CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-26-560974
Superior Court of California, County of San Francisco
Petition of: Malia Reilly Marshall for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Malia Reilly Marshall filed a petition with this court for a decree changing names as follows:
Malia Reilly Marshall to Malia Reilly Sanford
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: Nov 17, 2026, Time: 9:00 AM, Dept.: 103N, Room: 103N
The address of the court is 400 McAllister Street San Francisco, CA-94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: Oct 02 2026
Michelle Tong
Judge of the Superior Court
10/7, 10/14, 10/21, 10/28/26
SF-4084928#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410663
Fictitious Business Name(s)/Trade Name (DBA):
Janitorial and Gardening Services Garay C, 1888 Geneva Ave #504, San Francisco, CA 94134 County of SAN FRANCISCO
Registered Owner(s):
Edgard A Garay Cano, 1888 Geneva Ave #504, San Francisco, CA 94134
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/15/2026.
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/ Edgard A Garay Cano,
This statement was filed with the County Clerk of San Francisco County on 10/15/2026.
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).
10/21, 10/28, 11/4, 11/11/26
SF-4088467#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410654
Fictitious Business Name(s)/Trade Name (DBA):
Dove Cup, 1400 Mission Street, Apt #302, San Francisco, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
Jiali Zhang, 1400 Mission Street, Apt #302, San Francisco, CA 94103
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/15/2026.
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/ Jiali Zhang,
This statement was filed with the County Clerk of San Francisco County on 10/15/2026.
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).
10/21, 10/28, 11/4, 11/11/26
SF-4088252#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410503
Fictitious Business Name(s)/Trade Name (DBA):
GODRIVE, 1447 47TH AVE, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO
Mailing Address: 1447 47TH AVENUE, SAN FRANCISCO, CA 94122
Registered Owner(s):
Oleg Lantsman, 1447 47th Avenue, San Francisco, CA 94122
This business is conducted by: An Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2026.
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/ Oleg Lantsman, Owner
This statement was filed with the County Clerk of San Francisco County on 09/28/2026.
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).
10/21, 10/28, 11/4, 11/11/26
SF-4087818#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410623
Fictitious Business Name(s)/Trade Name (DBA):
GENERAL WOODCRAFT, 1000 OREILLY AVE, SAN FRANCISCO, CA 94129 County of SAN FRANCISCO
Registered Owner(s):
CAMBIUM CARBON PBC, (DE) 1000 O'REILLY AVENUE, SAN FRANCISCO, CA 94129-1600
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 5/20/2026.
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 KINGSBURY, VP FINANCE
This statement was filed with the County Clerk of San Francisco County on 10/13/2026.
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, 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).
10/21, 10/28, 11/4, 11/11/26
SF-4087733#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410548
Fictitious Business Name(s)/Trade Name (DBA):
SYNRG.AI, 1 SANSOME ST STE 1400, SAN FRANCISCO, CA 94104 County of SAN FRANCISCO
Registered Owner(s):
SYNRG.AI, INC., (DE) 1 SANSOME ST STE 1400, SAN FRANCISCO, CA 94104
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 8/7/2026.
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/ JASMINE PRICE, CEO
This statement was filed with the County Clerk of San Francisco County on 10/01/2026.
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).
10/21, 10/28, 11/4, 11/11/26
SF-4087731#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410601
Fictitious Business Name(s)/Trade Name (DBA):
AMP'D BUILDERS, 1445 SLOAT BLVD, SAN FRANCISCO, CA 94132 County of SAN FRANCISCO
Registered Owner(s):
TL ELECTRIC LLC, 1445 SLOAT BLVD, SAN FRANCISCO, CA 94132
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on XXX.
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).)
TL ELECTRIC LLC
S/ TONY LOI, MANAGING MEMBER
This statement was filed with the County Clerk of San Francisco County on 10/07/2031.
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).
10/21, 10/28, 11/4, 11/11/26
SF-4088252#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410503
Fictitious Business Name(s)/Trade Name (DBA):
GODRIVE, 1447 47TH AVE, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO
Mailing Address: 1447 47TH AVENUE, SAN FRANCISCO, CA 94122
Registered Owner(s):
Oleg Lantsman, 1447 47th Avenue, San Francisco, CA 94122
This business is conducted by: An Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2026.
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/ Oleg Lantsman, Owner
This statement was filed with the County Clerk of San Francisco County on 09/28/2026.
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).
10/21, 10/28, 11/4, 11/11/26
SF-4086554#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410596
Fictitious Business Name(s)/Trade Name (DBA):
Alioto's Auto Body, 1835 Folsom St, San Francisco, CA 94103 County of SAN FRANCISCO
Registered Owner(s):
Alioto's Garage Inc, 1835 Folsom St, San Francisco, CA 94103
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).)
Alioto's Garage Inc
S/ Matt Alioto, secretary
This statement was filed with the County Clerk of San Francisco County on 10/08/2026.
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).
10/14, 10/21, 10/28, 11/4/26
SF-4086357#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410528
Fictitious Business Name(s)/Trade Name (DBA):
AMAMI SUSHI GEARY, 5740 GEARY BLVD, SAN FRANCISCO, CA 94121 County of SAN FRANCISCO
Registered Owner(s):
AMI SUSHI GROUP, (CA) 5740 GEARY BLVD, SAN FRANCISCO, CA 94121
This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ DAHUA LI, PRESIDENT
This statement was filed with the County Clerk of San Francisco County on 09/30/2026.
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).
10/7, 10/14, 10/21, 10/28/26
SF-4084120#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410576
Fictitious Business Name(s)/Trade Name (DBA):
1. INDUSTRIAL LIGHT & MAGIC, 2. ILMXLAB, ONE LETTERMAN DR, BLDG B, SAN FRANCISCO, CA 94129 County of SAN FRANCISCO
Registered Owner(s):
LUCASFILM ENTERTAINMENT COMPANY LTD. LLC, (CA) ONE LETTERMAN DR, BLDG B, SAN FRANCISCO, CA 94129
This business is conducted by: a Limited Liability Company
The registrant commenced to transact business under the fictitious business name or names listed above on 10/07/2016
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)
LUCASFILM ENTERTAINMENT COMPANY LTD. LLC, (CA)
S/ CHAKIRA H. GAVAZZI, SECRETARY
This statement was filed with the County Clerk of San Francisco County on 10/05/2026.
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).
10/14, 10/21, 10/28, 11/4/26
SF-4081673#

GOVERNMENT

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Unitrin Direct Insurance Company ("Unitrin Direct"), an Illinois property & casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Unitrin Direct has no in-place, outstanding insurance policies in California, and no insurance policies covering California residents or covering California property.
Any person contending that Unitrin Direct has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Unitrin Direct has complied with all applicable laws, it will be allowed to withdraw.
Date: October 16, 2026
RICARDO LARA
Insurance Commissioner
10/20, 10/21, 10/22, 10/23, 10/26, 10/27, 10/28/26
SF-4089009#

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Kemper Independence Insurance Company ("Kemper"), an Illinois property & casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Kemper has no in-place, outstanding insurance policies in California, and no insurance policies covering California residents or covering California property.
Any person contending that Kemper has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Kemper has complied with all applicable laws, it will be allowed to withdraw.
Date: October 16, 2026
RICARDO LARA
Insurance Commissioner
10/20, 10/21, 10/22, 10/23, 10/26, 10/27, 10/28/26
SF-4089006#

PROBATE

NOTICE OF HEARING ON PETITION TO DETERMINE CLAIM TO PROPERTY
CASE NUMBER. P25-01770
SUPERIOR COURT OF CALIFORNIA, COUNTY OF CONTRA COSTA
IN THE MATTER OF: The Mary Murphy Revocable Living Trust, dated March 8, 2004, TRUST
A petition has been filed asking the court to determine a claim to the property identified in 3, and a hearing on the petition has been set. Please refer to the petition for more information.
If you have a claim to the property described in 3, you may attend the hearing and object or respond to the petition. If you do not want to attend the hearing, you may also file a written response before the hearing.
If you do not respond to the petition or attend the hearing, the court may make orders affecting ownership of the property without your input.
1. NOTICE is given that: JEREMIAH MURPHY
as Successor Trustee of The Mary Murphy Revocable Living Trust, Date, Mar. 8, 2004 has filed a petition entitled PETITION TO RECOVER POSSESSION OF REAL PROPERTY BELONGING TO The Mary Murphy Revocable Living Trust, dated March 8, 2004 under Probate Code section 850 asking for a court order determining a claim or claims to the property described in 3.
2. A HEARING on the petition will be held as follows:
Hearing Date: Feb 23, 2027
Dept.: 38
Time: 9:00 AM
Name and address of court if different from above: SUPERIOR COURT OF CALIFORNIA, COUNTY OF CONTRA COSTA 725 Court St. MARTINEZ 94553 WAKEFIELD TAYLOR COURTHOUSE
3. The property that is the subject of the petition is: The real property commonly known as 173 Granville Way, San Francisco, CA 94127
APN: 2981-031
The real property in the City and County of San Francisco, State of California, described as follow:
Lot Number 31 in Block Number 2981, Merritt Terrace, as per map thereof filed August 11, 1916, and recorded in Book "H" of Maps, at pages 48, 49, and 50, in the office of the County Recorder of the City and County of San Francisco, State of California.
Block 2981 Lot 31
(Commonly known as 173 Granville Way, San Francisco, CA 94127-1133)
4. In addition to seeking to recover the property described in 3, the petition also alleges and seeks relief for bad faith conduct, undue influence in bad faith, or elder or dependent adult financial abuse. The petition describes these allegations in detail. Based on the allegations, the petition seeks to recover twice the value of the property described in 3 and requests that the court award attorney's fees and costs to the petitioner. (Prob. Code, § 859.)
Requests for Accommodations
Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office or go to www.courts.ca.gov/forms for Request for Accommodations by Persons With Disabilities and Response (form MC-410). (Civ. Code, § 54.8.)
ATTORNEY OR PARTY WITHOUT ATTORNEY
MICHAEL RINNE, STATE BAR NUMBER: 242579
RINNE LEGAL
391 TAYLOR BLVD., STE 220
PLEASANT HILL, CA 94523
925-322-1521
michael@rinnelaw.com
ATTORNEY FOR: JEREMIAH MURPHY
10/28, 10/29, 10/30/26
SF-4091042#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ENCARNACION LA BLOTIER
CASE NO. PES-26-309891
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ENCARNACION LA BLOTIER.
A PETITION FOR PROBATE has been filed by LYNDA JEWEL POBRE OCAMPO in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that LYNDA JEWEL POBRE OCAMPO 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: 11/17/26 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
JUDITH P. HEHIR - SBN 114945
LAW OFFICES OF JUDITH P. HEHIR
448 IGNACIO BLVD. #185
NOVATO CA 94949
Telephone (415) 788-5748
10/27, 10/28, 11/3/26
SF-4090791#

NOTICE OF PETITION TO ADMINISTER ESTATE OF DANIEL FEENEY
CASE NO. PES-26-309869
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DANIEL FEENEY
A Petition for Probate has been filed by ANN WERLE in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that ANN WERLE 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 11/09/2026 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: LINN SCHULTE-SASSE, 3756 GRAND AVENUE, SUITE 302, OAKLAND, CA 94610, Telephone: 510-594-8483
10/21, 10/22, 10/28/26
SF-4088975#

PUBLIC AUCTION/ SALES

LIEN SALE NOTICE
Notice is hereby given pursuant to sections 3071 and 3072 of the Civil Code of the State of California, the undersigned, **GOLDEN GATE TOW INC 1465 CUSTER AVENUE SAN FRANCISCO CA 94124,** will sell at public sale on: **NOVEMBER 6, 2026 10:00AM,** the following property:
2019 MBZ S-CLS LIC# 55896V2 CA VIN# WDDUG8DBXKA463032
Lien holder has a right to bid at said sale.
10/28/26
SF-4090862#

TRUSTEE SALES

Trustee Sale No. 189412 Title No. 250664432 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/03/2025. 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 11/19/2026 at 1:30 PM, PRIME RECON LLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 01/24/2025, as Instrument No. 2025006867, in book xx, page xx, of Official Records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA, executed by CYNTHIA CHIEM, TRUSTEE OF THE CYNTHIA CHIEM TRUST DATED JUNE 3, 2024, 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 1703-021 The street address and other common designation, if any, of the real property described above is purported to be: 4624-4626 IRVING ST AKA 4624 IRVING ST, SAN FRANCISCO, CA 94122. 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: $1,702.32 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: 10/12/2026 PRIME RECON LLC By: Rafael Pena-Costa, Authorized Signer PRIME RECON LLC 28765 SINGLE OAK DRIVE, SUITE 250 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#189412. 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#189412 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 SF0495945 To: SAN FRANCISCO DAILY JOURNAL 10/21/2026, 10/28/2026, 11/04/2026
10/21, 10/28, 11/4/26
SF-4088602#

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