FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409141
Fictitious Business Name(s)/Trade Name (DBA):
IMPRESS, 605 MARKET ST, STE 1200, SAN FRANCISCO, CA 94105, County of SAN FRANCISCO
Registered Owner(s):
CVSTOM CO. (DE), 605 MARKET ST, STE 1200, SAN FRANCISCO, CA 94105
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on NOT APPLICABLE.
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).)
CVSTOM CO.
S/ KJold Aamodt, D.D.S., President
CVSTOM CO.
This statement was filed with the County Clerk of San Francisco County on APRIL 21, 2026.
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).
5/8, 5/15, 5/22, 5/29/26
SF-4040700#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0408827
Fictitious Business Name(s)/Trade Name (DBA):
SIGNAL COFFEE ROASTERS, 2701 LEAVENWORTH ST, SAN FRANCISCO, CA 94133 County of SAN FRANCISCO
Registered Owner(s):
SIGNAL COFFEE ROASTERS LLC, (CA) 2711 ENCINAL AVENUE, ALAMEDA, CA 94501
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 3/24/2026.
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/ BRENDAN DOHERTY
This statement was filed with the County Clerk of San Francisco County on 03/24/2026.
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).
5/8, 5/15, 5/22, 5/29/26
SF-4040564#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409239
Fictitious Business Name(s)/Trade Name (DBA):
1. BEND LAW GROUP, 2. BLG PROPERTIES, 3. NORTH BEND DESIGNS, 4. BLG TRADEMARKS, 5. BEND LAW GROUP, PC PROFIT SHARING PLAN, 2181 GREENWICH ST,, SAN FRANCISCO,, CA 94123 County of SAN FRANCISCO
Registered Owner(s):
BEND LAW GROUP, PC (CA), 2181 GREENWICH ST, SAN FRANCISCO, CA 94123
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 4/12/2012.
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).)
BEND LAW GROUP, PC
S/ DONALD DOUGLAS BEND, CEO ,
This statement was filed with the County Clerk of San Francisco County on 04/27/2026.
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).
5/8, 5/15, 5/22, 5/29/26
SF-4039640#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409238
Fictitious Business Name(s)/Trade Name (DBA):
VARSITY CREST, 1565 34TH AVENUE,, SAN FRANCISCO,, CA 94122 County of SAN FRANCISCO
Registered Owner(s):
SABRINA TOY DESIGNS, LLC, 1565 34TH AVENUE, SAN FRANCISCO, CA 94122
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 4/24/2026.
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).)
SABRINA TOY DESIGNS, LLC
S/ SABRINA TOY - CEO ,
This statement was filed with the County Clerk of San Francisco County on 04/27/2026.
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).
5/8, 5/15, 5/22, 5/29/26
SF-4039250#

FICTITIOUS BUSINESS NAME STATEMENT
FILE NO. 2026-0409219
Fictitious Business Name(s): BOSTWICK & ASSOCIATES, 50 CALIFORNIA ST, SUITE 1500, SAN FRANCISCO, CA 94111 county of: SAN FRANCISCO.
Registered Owner(s): JAMES S. BOSTWICK, PROFESSIONAL CORPORATION (CA), 50 CALIFORNIA ST, SUITE 1500, SAN FRANCISCO, CA 94111. This Business is conducted by:: CORPORATION. The registrant commenced to transact business under the fictitious business name or names listed above on: 02/01/2026.
I declare that all the information in this statement is true and correct. (A registrant who declares 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/ JAMES S. BOSTWICK, PROFESSIONAL CORPORATION BY: JAMES S. BOSTWICK
This statement was filed with the San Francisco County Clerk on APRIL 23, 2026
Expires on APRIL 22, 2031.
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).
5/1, 5/8, 5/15, 5/22/26
SF-4039101#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409215
Fictitious Business Name(s)/Trade Name (DBA):
TILLT, THE, 1450 CAYUGA AVENUE,, SAN FRANCISCO,, CA 94112 - 3347 County of SAN FRANCISCO
Registered Owner(s):
STEPHANIE ROSE FRIAS, 1450 CAYUGA AVENUE, 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 07/20/2020.
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).)
S/ STEPHANIE ROSE FRIAS,
This statement was filed with the County Clerk of San Francisco County on 04/23/2026.
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).
5/1, 5/8, 5/15, 5/22/26
SF-4037904#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409115
Fictitious Business Name(s)/Trade Name (DBA):
BLUE BUTTERFLY COUNSELING, 1728 OCEAN AVENUE ,#288, SAN FRANCISCO, CA 94112 County of SAN FRANCISCO
Registered Owner(s):
Tania Thoroughgood, 1728 OCEAN AVENUE ,#288, 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 4/13/26.
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/ Tania Thoroughgood,
This statement was filed with the County Clerk of San Francisco County on 04/20/2026.
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).
5/1, 5/8, 5/15, 5/22/26
SF-4037896#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409175
Fictitious Business Name(s)/Trade Name (DBA):
SECUREPOWER, 1540 MARKET ST STE 8, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO
Registered Owner(s):
STANISLAV ARBIT, 1540 MARKET ST STE 100, SAN FRANCISCO, CA 94102
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 11/01/2025.
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/ STANISLAV ARBIT,
This statement was filed with the County Clerk of San Francisco County on 04/22/2026.
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).
5/1, 5/8, 5/15, 5/22/26
SF-4037586#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409139
Fictitious Business Name(s)/Trade Name (DBA):
1AC ADVISORY, 222 CHERRY ST,, SAN FRANCISCO,, CA 94118 County of SAN FRANCISCO
Registered Owner(s):
JUSTIN LAU, 222 CHERRY ST, 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 3/26/2026.
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/ JUSTIN LAU,
This statement was filed with the County Clerk of San Francisco County on 04/21/2026.
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).
5/8, 5/15, 5/22, 5/29/26
SF-4037545#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409177
Fictitious Business Name(s)/Trade Name (DBA):
1. MAKRAS REAL ESTATE, 2. HUDDLESTON REAL ESTATE, 3. SAN FRANCISCO MARKETING, 1193 CHURCH STREET,, SAN FRANCISCO,, CA 94114 County of SAN FRANCISCO
Registered Owner(s):
VICTOR G. MAKRAS INC, 1193 CHURCH STREET, 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).)
VICTOR G. MAKRAS INC
S/ VICTOR G. MAKRAS ,
This statement was filed with the County Clerk of San Francisco County on 04/22/2026.
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).
5/1, 5/8, 5/15, 5/22/26
SF-4037509#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0408884
Fictitious Business Name(s)/Trade Name (DBA):
STUDIO JEMME, 2418 20TH AVE APT 107, SAN FRANCISCO, CA 94116 County of XXX
Registered Owner(s):
Jamie Wong, 2418 20th Ave. Apt 107, San Francisco, CA 94116
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 03/02/2027.
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/ Jamie Wong,
This statement was filed with the County Clerk of San Francisco County on 04/01/2026.
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).
4/24, 5/1, 5/8, 5/15/26
SF-4035532#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0409062
Fictitious Business Name(s)/Trade Name (DBA):
Heirloom Leathercraft, 15 Clement St, San Francisco, CA 94118 County of SAN FRANCISCO
Registered Owner(s):
HCLA LLC, 333 Nelson St, Suite 16440, Atlanta, GA 30313
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
HCLA LLC
S/ TRISTAN WALKER,, MANAGING MEMBER,
This statement was filed with the County Clerk of San Francisco County on 04/15/2026.
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).
4/24, 5/1, 5/8, 5/15/26
SF-4012076#

GOVERNMENT

California Department of Corrections and Rehabilitation
Invites Qualified Firms to Submit Statements of Qualifications for
ESTABLISHING A QUALIFIED POOL OF ENERGY SERVICES COMPANIES FOR THE IMPLEMENTATION OF CLEAN ENERGY AND DECARBONIZATION PROJECTS STATEWIDE
RFQ No. PMB202605
Eprocurement Event ID# 0000039019
The California Department of Corrections and Rehabilitation (CDCR), Project Management Branch is requesting Statement of Qualifications (SOQ) from firms interested in providing services to assist CDCR in the implementation and execution of Clean Energy and Decarbonization projects at CDCR institutions statewide. CDCR's goal is to achieve a project delivery strategy that facilitates state building energy and resource efficiency projects. The approximate value for the services is $30,000,000.00 and the approximate time to implement anticipated projects is 24 months.
A notice to proceed for these services is subject to budgetary, legislative and control agency approval of the proposed services.
CDCR strongly encourages Disabled Veteran Business Enterprise and Small Business participation.
A pre-proposal conference WILL NOT be conducted.
To be considered for selection, firms shall submit Statements of Qualifications to:
California Department of Corrections and Rehabilitation
Facility Planning, Construction and Management Division
Program Management Branch
Energy Sustainability Section
https://cdcrmftserver.vanir.com
(See Exhibit G, for upload instructions to the site)
Submittal Deadline: 5:00 p.m. on June 4, 2026
All questions regarding this RFQ shall be emailed directly to m_FPCM-Contract-Mail@cdcr.ca.gov **no later than 3:00 p.m. on May 14, 2026. SOQ's are required to meet certain specifications as outlined in the RFQ. Interested firms may obtain a RFQ package by downloading it from the internet at http://www.caleprocure.ca.gov/.**
5/15, 5/22/26
SF-4043417#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FREDERICK DENNIS HART AKA FREDERICK HART AKA FRED HART CASE NO. PES-26-309455
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the lost WILL or estate, or both of FREDERICK DENNIS HART AKA FREDERICK HART AKA FRED HART.
A PETITION FOR PROBATE has been filed by JOHN ROBERT FROST BARBOUR AKA JOHN BARBOUR in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that JOHN ROBERT FROST BARBOUR AKA JOHN BARBOUR be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's lost WILL and codicils, if any, be admitted to probate. The lost 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 as follows: 06/15/26 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
DEB L. KINNEY - SBN 183141
TRUSTPARENCY PC
2000 POWELL STREET #1240
EMERYVILLE CA 94608
Telephone (415) 429-1290
5/15, 5/18, 5/22/26
SF-4043637#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ELIZABETH ANN TOM AKA ELIZABETH A. TOM CASE NO. PES-26-309458
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ELIZABETH ANN TOM AKA ELIZABETH A. TOM.
A PETITION FOR PROBATE has been filed by CATHERINE D. TOM in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that CATHERINE D. TOM 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 as follows: 06/16/26 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
KERRY RIORDAN SYKES - SBN 146113
RIORDAN SYKES MCFADDEN, P.C.
381 WEST PORTAL AVENUE
SAN FRANCISCO CA 94127
Telephone (415) 661-9050
5/15, 5/18, 5/22/26
SF-4043449#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JANICE C. BERNARD CASE NO. PES-26-309454
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JANICE C. BERNARD
A Petition for Probate has been filed by MORGANA BERNARD in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that MORGANA BERNARD 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 JUNE 16, 2026 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: PRESTON L. MORGAN, 417 E STREET, DAVIS, CA 95616, Telephone: 530-758-0757
5/14, 5/15, 5/21/26
SF-4042837#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: PATRICIA GARCIA JULIAN CASE NO. PES-26-309420
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of PATRICIA GARCIA JULIAN.
A PETITION FOR PROBATE has been filed by RODOLPH G JULIAN JR. in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that RODOLPH G JULIAN JR. be appointed as personal representative to administer the estate of the decedent.
A HEARING on the petition will be held in this court as follows: 06/02/26 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
DOUGLAS BASSIN - SBN 349143
3406 JUDAH ST
SAN FRANCISCO CA 94122
Telephone (415) 753-6200
5/15, 5/18, 5/22/26
SF-4042662#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF VIVIAN L. MACK CASE NO. PES-25-308848
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: VIVIAN L. MACK AKA VIVIAN LORRAINE MACK
A Petition for Probate has been filed by REGINALD O. MACK in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that REGINALD O. MACK 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.
A hearing on the petition will be held in this court on 06/23/2026 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.
Petitioner: REGINALD O. MACK, 19963 LORENA CIRCLE, CASTRO VALLEY, CA 94605, Telephone: (510) 978-0194
5/14, 5/15, 5/21/26
SF-4042632#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LORNA LIGUID PALANCA CASE NO. PES-26-309435
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: LORNA LIGUID PALANCA
A Petition for Probate has been filed by RICKY FIEL AND EDNA PALANCA FIEL in the Superior Court of California, County of SAN FRANCISCO.
The Petition for Probate requests that RICKY FIEL AND EDNA PALANCA FIEL 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 06/01/2026 at 9:00 a.m. in Dept. 204 located at 400 McAllister St., 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 (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: ANDREW STILWELL, ESQ., BELLE I BURDY, 1006 WILSON ROAD, EL CAJON, CA 92019, Telephone: (619) 354-8295
5/14, 5/15, 5/21/26
SF-4042573#

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LEGAL NOTICES

Continued from Page # 9

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ARIS GIANNAKAKIS SAVVIDIS
CASE NO. PES-25-308655

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ARIS GIANNAKAKIS SAVVIDIS.

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

THE PETITION FOR PROBATE requests that LORENA CAMPOZANO 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: 06/03/26 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

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

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

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

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

Attorney for Petitioner
JULIE GLOSSON ISHII - SBN 230709
HALL LAW GROUP LLP
4750 WILLOW ROAD, SUITE 225
PLEASANTON CA 94588
Telephone (925) 460-0711
5/8, 5/11, 5/15/26

SF-4041131#

PUBLIC AUCTION/ SALES

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated. Facility 1: 2501 Cesar Chavez St. San Francisco CA 94124, (415) 404-8605, 05/26/2026,10:00 AM James Janisse Facility 2: 1700 Egbert Ave. San Francisco, CA 94124, (415) 650-6098, 05/26/2026,10:30 AM Edward Kamara,Anthony Dicorti,,Immanuel Wells,Christina Kuresa,Rafael Rodriguez Facility 3 190 Otis St. San Francisco CA 94103, (415) 214-5706, 05/26//2026, 12:00 PM Jaime Flores,Janet Norton,Robert Mitchell Facility 4: 1400 Folsom St. San Francisco CA 94103, (415) 535-5081, 05/26/2026, 2:00 PM Reed Rubio Attelier LLC,Stephen Don Wallace,Felix Gaona,George Almanza,RANKIN MICHAEL MICHAEL DAVIS,Eric Vanwie,Brian Griffin,david gordillo The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
5/15/26

SF-4041959#

TRUSTEE SALES

Trustee Sale No. 189778 Title No. 250683264 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/22/2005. 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 05/28/2026 at 1:30 PM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 08/22/2005, as Instrument No. 2005-I015877-00, in book Reel: I958, page Image: 0050, of Official Records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA, executed by SARAH A GROSSI, AN UNMARRIED WOMAN, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102. All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State, described as: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 1222-002 The street address and other common designation, if any, of the real property described above is purported to be: 241 CENTRAL AVE. #3 AKA 241 CENTRAL AVE., SAN FRANCISCO, CA 94117. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, 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 said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: $276,271.91 IF THE TRUSTEE IS UNABLE TO CONVEY TITLE FOR ANY REASON, THE SUCCESSFUL BIDDER'S SOLE AND EXCLUSIVE REMEDY SHALL BE THE RETURN OF MONIES PAID TO THE TRUSTEE, AND THE SUCCESSFUL BIDDER SHALL HAVE NO FURTHER RECOURSE. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located. Dated: 4/24/2026 PRIME RECON LLC By: Josh Bermudez, Authorized Signer PRIME RECON LLC 27368 VIA INDUSTRIA, STE 201 TEMECULA, CA 92590 (888) 725-4142 PRIME RECON LLC MAY BE ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. FOR TRUSTEE'S SALE INFORMATION PLEASE CALL: (844) 901-0998 OR VIEW OUR WEBSITE: HTTPS://SALESINFORMATION.PRIME-RECON.COM NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale 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 (844) 901-0998 for information regarding the trustee's sale or visit this internet website - HTTPS://SALESINFORMATION.PRIME-RECON.COM - for information regarding the sale of this property, using the file number assigned to this case: TS#189778. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 901-0998 for information regarding the trustee's sale, or visit this internet website HTTPS://SALESINFORMATION.PRIME-RECON.COM for information regarding the sale of this property, using the file number assigned to this case TS#189778 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. 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70.258) require specified information to be reported on non-financed title transfers of residential real property to covered entities and trusts. In order to successfully bid on applicable properties, the successful bidder will be required to complete, sign, and certify a form providing specified information, including but not limited to the following: All Successful Bidders: Category Information Required Beneficial Owner(s) Full legal names of all individuals who exercise substantial control over the entity, date of birth, complete residential street address, citizenship, and unique identifying number (like tax ID no. or nonexpired passport no.) Legal Name Full legal name of transferee Trade Name Any trade name or "doing business as" name Principal Place of Business Street address, city, state, zip code Tax Identification No. Federal EIN or applicable tax ID Entity Type Corporation, LLC, partnership, trust, etc. Additional Information Required for a Trust: Category Information Required Trustee Information Full legal name, date of birth, complete street address, citizenship, unique identifying number (like IRS TIN, nonexpired passport no.) Legal Name Full name of trust agreement Date Date trust agreement executed Revocability Whether trust is revocable or irrevocable Trust Tax Identification No. EIN or applicable Tax ID No. Authorized Signer(s) Names of individual(s) with authority to act on behalf of trust, date of birth, complete residential street address, unique dentification number (like IRS TIN or nonexpired passport), description of the capacity in which the individual is authorized to act Beneficiary List Full legal names of all beneficiaries Beneficiary Information Date of birth, residential address, tax identification no., ownership or beneficial interest details SF0488460 To: SAN FRANCISCO DAILY JOURNAL 05/01/2026, 05/08/2026, 05/15/2026
5/1, 5/8, 5/15/26

SF-4038724#

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT OF YOUR OBLIGATION UNDER YOUR DEED OF TRUST. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. Date of Sale: **05/22/2026** at **9:00 AM.** Place of Sale: **AT THE VAN NESS AVENUE ENTRANCE TO THE CITY HALL AT 400 VAN NESS AVE, SAN FRANCISCO, CA 94102. NOTICE is hereby given that** First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 – Phone: **(800) 251-8736** as the duly appointed Trustee, Successor Trustee, or Substituted Trustee of Deed(s) of Trust executed by **Trustor(s)** and recorded among the Official Records of **San Francisco County, California,** and pursuant to that certain **Notice of Default ("NOD")** thereunder recorded, all as shown on **Schedule "1" which is attached hereto and a part hereof, will sell at public auction** for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal credit union, or a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) **all that right, title and interest** conveyed to and now held by it under said Deed of Trust in the property situated in said County and State to wit: Those certain Timeshare Interval as shown as Legal Description Variables on **Schedule "1",** within the timeshare project **Wyndham Canterbury at San Francisco** located at **750 Sutter Street, San Francisco, CA, 94109**. **The legal descriptions as set forth on the recorded Deed(s) of Trust shown on Schedule "1" are incorporated by this reference.** The undersigned Trustee disclaims any liability for any incorrectness of the street address shown herein. Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed(s) of Trust, as shown on as Note Balance on **Schedule "1",** plus accrued interest thereon, the estimated costs, expenses and advances if any at the time of the initial publication of the Notice of Sale, together with estimated expenses of the Trustee in the amount of **$600.00.** Accrued Interest and additional advances, if any, will increase this figure prior to sale. First American Title Insurance Company, a Nebraska Corporation. APN: 03-0282-022-01. Batch ID: **Foreclosure DOT 161888 -SF80-DOT. Schedule "1": NOD Recording Date and Reference: 01/26/2026; 2026006578;** Contract No. and Loan No., Legal Description Variables, Trustor, DOT Dated, DOT Recording Date and Reference, Note Balance; 001651700338, points: 210000 frequency: annual undivided interest: 210,000/2,010,068,000 unit type: standard, Efren P. Samaniego and Elvira L. Samaniego, 01/22/2017, 03/23/2017 Inst: 2017-K425461-00, $36,000.88; 001651701757, points: 505000 frequency: annual undivided interest: 505,000/2,010,068,000 unit type: standard, Joshua M. Mutz and Eric A. Zavala, 03/28/2017, 06/28/2017 Inst: 2017-K470711-00, $15,985.85; 001651900754, points: 111000 frequency: annual undivided interest: 111,000/2,010,068,000 unit type: standard, Adrian Davis and Samuel Taylor, II, 09/01/2019, 10/18/2019 Inst: 2019-K845701-00, $17,708.74; 001652200336, points: 308000 frequency: annual undivided interest: 308,000/ 2,010,068,000 unit type: standard, Laura Susan Cartwright, 11/29/2022, 03/30/2023 Inst: 2023023293, $79,205.09; 732100323, points: 210000 frequency: annual undivided interest: 210,000/ 2,010,068,000 unit type: standard, Loneca Sayo and Patrick Ellaga, 05/24/2021, 05/19/2022 Inst: 2022050578, $42,336.04.
5/1, 5/8, 5/15/26

SF-4037086#

File No.: 19-10267 APN: 3794-180 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER 170 OFF THIRD OWNERS ASSOCIATION (ASSOCIATION) COVENANTS, CONDITIONS AND RESTRICTIONS AND A NOTICE OF DELINQUENT ASSESSMENT (LIEN) DATED 04-24-2019. 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 06-04-2026 at 1:30 PM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, ALLIED TRUSTEE SERVICES (Trustee), 1601 Response Road, Suite 390, Sacramento, CA 95815, (877) 282-4991, under and pursuant to Lien, recorded 04-25-2019 as Instrument 2019-K760119-00 Book - - Page - - of Official Records in the Office of the Recorder of SAN FRANCISCO County, CA, WILL CAUSE TO BE SOLD AT PUBLIC AUCTION to the highest bidder for cash, cashier's check/cash equivalent or other form of payment authorized by 2924h(b), (payable at time of sale) the property owned by ALEXANDER YAGUDAEV AND BELLA YAGUDAEVA, situated in said County, describing the land therein: APN: 3794-180 Any bid that is not cash must be made directly payable to "Allied Trustee Services". Winning bid checks received not payable directly to Allied Trustee Services (i.e. containing third-party endorsements) must be replaced within five business days after the sale. The winning bidder will be contacted at the phone number and/or email address provided for further instructions. The street address and other common designation, if any, of the real property described above is purported to be: 170 KING STREET #706 , SAN FRANCISCO, CA 94107 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the sums due under the Lien. The estimated total unpaid balance at the time of the initial publication of this Notice of Trustee's Sale is $47,341.07. THE PROPERTY WILL BE SOLD SUBJECT TO THE 90-DAY POST-SALE RIGHT OF REDEMPTION AS SET FORTH IN CALIFORNIA CIVIL CODE SECTION 5715(B). THE RIGHT OF REDEMPTION BEGINS WHEN THE SALE IS FINALIZED PURSUANT TO CALIFORNIA CIVIL CODE SECTION 2924m. Association heretofore executed and delivered to the undersigned a written Declaration of Default. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be 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. 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. 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: April 17, 2026 ALLIED TRUSTEE SERVICES, Trustee SHERRIE BOUGHTON, Authorized Signature
5/15, 5/22, 5/29/26

SF-4035680#

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