

CIVIL

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-25-560060
Superior Court of California, County of
SAN FRANCISCO
Petition of: SARA DOROTHY BENINCASA
for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner SARA DOROTHY BENINCASA
filed a petition with this court for a decree
changing names as follows:
SARA DOROTHY BENINCASA to SHILO
DOROTHY BENINCASA
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 9, 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](http://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 25, 2025
MICHELLE TONG
Judge of the Superior Court
9/5, 9/12, 9/19, 9/26/25

SF-3963970#

SUMMONS (Family Law)
CITACION (Derecho familiar)

CASE NUMBER (NUMERO DE CASO):
24CEFL06196
**NOTICE TO RESPONDENT (Name):
AVISO AL DEMANDADO (Nombre):**
IMELDA CHUA
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 is: Nombre del
demandante:** FRANK E. WILLIS, SR.
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 a copy served on 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 de hecho, 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 2:** 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 ÓRDENES DE
RESTRICCIÓN SE ENCUENTRAN EN
LA PÁGINA 2:** Las órdenes de restricción
están en vigencia en cuanto a ambos
cónyuges o miembros de la pareja de
hecho hasta que se despidia 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 OF CALIFORNIA,
COUNTY OF SAN FRANCISCO,
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): MICHAEL J. ARNOLD,
ARNOLD LAW GROUP APC., 5060
NORTH FRUIT AVENUE, SUITE
101, FRESNO, CALIFORNIA 93711
559-439-0900
Date (Fecha): 12/11/2024
Clerk, by (Secretario, por) M OCHOA,
Deputy (Asistente)
[SEAL]

**PETITION FOR DISSOLUTION
(DIVORCE) OF MARRIAGE**
CASE NUMBER: 24CEFL06196
LEGAL RELATIONSHIP:
WE ARE MARRIED
RESIDENCE REQUIREMENTS:
a. PETITIONER has been a resident
of this state for at least six months and
of this county for at least three months
immediately preceding the filing of this
Petition. (For a divorce, unless you are
in the legal relationship described in 1b.,
at least one of you must comply with this
requirement.)
STATISTICAL FACTS
1. Date of marriage: 7/28/2023
2. Date of separation: 9/5/2024
3. Time from date of marriage to date of
separation: 1 Years 1 Months
MINOR CHILDREN
THERE ARE NO MINOR CHILDREN
LEGAL GROUNDS (Family Code sections
2200-2210, 2310-2312)
A. DIVORCE: 1. IRRECONCILABLE
DIFFERENCES
SPOUSAL OR DOMESTIC PARTNER
SUPPORT
RESERVE FOR FUTURE
DETERMINATION THE ISSUE OF
SUPPORT PAYABLE TO PETITIONER
AND/OR RESPONDENT
SEPARATE PROPERTY
THERE ARE NO SUCH ASSETS
OR DEBTS THAT I KNOW OF TO BE
DIVIDED BY THE COURT.
I HAVE READ THE RESTRAINING
ORDERS ON THE BACK OF THE
SUMMONS, AND I UNDERSTAND
THAT THEY APPLY TO ME WHEN THIS
PETITION IS FILED.
I declare under penalty of perjury under
the laws of the State of California that the
foregoing is true and correct.
Date: 4/26/2025
S/ ELAINE JUAN LING CHEN
8/22, 8/29, 9/5, 9/12/25

SF-3960079#

SUMMONS (Family Law)
CITACION (Derecho familiar)

CASE NUMBER (NUMERO DE CASO):
FDI-25-03127
**NOTICE TO RESPONDENT (Name):
AVISO AL DEMANDADO (Nombre):**
HOONG WAI LEONG

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 is: Nombre del
demandante:** ELAINE JUAN LING CHEN
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 a copy served on 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 de hecho, 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 2:** 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 ÓRDENES DE
RESTRICCIÓN SE ENCUENTRAN EN
LA PÁGINA 2:** Las órdenes de restricción
están en vigencia en cuanto a ambos
cónyuges o miembros de la pareja de
hecho hasta que se despidia 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 OF CALIFORNIA,
COUNTY OF SAN FRANCISCO,
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): ELAINE JUAN
LING CHEN, 1214 POLK STREET,
#309, SAN FRANCISCO, CA 94109
415-812-0517
Date (Fecha):
Clerk, by (Secretario, por) MATEO
BOHIGIAN, Deputy (Asistente)
[SEAL]

**PETITION FOR DISSOLUTION
(DIVORCE) OF MARRIAGE**
CASE NUMBER: FDI-25-801327
LEGAL RELATIONSHIP:
WE ARE MARRIED
RESIDENCE REQUIREMENTS:
a. PETITIONER has been a resident
of this state for at least six months and
of this county for at least three months
immediately preceding the filing of this
Petition. (For a divorce, unless you are
in the legal relationship described in 1b.,
at least one of you must comply with this
requirement.)
STATISTICAL FACTS
1. Date of marriage: 11/09/2000
2. Date of separation: 4/1/2011
3. Time from date of marriage to date of
separation: 10 Years 4 Months
MINOR CHILDREN
THERE ARE NO MINOR CHILDREN
LEGAL GROUNDS (Family Code sections
2200-2210, 2310-2312)
A. DIVORCE: 1. IRRECONCILABLE
DIFFERENCES
SPOUSAL OR DOMESTIC PARTNER
SUPPORT
RESERVE FOR FUTURE
DETERMINATION THE ISSUE OF
SUPPORT PAYABLE TO PETITIONER
AND/OR RESPONDENT
SEPARATE PROPERTY
THERE ARE NO SUCH ASSETS
OR DEBTS THAT I KNOW OF TO BE
DIVIDED BY THE COURT.
I HAVE READ THE RESTRAINING
ORDERS ON THE BACK OF THE
SUMMONS, AND I UNDERSTAND
THAT THEY APPLY TO ME WHEN THIS
PETITION IS FILED.
I declare under penalty of perjury under
the laws of the State of California that the
foregoing is true and correct.
Date: 4/26/2025
S/ ELAINE JUAN LING CHEN
8/22, 8/29, 9/5, 9/12/25

SF-3960012#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME

Case No. CNC-25-560032
Superior Court of California, County of
SAN FRANCISCO
Petition of: ALBERT YONG QIANG GAO
for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ALBERT YONG QIANG GAO
filed a petition with this court for a decree
changing names as follows:
ALBERT YONG QIANG GAO AKA
YONGQIANG GAO to ALBERT YONG
QIANG GAO
The Court orders that all persons
interested in this matter appear before
this court at the hearing indicated below
to show cause, if any, why the petition for
change of name should not be granted.
Any person objecting to the name changes
described above must file a written
objection that includes the reasons for the
objection at least two court days before the
matter is scheduled to be heard and must
appear at the hearing to show cause why
the petition should not be granted. If no
written objection is timely filed, the court
may grant the petition without a hearing.
Notice of Hearing:
Date: SEPTEMBER 30, 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](http://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 14, 2025
MICHELLE TONG
Judge of the Superior Court
8/22, 8/29, 9/5, 9/12/25

SF-3960010#

Superior Court of California County of San
Francisco FAMILY LAW AUG-07-2025
COURTROOM 403
DUSTIN JOHNSON, PETITIONER VS.
SAMPURNA BASU, RESPONDENT

Findings & Orders: Court makes following
findings and orders 1. Court orders
petitioner should be personally served with
papers. Parties(Claimants: Kasturi and
Saikat Basu) are to arrange for personal
service , alternative service not allowed
this time 2. Regarding Claimants' request
to provide notice to petitioner by publication
will be discussed in the next hearing on
10/23/2025 3. Claimants' request for
notice by publication for mother Sampurna
Basu on SF Daily Journal is granted.
This publication will serve following - a.
This order itself b. Notice of Motion for
Joinder (filed on 4/15/2025) c. Request
For Order for grand parents' visitation filed
on 4/15/2025) 4. The hearing on Claimants'
request for joinder is hereby continued on
Thursday, 10/23/2025 at 9:00 AM in
Dept. 403. 5. The hearing on Claimants'
request for grandparent visitation is
hereby continued to Monday,11/10/2025
at 9:00 AM in Dept. 403. 6. Petitioner
and Respondent are served to attend the
hearing.

**NOTICE OF MOTION & DECLARATION
FOR JOINDER**(filed on 4/15/2025) •
The name of the person to be joined is:
Mr. Saikat Basu & Mrs. Kasturi Basu •
Above claimants protected and brought
up Anaya from birth. They love Anaya and
Anaya loves them immensely. Particularly
in absence of Anaya's mother, maternal
grandparents' love, care and affection will
be extremely valuable • Both of us are
mandated reporters, qualified and eligible
foster parents and resource parents
of Anaya. • When Anaya was only a
few months old, we got a call from our
daughter requesting us to pick her and
Anaya up as she was facing immense
domestic violence. We reached and
picked up Anaya and her mother around
2:30 am. There are other evidences
as well to show our closeness with our
grand-daughter Anaya • When both the
parents of Anaya lost custody of her for
their negligence, the court gave Anaya's
custody to us. Since then she is very close,
feeling safe and comfortable living with
us • In the latest incident in 2023 when
Anaya's father Dustin lost his right to stay
with Anaya because of his substance
abuse, court ordered Anaya with her
mother to stay under our supervision at
our home • Dustin and his mother Margo
Mata do not pick up our phone call, do
not reply to our text and do not receive
or respond to our mails • We don't even
know where she lives with her father as our
mails to all known addresses have come
back undelivered except two addresses
in Davis, one of those is Margo Mata's
residence. • We are extremely worried
about her whereabouts, safety and well
being

REQUEST FOR ORDER VISITATION
(filed on 4/15/2025) • Since birth Anaya
is acquainted at our home and loves us
and feel secured at our home where she
has her room filled with her toys, other
fun/gaming stuffs and her baby dolls
which were her very loving possessions
• We became Foster Parents and still
maintain our status just because we can
get Anaya's custody in case her parents
become unreliable, and not able to provide
a safe, healthy and peaceful environment
for her growing up • It is more unfortunate
and sad that in spite of our presence and
willingness to provide all kinds of support
to Anaya, she is totally separated from us
and deprived of her maternal grandparents'
love particularly when she cannot see/
meet her mother. • Kasturi (maternal
grandmom) as called Noni by Anaya,
has a special bonding with Anaya. Anaya
used to make requests for all sorts of her
necessity as well as stuff like clothing,
shoes, dolls, books and toys of her likings
• We are extremely sad to forcefully isolate her
from her grandparents, and now after more
than 2 years, we are scared that she might
have forgotten all her memories with us •
For any child, both paternal and maternal
grandparents have a special kind of love
and affectionate relations. We request the
court not to deprive Anaya of her maternal
grandparents' love, as she is deprived
of many things; particularly her mother's
love and care. • Mother's care cannot be
fulfilled by anyone, but please let her not
be deprived of her mother's parents' love,
care and protection.
8/29, 9/5, 9/12, 9/19/25

SF-3947356#

FICTITIOUS
BUSINESS NAMES

FICTITIOUS BUSINESS NAME
STATEMENT

File No: 2025-0407064
Fictitious Business Name(s)/Trade Name
(DBA):
SPARKLE & SHINE CLEANING SF, 101
MONTGOMERY ST., SUITE 900 OFFICE
432, SAN FRANCISCO, CA 94104 County
of SAN FRANCISCO
Registered Owner(s):
LUMINA ENTERPRISES LLC, CA, 10745
LA GRANGE AVE 5, LOS ANGELES, CA
90025
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
08/06/2025.
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).)
Lumina Enterprises LLC
S/ Joshua Candau, Member
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).
8/29, 9/5, 9/12, 9/19/25**

SF-3962128#

FICTITIOUS BUSINESS NAME
STATEMENT

File No: 2025-0407211
Fictitious Business Name(s)/Trade Name
(DBA):
Leather Repair Center, 2021 Fillmore St.,
2182, San Francisco, CA 94115 County of
SAN FRANCISCO
Registered Owner(s):
Alexander Evstafiev, 2021 Fillmore St.,
2182, San Francisco, CA 94115
This business is conducted by: an
individual
The registrant commenced to transact
business under the fictitious business
name or names listed above on 08/14/25.
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/ Alexander Evstafiev
This statement was filed with the County
Clerk of San Francisco County on
08/29/2025.

**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).
9/5, 9/12, 9/19, 9/26/25**

SF-3961463#

FULL SERVICE
LEGAL
ADVERTISING



The Daily Journal is your
one-stop-shop for legal notices!

We provide:

- Prompt publication
- Outstanding rates
- Extensive legal notice expertise
- Advance proofs
- Affidavits filed promptly
- Complete filing, recording and research services
- Statewide legal advertising placement

Rely on the leader in legal advertising

To place your notice, call us at
(800) 640-4829

Daily Journal

Free forms available at www.DailyJournal.com

LEGAL NOTICES

Continued from Page 9

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407176
Fictitious Business Name(s)/Trade Name (DBA):
Matriarch Gaming, 2261 Market Street #85932, San Francisco, CA 94114 County of SAN FRANCISCO
Registered Owner(s):
JayGerz LLC (CA), 2261 Market Street 85932, San Francisco, CA 94114
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 02/25/2025.

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).)
JayGerz LLC (CA)
S/

This statement was filed with the County Clerk of San Francisco County on 08/25/2025.

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).
8/29, 9/5, 9/12, 9/19/25

SF-3960808#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407025
Fictitious Business Name(s)/Trade Name (DBA):
1. TRISYNDA, 2. IPMW, 3. ILOANSAL, 4. IHOMESA, 908 STOCKTON ST, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO
Registered Owner(s):
Tommy Tong, 908 Stockton Street, San Francisco, CA 94108
This business is conducted by: an individual

The registrant commenced to transact business under the fictitious business name or names listed above on N/A
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
S/ Tommy Tong

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

NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See Section 14411 et seq., Business and Professions Code).
8/22, 8/29, 9/5, 9/12/25

SF-3959082#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2025-0407150
Fictitious Business Name(s)/Trade Name (DBA):
DNP/R Wellness, 231 SANCHEZ ST #5, SAN FRANCISCO, CA 94114 County of SAN FRANCISCO
Registered Owner(s):
CARABALLO MEDICAL CA PC (CA), 231 SANCHEZ ST #5, SAN FRANCISCO, CA 94114
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).)
CARABALLO MEDICAL CA PC
S/ Juan Caraballo, MD, President
This statement was filed with the County Clerk of San Francisco County on August 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).
8/29, 9/5, 9/12, 9/19/25

SF-3930314#

GOVERNMENT

NOTICE OF PETITION TO ADMINISTER ESTATE OF EUGENE YOUNG

CASE NO. PES-25-308771
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: EUGENE YOUNG
A Petition for Probate has been filed by San Francisco Public Administrator in the Superior

Court of California, County of San Francisco.
The Petition for Probate requests that San Francisco Public Administrator be appointed as personal representative to administer the estate of the decedent.
The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain 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 October 6, 2025 at 9:00AM 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/ Attorney for Petitioner: BRIANNA K. MANNION, Esq. 1650 Mission Street, Fourth Floor, San Francisco, CA 94103. Telephone: (415) 355-3512
9/11, 9/12, 9/18/25

SF-3966435#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF TEDJUAN VINCENT JANG AKA T. VINCENT JANG

CASE NO. PES-25-308774
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: TEDJUAN VINCENT JANG AKA T. VINCENT JANG
A Petition for Probate has been filed by JOHN ALAN CHRISTOPHEL in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that JOHN ALAN CHRISTOPHEL 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 10/07/2025 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: LILLIAN E. NG, 4444 GEARY BLVD., SUITE 205, SAN FRANCISCO, CA 94118, Telephone: 415-379-1988
9/12, 9/15, 9/22/25

SF-3966817#

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'Keefe, SB#124477 Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350, Telephone: 4156646788
9/5, 9/8, 9/12/25

SF-3964131#

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.

SF-3964131#

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.

SF-3964131#

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: 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: 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'Keefe, SB#124477 Attorney at law 1514 Taraval Street San Francisco, CA 94116-2350, Telephone: 4156646788
9/5, 9/12/25

SF-3964131#

TRUSTEE SALES

Title Order No.: 159533962 Trustee Sale No.: 88148 Loan No.: WILLIAMS APN: 202201065 Property Address: 486 ARCH STREET SAN FRANCISCO, CA 94132-2718 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/22/2022. YOU MUST TAKE ACTION TO PROTECT YOUR PROPERTY. IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE DEED OF TRUST, CONTACT THE TRUSTEE AT 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 10/1/2020 as Instrument No. 2020024519 in book N/A, page N/A of official records in the office of the Recorder of San Francisco County, California, executed by KENNETH WILLIAMS, A SINGLE MAN, as Trustor, DEAN S. ALTSCHULER LIVING TRUST, DATED MAY 30TH 2001 AS TO AN UNDIVIDED 200,000/640,000 INTEREST; RANDY FLYNN & HAZELLE FLYNN, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED 180,000/640,000 INTEREST; TERESA WISE TRUSTEE OF THE WISE FAMILY TRUST DATED 4-19-2000 AS TO AN UNDIVIDED 80,000/640,000 INTEREST; PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in San Francisco, California describing the land thereon: BEING LOT 21, IN BLOCK 32, IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF PROPERTY OF CITY LAND

ASSOCIATION" FILED AUGUST 24, 1970, IN BOOK "C" AT PAGE 111 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. The property heretofore described is being sold "as is". The street address of the property is 486 ARCH STREET, San Francisco, CA 94132-2718. 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$1,153,601.14 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned Trustee, is hereby notified of Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 9/5/2025 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, 1201 TULSA BLVD., EAST KAISER BLVD., ANAHEIM, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869. PATENT OFFICE OR INC INSURANCE PRESENT. CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the 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 scheduled sale date, you may call the undersigned at 844-477-7869, or visit this internet Web site: www.stoxposting.com, using the file number assigned to this case T.S.# 88148. Information about the sale of this property, very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase the property under 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 may call (844) 477-7869, or visit this internet website WWW.STOXPOSTING.COM, to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by: remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, or by the trustee receiving it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Disclosure in compliance with CA civil code 2924(f), the trustee's sale is being conducted by the trustee based on a valuation provided to the trustee by the lender of the lender's representative. The trustee does not determine, verify, or opine on the accuracy of this valuation and does not independently verify such market value of the property subject to foreclosures (the "Property"). The trustee's compliance or non-compliance with CA civil code 2924(f) does not obligate the trustee to obtain or rely upon a new valuation, nor does it alter the trustee's limited role in the process.
9/12, 9/19, 9/26/25

SF-3965692#

T.S. No. 250512401
Notice of Trustee's Sale
Loan No.: 20220106 Order No. 95531570 APN: 1344-045 Property Address: 28 15th Ave San Francisco, CA 94118 You Are In Default Under A Deed Of Trust Dated 1/27/2022. 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, payable at time of sale, by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, at 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. This sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Peter R. Chernik Surviving Trustee of the Boris L. Chernik and Helen Chernik Intestates Trust dated June 10, 1988, as amended July 12, 1988 Duly Appointed Trustee: Yeva, Inc. dba Saxe Mortgage Company Recorded: 2/3/2022 as Instrument No. 202201956 in book, page of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 9/25/2025 at 1:30 PM Place of Sale: Outside Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco Amount of unpaid balance and other charges: \$641,557.10 Street Address or location where the real property is located: 28 15th Ave San Francisco, CA 94118 Legal Description: Please See Attached Exhibit "A" 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 where the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. Notice To Potential Bidders: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you 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 scheduled sale date, you may call (877) 440-4460 or visit this Internet website www.mkcounselantsinc.com, using the file number assigned to this case 250512401. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a right to purchase the property under the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you may 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 may call (877) 440-4460, or visit this internet website www.mkcounselantsinc.com, using the file number assigned to this case 250512401 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. When submitting funds for a bid subject to Section 2924m, please make the trustee payable to "Total Lender Solutions, Inc. Holding Account." If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 8/22/2025 Mortgage Lender Services as agent for Yeva, Inc. dba Saxe Mortgage Company Recorded: 10/05 Sorrento Highway Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 By: Rachel Seropian, Trustee Sale Officer Exhibit "A" Legal Description: Parcel I: Condominium Unit No. 28, Lot No. 45, As Shown Under The Condominium Map And Diagrammatic Floor Plan Entitled, "Parcel Map 28-28 15th Avenue, A Residential Condominium Project, Being A Resubdivision Of Lot 21, Portion Of Assessor's Block 1344, San Francisco, California" Which Was Filed For Record On January 26, 2005 Condominium Map/Deed 88, At Pages 88 Through 90, Inclusive, In The Office Of The Recorder Of The City And County Of San Francisco, State Of California (Referred To Herein As "The Declaration"). Excepting Therefrom In The Declaration Of Covenants, Conditions And Restrictions Of 26-28 15th Avenue, A Condominium, Recorded On January 27, 2005, In Book 1814 Page 310 And Following, Official Records Of The City And County Of San Francisco, State Of California (Referred To Herein As "The Declaration"). Excepting Therefrom Any Portion Of The Common Area Located Within Said Unit. Excepting Therefrom: (A) Easements Through Said Unit, Appurtenant To The Common Area And All Other Units, For Support And Repair Of The Common Area And All Other Units. (B) Easement, Appurtenant To The Common Area For Encroachment Upon The Air Space Of The Unit By Those Portions Of The Common Area Located Within The Unit. Parcel II: An Undivided 56.6% Interest In And To The Common Area As Shown And Defined On The Map, Excepting Therefrom The Following: (a) Non-Exclusive Easements, Other Than Parcel III, As Designated On The Map And Reserved To Units For Use As Designated In The Declaration; And (B) Nonexclusive

Easements Appurtenant To All Units For Ingress And Egress, Support, Repair And Maintenance, Parcel III: (A) The Exclusive Easement To Use The Parking Area(S) Designated P-28 On The Map. (B) The Exclusive Easement To Use The Storage Area(S) Designated S-28 & S-28-A On The Map. Parcel IV: A Nonexclusive Easement Appurtenant To Parcel I Above For Support Repair And Maintenance, And For Ingress And Egress Through The Common Area In Accordance With California Civil Code Section 1361 (A). Parcel V: Encroachment Easements Appurtenant To The Unit In Accordance With The Provision Of The Declaration. Parcel VI: A Non-Exclusive Easement To Use The Easement Access Area As Shown On The Map And As Further Provided In The Declaration Of Covenants, Conditions And Restrictions.
8/29, 9/5, 9/12/25

SF-3962319#

T.S. No. 135245-CA APN: 0516-042 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/22/2016. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER ON 10/1/2025 AT 9:00 AM, CLEAR RECON CORP., as duly appointed Trustee under and pursuant to Deed of Trust recorded 12/23/2016 as Instrument No. 2016-K388235-00 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: 2134 FILBERT INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS SELLER. A Public Sale AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK COULD ANY. The Defaul and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding on 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 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 (855) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 135245-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you may call (855) 313-3319, or visit this internet website www.clearconcorp.com, using the file number assigned to this case 135245-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 an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108
8/29, 9/5, 9/12/25