

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

(SECS. 6104, 6105 U.C.C. & B & P 24073 et seq.) Notice is hereby given to creditors of the within named seller that a sale that may constitute a bulk sale has been or will be made.

CIVIL

NOTICE OF SALE OF REAL PROPERTY

BY MATTHEW L. TAYLOR, PARTITION REFEREE Please take notice that the following real property will be sold by private sale by Matthew L. Taylor, Partition Referee pursuant to an order of the San Francisco County Superior Court.

case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp).

Corporation The registrant commenced to transact business under the fictitious business name of ALT H FICTITIOUS BUSINESS NAME STATEMENT

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.

Individual The registrant commenced to transact business under the fictitious business name or names listed above on 4/12/2026.

Section 14411 et seq., Business and Professions Code, 5/19, 5/26, 6/2, 6/9/26 SF-4043671#

Clerk of San Francisco County on 05/13/2026. 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.

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409376 Fictitious Business Name(s)/Trade Name (DBA): LORELLA, 2139A POLK STREET, SAN FRANCISCO, CA 94109 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409403 Fictitious Business Name(s)/Trade Name (DBA): WALTER K. LOUIE & ASSOCIATES, 801 PORTOLA DR. #107, SAN FRANCISCO, CA 94127 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409390 Fictitious Business Name(s)/Trade Name (DBA): NAPA VALLEY, 580 4TH ST., SAN FRANCISCO, CA 94107 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409382 Fictitious Business Name(s)/Trade Name (DBA): VICTOR CAPRIEL, 2863 24TH STREET, SAN FRANCISCO, CA 94110 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409371 Fictitious Business Name(s)/Trade Name (DBA): Trailhead Wellness Medicine Medical Corporation, 256C Laguna Honda Blvd, San Francisco, CA 94116 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409418 Fictitious Business Name(s)/Trade Name (DBA): POLK STREET BAKESHOP PARTNERS, LLC, 28 PIPER LANE, FAIRFAX, CA 94930

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409418 Fictitious Business Name(s)/Trade Name (DBA): GIAN BRUNO THERAPY, 126 Church Street, San Francisco, CA 94114 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409401 Fictitious Business Name(s)/Trade Name (DBA): FUN, 963 PACIFIC AVENUE, SAN FRANCISCO, CA 94133 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409328 Fictitious Business Name(s)/Trade Name (DBA): VICTOR CAPRIEL, 2863 24TH STREET, SAN FRANCISCO, CA 94110 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409363 Fictitious Business Name(s)/Trade Name (DBA): JUDIO BLUEMI, 2 REDWOOD STRATEGY LABS, 3 GANZKONKRET, 607 CENTRAL AVE., SAN FRANCISCO, CA 94117 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409465 Fictitious Business Name(s)/Trade Name (DBA): DEWINTER TECHNOLOGY, 2. MARIS, 3. MARIS CONSULTING GROUP, 1919 S BASCOM AVE STE 250, CAMPBELL, CA 95008 County of SANTA CLARA

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409432 Fictitious Business Name(s)/Trade Name (DBA): GUN HOLLOW SHOE REPAIR, 1747 Union St, San Francisco, CA 94123 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409359 Fictitious Business Name(s)/Trade Name (DBA): ONE MEDICAL CARE NETWORK, 1 ONE EMBARCADERO CTR STE 1900, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409401 Fictitious Business Name(s)/Trade Name (DBA): PHO RECIPE, 2511 NORIEGA STREET, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409320 Fictitious Business Name(s)/Trade Name (DBA): MAY PLATA ARTESANAL, 93 VIENNA ST, SAN FRANCISCO, CA 94112 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409368 Fictitious Business Name(s)/Trade Name (DBA): EL COLOCHO HOT DOGS, 3380 19TH ST, SAN FRANCISCO, CA 94110 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409429 Fictitious Business Name(s)/Trade Name (DBA): TOUCH.AI, 2 EMBARCADERO CTR FL 8, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409406 Fictitious Business Name(s)/Trade Name (DBA): A Woman's Journey Psychotherapy, 100 PINE ST SUITE 1250, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409359 Fictitious Business Name(s)/Trade Name (DBA): ONE MEDICAL CARE NETWORK, 1 ONE EMBARCADERO CTR STE 1900, SAN FRANCISCO, CA 94111 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409386 Fictitious Business Name(s)/Trade Name (DBA): PHO RECIPE, 2511 NORIEGA STREET, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409370 Fictitious Business Name(s)/Trade Name (DBA): HANNIOR GROOMING SERVICES, 111 PAGE ST, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409368 Fictitious Business Name(s)/Trade Name (DBA): EL COLOCHO HOT DOGS, 3380 19TH ST, SAN FRANCISCO, CA 94110 County of SAN FRANCISCO

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409430 Fictitious Business Name(s)/Trade Name (DBA): PROMPTIVA, 455 MARKET ST STE 1940, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409423 Fictitious Business Name(s)/Trade Name (DBA): DAYCARE, 1523 28th Avenue, San Francisco, CA 94122 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409325 Fictitious Business Name(s)/Trade Name (DBA): OB YOGA, 2523 44TH AVE, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO

FICTITIOUS BUSINESS NAME STATEMENT File No. 2026-0409370 Fictitious Business Name(s)/Trade Name (DBA): HANNIOR GROOMING SERVICES, 111 PAGE ST, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-26-560624 Superior Court of California, County of San Francisco Petition of Annabelle Nerisa Garcia Olvera for Change of Name

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-26-560671 Superior Court of California, County of San Francisco Petition of LISA GUDE ZANZE AKA LISA DIANNE GUDE, AKA LISA GUDE YEAGER for Change of Name

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-26-560671 Superior Court of California, County of San Francisco Petition of LISA GUDE ZANZE AKA LISA DIANNE GUDE, AKA LISA GUDE YEAGER for Change of Name

CITATION JUDICIAL

CASE NUMBER (Número del Caso): NOTICE TO DEFENDANT (AVISO AL DEMANDADO): DEREK ANDRE GAINES, SAN FRANCISCO DELUXE SIGHTSEEING LLC, ABDULJAZZABUDIKAKHAROV, AND DOES 1-25, INCCLUSIVE

CITATION JUDICIAL

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# LEGAL NOTICES

Continued from Page # 11

FRANCISCO, STATE OF CALIFORNIA (THE "FINAL MAP") SHOWN ON THE CONDOMINIUM PLAN FOR ONE MISSION BAY, APPLIED TO THE RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAN FRANCISCO COUNTY, STATE OF CALIFORNIA ON NOVEMBER 15, 2002 AS DOCUMENT NO. 2016-K308472 ("CONDOMINIUM PLAN"). PARCEL 2: RESIDENTIAL UNIT NO. 208 IN BUILDING 22 OF THE CONDOMINIUM PLAN. RESERVING THEREFROM THE EASEMENTS AS DESCRIBED IN THE DECLARATION REFERRED TO BELOW. PARCEL 3: AN EXCLUSIVE EASEMENT TO USE EACH PORTION OF THE ASSOCIATION PROPERTY, IF ANY, DESIGNATED IN THE CONDOMINIUM PLAN AS BEING AN EXCLUSIVE USE AREA, INCLUDING BUT NOT LIMITED TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 ABOVE FOR THE PURPOSES DESCRIBED IN THE DECLARATION. PARCEL 4: NON-EXCLUSIVE USE AREAS AND EASEMENTS IN AND TO THE ASSOCIATION PROPERTY AS SAID ASSOCIATION PROPERTY IS SHOWN ON THE FINAL MAP AND AS FURTHER DESCRIBED IN THE DECLARATION. FURTHER RESERVING THEREFROM THE EASEMENTS AND OTHER RIGHTS RESERVED IN FAVOR OF DECLARANT IN THE DECLARATION FOR MARKETING AND DEVELOPMENT INCLUDING WITHOUT LIMITATION, SUBJECT TO THE EXCLUSIVE USE EASEMENTS, THE RIGHT OF GRANTOR AS WELL AS THE RIGHT OF ACCESS, INGRESS AND EGRESS FOR VISITORS TO THE MARKETING UNITS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS WITHIN THE ASSOCIATION PROPERTY. FURTHER RESERVING THE PROPERTY CONVEYED IN THIS GRANT DEED ("PROPERTY") IS CONVEYED TOGETHER WITH MEMBERSHIP IN THE ONE MISSION BAY HOMEOWNERS ASSOCIATION ("ASSOCIATION") AND ACCEPTED SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ONE MISSION BAY HOMEOWNERS ASSOCIATION. THE OFFICE OF THE COUNTY RECORDER OF SAN FRANCISCO COUNTY, CALIFORNIA ON NOVEMBER 15, 2016 AS DOCUMENT NO. 2016-K357291. OFFICIAL RECORDS AND ANY AMENDMENTS AND SUPPLEMENTS THERETO ("DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ONE MISSION BAY HOMEOWNERS ASSOCIATION") ARE INCORPORATED HEREIN BY REFERENCE WITH THE SAME EFFECT AS THOUGH FULLY SET FORTH HEREIN. MORE PARTICULARLY DESCRIBED IN THE DECLARATION, THE PROPERTY IS CONVEYED SUBJECT TO SUCH EASEMENTS IN FAVOR OF THE ASSOCIATION AND NECESSARY TO PERFORM THE DUTIES AND OBLIGATIONS OF THE ASSOCIATION AND CERTAIN EASEMENTS RESERVED BY GRANTOR. GRANTEE, IN ACCEPTING THIS GRANT DEED AND THE CONVEYANCE HEREUNDER, DOES HEREBY AGREE, JOINTLY AND SEVERALLY, FOR THE BENEFIT OF THE ASSOCIATION AND FOR THE BENEFIT OF ONE OF THE OTHER MEMBERS OF THE ASSOCIATION, THAT GRANTEE WILL PROMPTLY, FULLY AND FAITHFULLY COMPLY WITH AND CONFORM TO THE DECLARATION AND THE ARTICLES OF INCORPORATION AND BYLAWS OF THE ASSOCIATION AND THE RULES, AND ARCHITECTURAL REGULATIONS REFERENCED IN THE DECLARATION. IN PARTICULAR, GRANTEE DOES HEREBY AGREE, JOINTLY AND SEVERALLY, PROMPTLY TO PAY IN FULL ANY DUES, FEES OR ASSESSMENTS LEVIED BY THE ASSOCIATION ON THE MEMBERSHIP CONVEYED. GRANTEE AGREES TO OBLIGATIONS OF GRANTEE HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE PROPERTY, IT BEING UNDERSTOOD THAT SAID MEMBERSHIP IN THE ASSOCIATION WILL AUTOMATICALLY PASS TO GRANTEE'S SUCCESSORS IN TITLE IN THE PROPERTY AND THAT THEIR SUCCESSORS ACQUIRE TITLE TO THE PROPERTY BY FORECLOSURE OR OTHERWISE, AND SHALL BE BINDING UPON THE GRANTEES ABOVE NAMED, THEIR HEIRS, DEVICES, ESTATES, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS. THE PROPERTY IS FURTHER CONVEYED SUBJECT TO THE MASTER DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND RESERVATION OF EASEMENTS FOR ONE MISSION BAY HOMEOWNERS ASSOCIATION, RECORDED NOVEMBER 15, 2002 AS DOCUMENT NO. 2002-H291309-00, IN REEL 1265, IMAGE 0391, AS SUPPLEMENTED BY THE SUPPLEMENTAL MASTER DECLARATION OF COVENANTS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR ONE MISSION BAY (LOTS 1 AND 2 OF BLOCK 8715), RECORDED NOVEMBER 12, 2014, SERIES NO. 2014-J970953, IN THE OFFICIAL RECORDS OF THE COUNTY, AND ANY SUBSEQUENT AMENDMENTS THERETO, WHICH GOVERNS THE MISSION BAY COMMUNITY. THE PROPERTY IS ALSO CONVEYED AND ACCEPTED SUBJECT TO THE CERTAIN NOTICE OF NONADVERSAL PROCEDURES UNDER CALIFORNIA CIVIL CODE SECTION 912(F), RECORDED NOVEMBER 15, 2002 AS INSTRUMENT NO. 2016-K357292, IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF SAN FRANCISCO COUNTY, CALIFORNIA ON NOVEMBER 15, 2002 AS DOCUMENT NO. 2002-H291309-00, AS SUPPLEMENTED BY THAT CERTAIN SUPPLEMENTAL MASTER DECLARATION OF COVENANTS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MISSION BAY (LOTS 1 AND 2 OF BLOCK 8715), RECORDED ON NOVEMBER 12, 2014, SERIES NO. 2014-J970953, AND ANY AMENDMENTS AND SUPPLEMENTS THERETO ("COLLECTIVE NOTICE OF NONADVERSAL PROCEDURES AND DECLARATION"). The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: SHANNON UNIT 208, SAN FRANCISCO, CA 94158. The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$473,269.47. (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee may accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings and credit association, or a check drawn by a state or federal savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to pay the mortgage or endorse as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the undersigned Trustee's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. Notice to Potential Bidders: If you are considering bidding on this property, 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. Placing the highest bid at a Trustee auction does not

number assigned to this case CA0900021-26-1 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. Effective March 1, 2026, new federal regulations (89 Fed. Reg. 70,258) may impact residential real property (1-4 residential units) title transfers to covered entities trusts, with reporting requirements unless exempt. <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> Date: May 14, 2026 MTC Financial Inc. dba Trustee Corps TS No. CA0900021-26-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949-252-8300 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT [www.Auction.com](http://www.Auction.com) FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 125210, Pub Dates: 05/19/2026, 05/26/2026, 06/02/2026, SAN FRANCISCO DAILY JOURNAL 5/19, 5/26, 6/2/26 SF-4044079#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-24020086 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 7/30/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. 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. If you are an "eligible tenant buyer," you may 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 800.280.2832, or visit this internet website [www.Auction.com](http://www.Auction.com), using the file

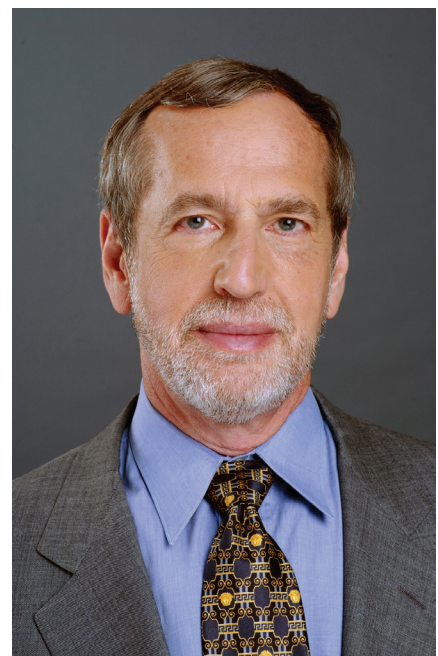
visit this Internet Web site [www.servicelinkasap.com](http://www.servicelinkasap.com), using the file number assigned to this case, CA-RCS-24020086. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not so immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On June 11, 2026, at 1:30:00 PM, OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, in the City of SAN FRANCISCO, County of SAN FRANCISCO, State of CALIFORNIA, PEAK FORECLOSURE SERVICES, INC., a California corporation, as duly appointed Trustee under that certain Deed of Trust executed by JAMES W. ASH AND DARLENE GRACE FERNANDEZ-ASH AKA DARLENE G. FERNANDEZ-ASH, AS JOINT TENANTS, as Trustors, recorded on 8/26/2021, as Instrument No. 2021136567, of Official Records in the office of the Recorder of San Francisco County, State of CALIFORNIA, under the power of sale therein contained, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a 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, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, 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. Property is being sold "as is" — where is "TAX PARCEL NO. 3793-198 AN UNDIVIDED 1/238TH FEE SIMPLIFIED INTERESTS TENANTS IN COMMON AND TO THE COMMON AREA AS SHOWN ON THE SUBDIVISION MAP AND CONDOMINIUM PLAN OF "ONE EMBARCADERO SOUTH - 88 KING STREET" ("PLAN"), BEING A

SUBDIVISION OF LOT 4, AS SAID LOT IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED DECEMBER 22, 1997, IN BOOK 43 OF PARCEL MAPS AT PAGES 135 AND 136, O.R. ALSO BEING ASSESSOR'S BLOCK 3793 ALSO BEING SOUTH BEACH BLOCK 9, FILED IN THE RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA ON AUGUST 31, 2000, IN BOOK 64 OF CONDOMINIUM MAPS AT PAGES 52 THROUGH 76, INCLUSIVE AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ONE MISSION BAY ("DECLARATION") FILED IN THE RECORDS OF THE CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA ON SEPTEMBER 11, 2000, IN INSTRUMENT NO. 2000-G829079-00, OFFICIAL RECORDS, EXCEPTING AND PRESERVING THEREFROM THE FOLLOWING: (A) ALL UNITS AS SHOWN ON THE MAP; (B) EXCLUSIVE USE COMMON AREAS FOR POSSESSION, USE AND ENJOYMENT OF ALL THOSE AREAS DESIGNATED ON THE PLAN AS PATIO AREAS (PATIO) AND BALCONY AREAS (B-); (C) EASEMENT FOR THE PURPOSES DESCRIBED IN THE DECLARATION INCLUDING, BUT NOT LIMITED TO, EASEMENT FOR ACCESS, ENCROACHMENTS, MAINTENANCE, SUPPORT, REPAIR AND OTHER PURPOSES DESCRIBED IN THE DECLARATION. PARCEL TWO: RESIDENTIAL CONDOMINIUM UNIT NO. 1022 (LOT NO. 198), AS SUCH UNIT IS SHOWN ON THE PLAN AND DEFINED IN THE DECLARATION. RESERVED THEREFROM ALL EASEMENTS AS DESCRIBED IN THE DECLARATION. PARCEL THREE: NON-EXCLUSIVE APPURTENANT EASEMENTS IN AND TO THE ASSOCIATION PROPERTY FOR USE OF THE ASSOCIATION PROPERTY SUBJECT TO THE TERMS OF THE DECLARATION AND NON- EXCLUSIVE APPURTENANT EASEMENTS IN AND TO THE COMMON AREA, SUBJECT TO ANY EXCLUSIVE USE AREAS AND ANY OTHER RESERVATIONS SET FORTH IN THE DECLARATION, AS USED IN THIS DEED. RESERVANCE TO THE "ASSOCIATION PROPERTY," "RESIDENTIAL UNIT," "EXCLUSIVE USE AREAS" AND ANY OTHER DEFINED TERMS SHALL HAVE THE MEANINGS SET FORTH IN THE DECLARATION AND PLAN. FURTHER RESERVING THEREFROM THE EASEMENTS AND OTHER RIGHTS RESERVED IN FAVOR OF DECLARANT IN THE DECLARATION FOR MARKETING AND DEVELOPMENT INCLUDING WITHOUT LIMITATION,

SUBJECT TO THE EXCLUSIVE USE COMMON AREAS, THE RIGHT OF GRANTOR TO MAINTAIN MARKETING UNITS IN THE CONDOMINIUM OWNED BY GRANTOR, AS WELL AS THE RIGHT OF ACCESS, INGRESS AND EGRESS FOR VISITORS TO THE SALES OFFICE AND MARKETING UNITS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS WITHIN THE COMMON AREAS OF THIS PROJECT. PARCEL FOUR: EXCLUSIVE EASEMENTS ("EXCLUSIVE USE EASEMENT") AS SHOWN ON THE PLAN AND DEFINED IN THE DECLARATION APPURTENANT TO PARCEL TWO HERINAbove FOR THE POSSESSION, USE AND ENJOYMENT OF: From information which the Trustee deems reliable, but for which Trustee makes no representation or warranty, the street address or other common designation of the above described property is purported to be 88 KING STREET, #1022, SAN FRANCISCO, CA 94107. Said property being sold for the purpose of paying the obligations secured by said Deed of Trust, including fees and expenses of sale. The total amount of the unpaid principal balance, interest thereon, together with reasonably estimated costs, expenses and advances at the time of the initial publication of the Notice of Trustee's Sale is \$1,130,843.49. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property, 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 any 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 TENANT: You may have a right to purchase this property 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. 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 877-237-7878, or visit [www.peakforeclosure.com](http://www.peakforeclosure.com) using file number assigned to this case: CA-RCS-24020086 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 PERSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit of declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to PEAK FORECLOSURE SERVICES, INC. by 5:00 PM on the next business day following the trustee's sale at the address set forth above. The undersigned Trustee disclaims any liability for any inaccuracy of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of the first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale will be entitled only to the return of the money paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The Purchaser shall have no further recourse to the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney WE ARE ATTEMPTING TO COLLECT A DEBT, AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. SALE INFORMATION LINE: 714-730-2727 or [www.servicelinkasap.com](http://www.servicelinkasap.com) Dated: 5/8/2026 PEAK FORECLOSURE SERVICES, INC. AS TRUSTEE By: Lilian Solano, Trustee Sale Officer A-4874464 05/19/2026, 05/26/2026, 06/02/2026 5/19, 5/26, 6/2/26 SF-4043661#

## A TRIBUTE TO RON MALLEN

*Ronald E. Mallen, preeminent legal malpractice authority, died on May 9, 2026, at the age of 83.*



Ron Mallen was a preeminent national authority on legal malpractice and ethics and widely regarded as one of the nation's leading lawyers on the law of lawyering. He was a co-author of the five-volume treatise, "Legal Malpractice," first published in 1977. He was also a certified legal malpractice law expert, a former president of the Association of Professional Responsibility Lawyers, and the inspiration for the Legal Malpractice and Risk Management Conference, now in its 25th year. Mallen was also listed in Best Lawyers in America from its inception, and received numerous other honors. From 1967 to 1997, Mallen practiced with Long & Levit LLP, and with Hinshaw & Culbertson LLP, from 1997 to 2018. He is remembered here by some of the colleagues whose professional lives he impacted so profoundly.

As a young lawyer coming out of law school in 1976, I was supremely blessed to work with Ron at Long & Levit. At the time he had practiced less than a decade and yet had the wisdom and intellect of someone much older. I marveled at how he could work defending lawyers every day and still have the energy and focus to write his treatise on legal malpractice. These were exciting and challenging years as we worked with Ron and helped make the law in California on legal malpractice and ethics. But the best part was his kindness and mentoring and his willingness to give me and others the opportunity to fast track our career development. Once we proved to him we were trustworthy, there were no limits. As a result, we were the envy of young lawyers in much bigger firms and as the years passed and many of us went off in different directions, we carried with us the self-confidence and skills Ron gave us and eternal gratitude for our time with him. —James A. Roberts

I was privileged to be at Long & Levit in "the early days" back in 1976-1981. Ron balanced his incredible knowledge with large doses of wisdom for us as we evolved into "seasoned" lawyers. My favorite example was a car ride with Ron returning from a trial after receiving a great verdict for our client. I was perplexed that Ron didn't seem more excited. "Steve, you are going to lose cases you should win and win cases you should lose. A different jury hearing the same evidence and arguments might have reached a different result than the one we got today. So, you don't want to seek satisfaction from a result you can't control. Instead, you want to gain satisfaction from what you can control; and the one thing you can control is doing your best job. I was excited yesterday when I gave my closing argument and I knew that I had given my client my very best." —Steven A. Lewis

Having spent 20 years practicing with Ron at Long & Levit, I can think of countless examples of how he helped me learn to be a successful lawyer for other lawyers. Exciting times and cherished memories. I will never forget how much he did for me and I am proud to carry on Ron's legacy at Long & Levit. There will never be a more impactful individual in our specialty. My thoughts and prayers are with Penny and his family. —Joseph P. McMonigle

It was my great good fortune to work with Ron for nearly 20 years at Long & Levit. Ron was a great trial lawyer; it was a privilege to try cases with him. He had complete mastery of the facts and legal issues. On the first day of trial in a legal malpractice case, he would present the judge and opposing counsel with copies of his treatise "Legal Malpractice." Opposing counsel would invariably attempt to support his argument by referring to a passage in the book, and Ron would pounce — explaining in detail why counsel had premised his entire case on a misunderstanding of the law. In their spare time, Ron and Penny were bird parents, raising parrots, cockatoos, parakeets and cockatiels. I once went to their house to drop off a draft brief. Ron answered the door with a large parrot on his shoulder. Inside, Penny greeted me with a cockatoo on hers. As we passed a small alcove, I noticed a bowl holding some large eggshells. Ron stopped and pointed out the shell that had produced the parrot on his shoulder. They once gifted me a cockatiel, Lily, who was an important member of our family for many years. —Marsha L. Morrow

Early in my years at Long & Levit, I entered Ron's office for a phone conference. The client was on speaker, and Ron was telling him that he was assigning Victoria Henley to the case. "Is that a woman you're assigning?" the client asked, with discernible apprehension. Ron said yes and explained why he thought I was well suited to the case. He also noted — in a lightly joking tone — that the client was lucky he wasn't in our office as he'd be getting worked over by both of us. Ron's mentoring was exceptional. He fostered rigorous professionalism and kept us striving to always do our best for every client (even the ones that didn't want a woman attorney handling their case). Decades later, I remain grateful to him for giving me such a great start. —Victoria B. Henley

I was a partner of Ron's at Long & Levit for 12 years. When I first joined the firm, Ron's prominence in professional liability was the stuff of legend. His treatise was on every bookshelf, and set the bar for scholarly material, long before reliable computer research replaced Shepardizing. I still smile remembering my days as a young lawyer, when I would turn to Ron's book for support on the very principle I was trying to advance, only to find the lone citation was *Rex v. Regina*, Court of King's Bench, 1694. Judges would ask if I perhaps had slightly more recent authority. I'd think "darn, Ron...update the damn book..." He was convinced it was still good law. —Randall A. Miller

Ron and I met when I joined Long & Levit in 1985; we also worked together at Hinshaw. Ron was a brilliant enigma dedicated to the profession. Rich and I traveled with him and Penny many times over the years. For our three-week South American adventure, Penny, Rich and I prevailed upon him not to bring his computer. A real coup since Ron constantly read new cases and edited his legal malpractice treatise himself, almost daily. We focused instead on his other passions, his wife Penny, food and wine and his love of nature, especially exotic birds. What a privilege to have had him as a friend over more than 40 years. —Russell S. Roeca

I met Ron when I was a young summer associate at Long & Levit almost 40 years ago; we also worked together at Hinshaw. Ron has been a friend, mentor and someone who generously provided countless opportunities to me and many others. He was always generous with his time and wise counsel. Ron shared a genuine passion for the practice of law. He will be missed by me and his many colleagues from all parts of the world. I am eternally grateful for the kindness and friendship he always showed me and my family. My three now adult daughters fondly remember the firm picnics he and Penny graciously hosted at their beautiful Napa Valley home. —Robert J. Romero

Ron was a brilliant attorney with a rare combination of superior intellect and practical wisdom. While he "wrote the book" on legal malpractice, he also acted as lead trial counsel on many serious cases, often defending high-profile firms in high-stakes litigation. He was a great partner and friend who was in many ways responsible for the expansion of the Hinshaw firm into both California and New York. He was a trusted advisor to me during my years as Chairman of Hinshaw. Ron's fondness for birds was also legendary — whether at dinner at his home in Napa with his pet macaws on his shoulder or even in New York on a trip together when he commanded a macaw from a fellow patron during dinner! —Donald Mrozek

For several decades I was privileged to be Ron's practice partner after he joined Hinshaw. We traveled the country together giving "roadshow" lectures to lawyer and insurer groups, speaking at professional forums and tending to the development of our practice. His teaching method never compromised. He insisted on providing the profession with the most current and deepest understanding of the evolving law, along with his forward-looking insights into its future development. It was widely known that Ron was a credentialed foodie of the highest magnitude. (Was he a Zagat reviewer? Nobody was sure.) A Napa resident and peerless wine expert, he taught us to enjoy our time together. And as to his hometown, Napa, he once observed to me that "you know, Switzerland is indeed the most beautiful country...but it's not Napa." Ron's presence remains in the books he wrote, the lessons he taught, the reputation he built, and friendship, he gave so generously. I will remember him with deep respect, genuine affection, and enduring gratitude. —Thomas P. McGarry

Ron was a long-time partner at Hinshaw. Ron loved being a lawyer and he loved representing lawyers. He also taught thousands of other lawyers and judges how to practice law at the highest level of ethics and integrity and, simply put, how to be a better lawyer. We will miss you Ron and we thank you for your significant contributions to the law of lawyering and helping all lawyers be better. —Peter Sullivan

Contributions may be made in honor of Ronald E. Mallen for Brain Disease Research at Gladstone Institutes: <https://gladstone.org/make-a-gift>.