación, pida al secretario un formulario de exención de cuotas. La corte puede ordenar que usted pague, ya sea en parte o por completo, las cuotas y costos de la corte previamente exentos a petición de usted o de la otra parte.

1. The name and address of the court are: (El nombre y dirección de la corte son):  
Superior Court, 400 McAllister Street, San Francisco, CA 94102  
2. The name, address, and telephone number of the petitioner's attorney, or the petitioner without an attorney, are: (El nombre, dirección y número de teléfono del abogado del demandante, o del demandante si no tiene abogado, son):  
Marco Acosta, Esq., P.O.Box 2183, Mill Valley, CA 94042, Tel: 415-776-9461  
Date (Fecha): 03/13/2024  
Clerk, by (Secretario, por) Mark Antonio Deputy (Asistente) (SEAL)  
9/10, 9/17, 9/24, 10/1/25

SF-3965864#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560048  
Superior Court of California, County of SAN FRANCISCO  
Petition of: SEAN CHRISTIAN AUBY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner SEAN CHRISTIAN AUBY filed a petition with this court for a decree changing names as follows:  
SEAN CHRISTIAN AUBY to SEAN CHRISTIAN MANDEL  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: AUGUST 21, 2025  
MICHELLE TONG  
Judge of the Superior Court  
8/27, 9/3, 9/10, 9/17/25

SF-3965438#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560050  
Superior Court of California, County of SAN FRANCISCO  
Petition of: KAREN ANNE AUBY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner KAREN ANNE AUBY filed a petition with this court for a decree changing names as follows:  
KAREN ANNE AUBY to KAREN ANNE MANDEL  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
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Date: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
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Date: AUGUST 21, 2025  
MICHELLE TONG  
Judge of the Superior Court  
8/27, 9/3, 9/10, 9/17/25

SF-3961467#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560050  
Superior Court of California, County of SAN FRANCISCO  
Petition of: KAREN ANNE AUBY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner KAREN ANNE AUBY filed a petition with this court for a decree changing names as follows:  
KAREN ANNE AUBY to KAREN ANNE MANDEL  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
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Date: AUGUST 21, 2025  
MICHELLE TONG  
Judge of the Superior Court  
8/27, 9/3, 9/10, 9/17/25

SF-3961467#

object 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  
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A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: AUGUST 21, 2025  
MICHELLE TONG  
Judge of the Superior Court  
8/27, 9/3, 9/10, 9/17/25

SF-3961466#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560049  
Superior Court of California, County of SAN FRANCISCO  
Petition of: JASON LEE AUBY for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner JASON LEE AUBY filed a petition with this court for a decree changing names as follows:  
JASON LEE AUBY to JASON LEE MANDEL  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: SEPTEMBER 2, 2025  
MICHELLE TONG  
Judge of the Superior Court  
8/27, 9/3, 9/10, 9/17/25

SF-3961465#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-25-560052  
Superior Court of California, County of SAN FRANCISCO  
Petition of: MITCHELL YAO RONG HU AKA YAO RONG HU for Change of Name  
TO ALL INTERESTED PERSONS:  
Petitioner MITCHELL YAO RONG HU AKA YAO RONG HU filed a petition with this court for a decree changing names as follows:  
MITCHELL YAO RONG HU AKA YAO RONG HU to MITCHELL YAO RONG HU  
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.  
Notice of Hearing:  
Date: OCTOBER 2, 2025, Time: 9:00 A.M., Dept.: 103N, Room: 103N  
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102  
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)  
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL  
Date: AUGUST 21, 2025  
MICHELLE TONG  
Judge of the Superior Court  
8/27, 9/3, 9/10, 9/17/25

SF-3961461#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407266  
Fictitious Business Name(s)/Trade Name (DBA):  
Schubert's Bakery, 521 Clement Street, San Francisco, CA 94118 County of SAN FRANCISCO  
Registered Owner(s):  
Wenzel Brothers LLC, 521 Clement Street, San Francisco, CA 94118  
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 09/04/2025.  
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).)  
Wenzel Brothers LLC  
S/ Ralph Wenzel, Managing Member  
This statement was filed with the County Clerk of San Francisco County on 09/04/2025.  
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).  
9/10, 9/17, 9/24, 10/1/25

SF-3965438#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407172  
Fictitious Business Name(s)/Trade Name (DBA):  
FOUR SEASONS HOTEL SAN FRANCISCO AT EMBARCADERO, 222 SANSOME STREET, SAN FRANCISCO, CA 94104 County of SAN FRANCISCO  
Registered Owner(s):  
28 SASF OWNER, LLC, 222 SANSOME STREET, SAN FRANCISCO, CA 94104  
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 10/01/2020.  
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).)  
28 SASF OWNER, LLC  
S/ Diego Rico, Vice President  
This statement was filed with the County Clerk of San Francisco County on 08/22/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
9/10, 9/17, 9/24, 10/1/25

SF-3965259#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407191  
Fictitious Business Name(s)/Trade Name (DBA):  
ORDINANT, 650 California St., F7, San Francisco, CA 94108 County of SAN FRANCISCO  
Registered Owner(s):  
Ordinant Inc. (DE), 440 N Barranca Ave #2442, Covina, CA 91723  
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 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).  
9/10, 9/17, 9/24, 10/1/25

SF-3965377#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407155  
Fictitious Business Name(s)/Trade Name (DBA):  
SUSHI BOAT, 700 GRANT AVENUE., SAN FRANCISCO, CA 94108 County of SAN FRANCISCO  
Registered Owner(s):  
GOOOD FORTUNE LLC, 700 GRANT AVENUE, 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 05/24/2018.  
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).)  
GOOOD FORTUNE LLC  
S/ DAVID CHIA, MEMBER  
This statement was filed with the County Clerk of San Francisco County on 08/21/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
9/10, 9/17, 9/24, 10/1/25

SF-3965329#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407156  
Fictitious Business Name(s)/Trade Name (DBA):  
SNOW GARDEN EXPRESS, 716 GRANT AVE., SAN FRANCISCO., CA 94108 County of SAN FRANCISCO  
Registered Owner(s):  
GOOOD FORTUNE LLC, 700 GRANT AVE, 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 05/24/2018.  
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).)  
GOOOD FORTUNE LLC  
S/ DAVID CHIA, Member  
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 under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
9/10, 9/17, 9/24, 10/1/25

SF-3965323#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407254  
Fictitious Business Name(s)/Trade Name (DBA):  
Hanabi Sushi & Boba, 219 King Street, San Francisco, CA 94107 County of SAN FRANCISCO  
Registered Owner(s):  
Yan's Sushi LLC, 335 Berry Street, Unit 502, San Francisco, CA 94158  
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 09/04/2025.  
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/ Chong Yan, Managing Member  
This statement was filed with the County Clerk of San Francisco County on 09/04/2025.  
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).  
9/10, 9/17, 9/24, 10/1/25

SF-3965266#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407253  
Fictitious Business Name(s)/Trade Name (DBA):  
JK Little Bunnies Daycare, 72 Harrington Street, San Francisco, CA 94112 County of SAN FRANCISCO  
Registered Owner(s):  
Sonia Isabel Ramirez Ortiz, 72 Harrington Street, San Francisco, CA 94112  
This business is conducted by: an individual.  
The registrant commenced to transact business under the fictitious business name or names listed above on 9/4/2025.  
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/ Sonia Isabel Ramirez Ortiz  
This statement was filed with the County Clerk of San Francisco County on 09/04/2025.  
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).  
9/10, 9/17, 9/24, 10/1/25

SF-3965259#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407191  
Fictitious Business Name(s)/Trade Name (DBA):  
ORDINANT, 650 California St., F7, San Francisco, CA 94108 County of SAN FRANCISCO  
Registered Owner(s):  
Ordinant Inc. (DE), 440 N Barranca Ave #2442, Covina, CA 91723  
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).)  
S/ Jayson Winchester Chief Executive Officer  
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 under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
9/10, 9/17, 9/24, 10/1/25

SF-3964553#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407209  
Fictitious Business Name(s)/Trade Name (DBA):  
AJI KIJJI, 359 KEARNY ST, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO  
Registered Owner(s):  
SHALOM SF INC, 359 Kearny st, 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/ linwood Lin, 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 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-3963655#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407202  
Fictitious Business Name(s)/Trade Name (DBA):  
TAPOLIS DESIGN STUDIO, 454 9TH AVENUE, APT 6, SAN FRANCISCO, CA 94118 County of SAN FRANCISCO  
Registered Owner(s):  
Andre Nadar, 454 9TH AVENUE, APT 6, SAN FRANCISCO, CA 94118  
This business is conducted by: an individual.  
The registrant commenced to transact business under the fictitious business name or names listed above on 08/28/2025.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ Andrei Nadar  
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 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-3963520#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407188  
Fictitious Business Name(s)/Trade Name (DBA):  
POLK STREET LAUNDROMAT, 1305 POLK STREET, SAN FRANCISCO, CA 94109 County of SAN FRANCISCO  
Registered Owner(s):  
RPUW ENTERPRISES LLC, 9111 Bush Street, Suite 2A, San Francisco, CA 94115  
This business is conducted by: a limited liability company.  
The registrant commenced to transact business under the fictitious business name or names listed above on 08/10/2015.  
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/ Ron Puangpinj, Manager  
This statement was filed with the County Clerk of San Francisco County on 08/26/2025.  
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).  
9/3, 9/10, 9/17, 9/24/25

SF-3962996#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407129  
Fictitious Business Name(s)/Trade Name (DBA):  
MARCEL CAFE, 1101 TARAVALL ST, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO  
Registered Owner(s):  
BIYU SITU, 1101 TARAVALL ST, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO  
This business is conducted by: AN INDIVIDUAL.  
The registrant commenced to transact business under the fictitious business name or names listed above on 08/14/2025.  
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)  
S/ BIYU SITU  
This statement was filed with the County Clerk of San Francisco County on 08/26/2025.  
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business

Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).  
8/27, 9/3, 9/10, 9/17/25

SF-3960343#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407115  
Fictitious Business Name(s)/Trade Name (DBA):  
MR Handyman, 6 Northridge Rd, San Francisco, CA 94124 County of SAN FRANCISCO  
Registered Owner(s):  
Manuela J Mendez Cocom, 6 Northridge Rd, San Francisco, CA 94124  
This business is conducted by: an individual.  
Yuzi's Abrant 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



LEGAL NOTICES

Continued from Page # 11

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE T.S. No. 25-01351-LC-CA Title No. 250285098-CA-VOI A.P.N. 4591C-622 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 10/29/2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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 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: Julia Wen Suffoletta, a single woman Duly Appointed Trustee; National Default Servicing Corporation Recorded 11/01/2022 as Instrument No. 2022099416 (or Book, Page) of the Official Records of San Francisco County, California. Date of Sale: : 10/29/2025 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue - San Francisco City Hall - Outside the Memorial Court gates between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Estimated amount of unpaid balance and other charges: \$450,650.74 Street Address or other common designation of real property: 10 Kennedy Pl., #203, San Francisco, CA 94124-2953 A.P.N.: 4591C-622 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)(2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or 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 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-01351-LC-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 25-0 135 1-LC-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: 09/04/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-FN4852196 09/10/2025, 09/17/2025, 09/24/2025 9/10, 9/17, 9/24/25

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 26, 2010. 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, 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, 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 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 inaccuracy 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 figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the Trustee to pay or endorse 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 the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the mortgage, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may visit the Internet Website address https://www.servicelinkauction.com/ or call ServiceLink Auction | Hudson and Marshall at (866) 539-4173 for information regarding the Trustee's Sale for information regarding the sale of this property, using the file number assigned to this case, CA07000502-25-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (866) 539-4173, or visit this internet website https://www.servicelinkauction.com/, using the file number assigned to this case CA07000502-25-1 to find the date at which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: August 27, 2025 MTC Financial Inc. dba Trustee Corps TS No. CA07000502-25-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949-252-8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT https://www.servicelinkauction.com/ OR AUTOMATED SALES INFORMATION PLEASE CALL: ServiceLink Auction | Hudson and Marshall at (866) 539-4173 Order Number 115786, to Dates: 09/03/2025, 09/10/2025, 09/17/2025; SAN FRANCISCO DAILY JOURNAL 9/3, 9/10, 9/17/25

SF-3963749#

NOTICE OF TRUSTEE'S SALE T.S. No. 25-00956-QQ-CA Title No. 250193884-CA-VOI A.P.N. 7517-430 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/19/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF 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 San Francisco County, California. Date of Sale: : 10/01/2025 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue - San Francisco City Hall - Outside the Memorial Court between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Estimated amount of unpaid balance and other charges: \$432,432.31 Street

Address or other common designation of real property: 55 Red Rock Way, 100 San Francisco, CA 94131 A.P.N.: 7517-430 The undersigned Trustee disclaims any liability for any 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)(2923.55(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or 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 800-280-2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 25-00956-QQ-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 25-00956-QQ-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/21/2025 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free

Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales RepresentativeA-4851221 08/27/2025, 09/03/2025, 09/10/2025 8/27, 9/3, 9/10/25

SF-3961131#

TS No: CA07000841-25-1-HC APN: 43-7141-024-01 TO No: 2669586CAD Commonly known as: 3063 ALEMANY BLVD, SAN FRANCISCO, CA 94112 NOTICE OF DEFAULT AND FORECLOSURE SALE WHEREAS, on July 7, 2009, a certain Deed of Trust was executed by ALFONSO A VILLATORO AND MARTHA VILLATORO, HUSBAND AND WIFE AS JOINT TENANTS as Trustor in favor of FINANCIAL FREEDOM ACQUISITION LLC, A SUBSIDIARY OF ONEWEST BANK, FSB as Beneficiary and ORANGE COAST TITLE COMPANY, CA as Trustee, and was recorded on July 16, 2009, as Instrument No. 2009-1785142-00 in the Office of the County Recorder, San Francisco County, California; and WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated December 11, 2014, and recorded on June 16, 2015, as Instrument No. 2015-K076300-00, in the office of the County Recorder, San Francisco County, California; and WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 2, 2024, was not made and remains wholly unpaid as of the date of this notice, and no payment has been made sufficient to restore the loan to currency; and WHEREAS, the entire amount delinquent as of August 15, 2025 is estimated to be \$1,019,288.00; and WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable; NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of MTC Financial Inc. dba Trustee Corps as Foreclosure Commissioner, recorded on October 27, 2015, as Instrument No. 2015-K149858-00, notice is hereby given that on October 2, 2025 at 01:30 PM, local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder. Commonly known as: 3063 ALEMANY BLVD, SAN FRANCISCO, CA 94112 COMMENCING AT A POINT ON THE SOUTHEASTERLY LINE OF CAYUGA AVENUE, FORMERLY WINNIEPEG AVENUE, DISTANT THEREON 155 FEET NORTHEASTERLY FROM THE NORTHEASTERLY LINE OF SICKLES AVENUE; RUNNING THENCE NORTHEASTERLY ALONG SAID LINE OF CAYUGA AVENUE 25 FEET; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 107 FEET; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 25 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 107 FEET TO THE POINT OF COMMENCEMENT. BEING LOT 13, IN BLOCK 9, SEAR'S SUBDIVISION OF WEST END MAP NO. 2, AS PER MAP THEREOF FILED JANUARY 17, 1885, IN BOOK "C" AND "D" OF MAPS, AT PAGE 153, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. The sale will be held outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. The Secretary of Housing and Urban Development will bid \$1,030,376.61. There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorate share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale. When making their bids, all bidders except the Secretary must submit a deposit totaling \$103,037.66 [10% of the Secretary's bid] in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a

deposit of \$103,037.66 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due. If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, require the high bidder to submit a bid for an amount equal to the highest price offered by that bidder. There is no right of redemption, or right of possession based upon a right of redemption, in the HUD representative, will be liable to the mortgagee or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant. The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagee to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed. The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$1,019,288.00 as of August 15, 2025, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement. Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below. Date: August 15, 2025 Rosenda Cardenas, Authorized Signatory MTC Financial Inc. dba Trustee Corps Foreclosure Commissioner 17100 Gillette Ave, Irvine, CA 92614 Phone: 949-252-8300 Fax: 949-252-8330 SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 02-659-7766 Order Number 115552, Pub Dates: 08/27/2025, 09/03/2025, 09/10/2025, SAN FRANCISCO DAILY JOURNAL 8/27, 9/3, 9/10/25

SF-3960548#

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