CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-26-560983
Superior Court of California, County of SAN FRANCISCO
Petition of: HECTOR OMAR ALDANA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner HECTOR OMAR ALDANA filed a petition with this court for a decree changing names as follows:
HECTOR OMAR ALDANA to X SAINT CROIX
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: NOVEMBER 19, 2026, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: OCTOBER 5, 2026
PHOEBE MAFFEI
Judge of the Superior Court
10/16, 10/23, 10/30, 11/6/26
SF-4087728#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-26-560995
Superior Court of California, County of San Francisco
Petition of: Han Bo Chen and Shielamaine Martinez for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Han Bo Chen and Shielamaine Martinez filed a petition with this court for a decree changing names as follows:
Adri Martinez to Adri Lauren Chen
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: 11-24-2026, Time: 9am, 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: 10-13-2026
Phoebe Maffei
Judge of the Superior Court
10/16, 10/23, 10/30, 11/6/26
SF-4087703#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410481
Fictitious Business Name(s)/Trade Name (DBA):
TRAVELODGE PRESIDIO, 2755 LOMBARD STREET, SAN FRANCISCO, CA 94123 County of SAN FRANCISCO
Registered Owner(s):
BHAVESHSINH B. THAKOR, 2 WOOD STREET, SAN FRANCISCO, CA 94118
KIRANSINH THAKOR, 691 29TH AVE, SAN FRANCISCO, CA 94121
This business is conducted by: A LIMITED PARTNERSHIP
The registrant commenced to transact business under the fictitious business name or names listed above on 2/25/2025.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ BHAVESHSINH B. THAKOR, GENERAL PARTNER
This statement was filed with the County Clerk of San Francisco County on 09/24/2026.
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).
10/30, 11/6, 11/13, 11/20/26
SF-4091793#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410726
Fictitious Business Name(s)/Trade Name (DBA):
DRAGON SHIRTS
2627B TAYLOR ST, SAN FRANCISCO, CA 94133
County of SAN FRANCISCO
Registered Owner(s):
TRUC NGOC TRINH, 2627B TAYLOR ST, SAN FRANCISCO, CA 94133
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 01/03/2012.
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).)
S/ TRUC NGOC TRINH, Owner
This statement was filed with the County Clerk of San Francisco County on 10/21/2026.
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).
10/30, 11/6, 11/13, 11/20/26
SF-4091358#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410764
Fictitious Business Name(s)/Trade Name (DBA):
SAN FRANCISCO IRON WORKS, 1450 EGBERT AVE, SAN FRANCISCO, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
SAN FRANCISCO IRON WORKS, INC., 14 Dickenson Ct, Concord, CA 94521
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 10/21/21.
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).)
San Francisco Iron Works, Inc.
S/ Fabian Ponce, President
This statement was filed with the County Clerk of San Francisco County on 10/22/2026.
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).
10/30, 11/6, 11/13, 11/20/26
SF-4091282#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410368
Fictitious Business Name(s)/Trade Name (DBA):
MIR VANTAGE, 35 BROAD ST UNIT 2,, SAN FRANCISCO,, CA 94112 County of SAN FRANCISCO
Registered Owner(s):
MD JAHIDUL HASAN MIR, 35 BROAD ST UNIT 2, 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 09/25/2025.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ MD JAHIDUL HASAN MIR,
This statement was filed with the County Clerk of San Francisco County on 09/10/2026.
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).
10/23, 10/30, 11/6, 11/13/26
SF-4089324#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410674
Fictitious Business Name(s)/Trade Name (DBA):
DANNY'S CLEANERS, 746 DOUGLASS ST, SAN FRANCISCO, CA 94114 County of SAN FRANCISCO
Registered Owner(s):
Martha Lau, 828 Rivera Street, 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 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/ Martha KaiLau, Owner
This statement was filed with the County Clerk of San Francisco County on 10/16/2026.
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).
10/23, 10/30, 11/6, 11/13/26
SF-4089041#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410636
Fictitious Business Name(s)/Trade Name (DBA):
DALERE'S BEAUTY SALON, 660 CHENERY ST, SAN FRANCISCO, CA 94131 County of SAN FRANCISCO
Registered Owner(s):
Marian D Dalere, 660 CHENERY ST, SAN FRANCISCO, CA 94131
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/13/2026.
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/ Marian D Dalere
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).
10/23, 10/30, 11/6, 11/13/26
SF-4089027#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410501
Fictitious Business Name(s)/Trade Name (DBA):
ERTOLA FAMILY PROPERTIES II, 201 COLUMBUS AVENUE, SAN FRANCISCO, CA 94133 County of SAN FRANCISCO
Registered Owner(s):
CHADWICK CHARLES ERTOLA, TRUSTEE, CHADWICK CHARLES ERTOLA REVOCABLE TRUST, 39 CORTE FEDORA, GREENBRAE, CA 94904
CHADWICK CLARK ERTOLA, TRUSTEE, CHADWICK & FRANCES M. ERTOLA 2017 TRUST, 662 GREENWICH STREET, SAN FRANCISCO, CA 94133
CHADWICK CLARK ERTOLA, TRUSTEE, JOHN A ERTOLA BYPASS TRUST, 662 GREENWICH STREET, SAN FRANCISCO, CA 94133
JILL MARIE SHUSTOFF, TRUSTEE, JOHN A. ERTOLA BYPASS TRUST, 408 VICENTE STREET, SAN FRANCISCO, CA 94116
JMS OWNERSHIP, LLC JILL MARIE SHUSTOFF MANAGING MEMBER, 408 VICENTE STREET, SAN FRANCISCO, CA 94116
This business is conducted by: A GENERAL PARTNERSHIP
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/ CHADWICK CHARLES ERTOLA, TRUSTEE
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).
10/9, 10/16, 10/23, 10/30/26
SF-4084239#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410502
Fictitious Business Name(s)/Trade Name (DBA):
ERTOLA FAMILY PROPERTIES, 664 #B GREENWICH STREET, SAN FRANCISCO, CA 94133 County of SAN FRANCISCO
Registered Owner(s):
CHADWICK CHARLES ERTOLA, TRUSTEE, CHADWICK CHARLES ERTOLA REVOCABLE TRUST, 39 CORTE FEDORA, GREENBRAE, CA 94904
CHADWICK CLARK ERTOLA TRUSTEE, JOHN A. ERTOLA BYPASS TRUST, 662 GREENWICH STREET, SAN FRANCISCO, CA 94122
JILL MARIE SHUSTOFF, TRUSTEE, JOHN A ERTOLA BYPASS TRUST, 408 VICENTE STREET, SAN FRANCISCO, CA 94116
This business is conducted by: A GENERAL PARTNERSHIP
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/ CHADWICK CHARLES ERTOLA, TRUSTEE
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).
10/9, 10/16, 10/23, 10/30/26
SF-4084238#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410536
Fictitious Business Name(s)/Trade Name (DBA):
SF Sapphire Cleaning, 2858 Cesar Chavez, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Miguel Angel Cuellar, 2858 Cesar Chavez, San Francisco, CA 94110
Isaac Aguilar Garcia, 1051 National Ave apt 110, San Bruno, CA 94066
This business is conducted by: a General Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 09/23/2026.
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/ Miguel Angel Cuellar,
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).
10/9, 10/16, 10/23, 10/30/26
SF-4084117#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL P. CARMODY CASE NO. PES-26-309893
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MICHAEL P. CARMODY
A Petition for Probate has been filed by JOSEPH E. ENG AKA J. EDWIN ENG in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that JOSEPH E. ENG 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 NOVEMBER 30, 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: BYRON G. SUN, THE LAW OFFICE OF BYRON SUN, 1160 BATTERY ST., STE. 100, SAN FRANCISCO, CA 94111, Telephone: 415-767-0630
10/30, 11/2, 11/9/26
SF-4091883#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: RUBY N. ROSS CASE NO. PES-26-309905
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RUBY N. ROSS.
A PETITION FOR PROBATE has been filed by ALBERT C. MOORE in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that ALBERT C. MOORE 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: 11/30/26 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102
1. Remote Access to Department 204
A) Appearance or Public Access by Video and/or Audio via Zoom: ii. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 225 4765#", then participant ID "0#", then password "514879#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.
B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.
C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.
2. Remote Access to Room 202 (Ex Parte Proceeding)
A) Appearance or Public Access by Video and/or Audio via Zoom: i. To appear by video, go to zoom.us, click "join a meeting" and input meeting ID 160 9249 7549 and password 002786. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 9249 7549#", then participant ID "0#", then password "002786#". (Toll rates may apply.)
B) Appearance by Audio via CourtCall: To appear by audio-only telephone through CourtCall, call CourtCall at 1-888-882-6878 and obtain an appearance access code for the proceeding's scheduled date and time in room 202. Any party may make a CourtCall appearance by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.
3. Remote Access to Department 622 (Mental Health Calendars)
A) Appearance or Public Access by Video and/or Audio via Zoom: Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 161 7267 2713 and password 143945. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "16172672713#", then participant ID "0#", then password "143945#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.
B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.
C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 622 at 1-415-796-6280 and enter access code 12129863#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.
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
THOMAS S. WROBEL - SBN 189389
T.S. WROBEL LAW GROUP, PC
870 MARKET STREET, STE 645
SAN FRANCISCO CA 94102
Telephone (415) 928-4161
10/30, 11/2, 11/6/26
SF-4091776#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ERNEST EDWARD JONES, SR. CASE NO. PES-26-309889
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ERNEST EDWARD JONES, SR.
A PETITION FOR PROBATE has been filed by Vera Diane Williams in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that Vera Diane Williams be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on November 23, 2026 at 9:00 am in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: Jason Louie (SBN 191683), The Law Offices of Jason Louie, P.C., 490 Post Street, Suite 910, San Francisco, CA 94102, Telephone: 4152404646
10/30, 11/2, 11/6/26
SF-4091715#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHELLE MAI-TRANG TRINH CASE NO. PES-26-309908
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Michelle Mai-Trang Trinh
A PETITION FOR PROBATE has been filed by Carol Khanh Trinh in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that Carol Khanh Trinh 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 with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held on 11/24/26 at 9:00 am in Dept. 204 located at 400 McAllister Street San Francisco CA 94102, CIVIC CENTER COURTHOUSE.
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
KERRY RIORDAN SYKES - SBN 146113
RIORDAN SYKES MCFADDEN, P.C.
381 W. PORTAL AVE.
SAN FRANCISCO CA 94127
Telephone (415) 661-9050
10/29, 10/30, 11/5/26
SF-4091478#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LEE SANG HO CASE NO. PES-26-309882
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: LEE SANG HO
A Petition for Probate has been filed by ALEXANDER J. CHO in the Superior Court of California, County of SAN FRANCISCO.
The Petition for Probate requests that ALEXANDER J. CHO 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 11/24/2026 at 9:00 am in Dept. 204 located at 400 McAllister St., San Francisco, CA 94102, Civic Center Courthouse.
1. Remote Access to Department 204
A) Appearance or Public Access by Video and/or Audio via Zoom: Parties, counsel, and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID 160 225 4765#, then participant ID 0#, then password 514879#. Toll rates may apply. Counsel, parties, and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.
B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. CourtCall appearances may require the payment of a fee, even for parties with fee waivers.
C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the Court.
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: ELENA K. DIETRICH, 7676 HAZARD CENTER DR. STE. 900, SAN DIEGO, CA 92108, Telephone: (619) 231-1422.
10/23, 10/26, 10/30/26
SF-4089513#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. 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. Date of Sale: **12/01/2026** 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**, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), **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 right, title and interest** now held under said **NDA**, to wit: Multiple Timeshare Estates as shown as Legal Description Variables on **Schedule "1"** (as described in the Declaration recorded on **05/15/2008 as Doc. No. 2008-I581423-00** as amended) located at **750 Sutter Street, San Francisco, CA, 94109** with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on **Schedule "1" attached hereto** are in the County of **San Francisco,** California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date of sale, estimated fees, charges, as shown in sum due on **Schedule "1"** together with estimated expenses of the Trustee in the amount of **$600.00**. The claimant, **San Francisco Property Owners Association, Inc., a California nonprofit mutual benefit corporation,** under NDA delivered to Trustee a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. **First American Title Insurance Company, a Nebraska Corporation.** APN: **03-0282-022-01.** Batch ID: **Foreclosure HOA 167477-SF85-HOA. Schedule "1": Lien Recording Date and Reference: 07/22/2026; Inst: 2026071249; NOD Recording Date and Reference: 07/23/2026; 2026076149;** Contract No., Legal Description Variables, Owner(s), Sum Due; 000410831192, points: 308000 frequency: annual undivided interest: 308,000/ 2,010,068,000 unit type: standard, Mark Perez and Annette Perez, $5,066.92; 000410841464, points: 84000 frequency: even undivided interest: 84,000/ 2,010,068,000 unit type: standard, Alan M. Lentz and Wendy S. Lentz, $1,355.48; 000410901433, points: 105000 frequency: even undivided interest: 105,000/ 2,010,068,000 unit type: standard, Susan L. Lanclos and William W. Lanclos, Jr, $526.95; 000580815108, points: 154000 frequency: annual undivided interest: 154,000/ 2,010,068,000 unit type: standard, Myrtle D. Jones, $589.15; 000580817211, points: 1000000 frequency: annual undivided interest: 1,000,000/ 2,010,068,000 unit type: designated, K. Michael Rutherford and Loraine Barbara Rutherford, $2,745.00; 000580824217, points: 154000 frequency: annual undivided interest: 154,000/ 2,010,068,000 unit type: standard, Ariane Glover, $690.62; 001651106536, points: 1043000 frequency: annual undivided interest: 1,043,000/ 2,010,068,000 unit type: standard, K. Michael Rutherford and

LEGAL NOTICES

Continued from Page # 9

Loraine Barbara Rutherford, $2,694.48; 001651203127, points: 309000 frequency: annual undivided interest: 309,000/ 2,010,068,000 unit type: standard, Mary A. Collins, $910.56; 001651400483, points: 541000 frequency: annual undivided interest: 541,000/ 2,010,068,000 unit type: standard, Tracy Anne Chesney and David E. Chesney, $1,591.84; 001651508343, points: 28000 frequency: annual undivided interest: 28,000/ 2,010,068,000 unit type: standard, Dinah L. Granafei, $460.84; 001651602401, points: 1000000 frequency: annual undivided interest: 1,000,000/ 2,010,068,000 unit type: designated, George T. Endo and Lori Ann Shizu Endo, $2,757.51; 001651602625, points: 295000 frequency: annual undivided interest: 295,000/ 2,010,068,000 unit type: standard, Margaret M. Evans, $762.13; 001651704710, points: 400000 frequency: annual undivided interest: 400,000/ 2,010,068,000 unit type: standard, Eugene A. Stock and Linda D. Stock, $1,324.06; 001651800681, points: 30000 frequency: annual undivided interest: 30,000/ 2,010,068,000 unit type: standard, David Louis Serrano and Linda Williams, $482.51; 001651901020, points: 490500 frequency: annual undivided interest: 490,500/ 2,010,068,000 unit type: standard, Lillie A. Sullivan, $1,450.26.
10/30, 11/6, 11/13/26

SF-4090208#

NOTICE OF TRUSTEE'S SALE Trustee's Sale No. CA-RCS-26022203 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/17/2003. 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. NOTE: PURSUANT TO 2923.3(C) AND 2924.8 THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED [PURSUANT TO CIVIL CODE SECTIONS STATED ABOVE, THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT IS MAILED TO ALL REQUIRED RECIPIENTS] 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 800-280-2832 or visit this Internet Web site www.auction.com, using the file number assigned to this case, CA-RCS-26022203. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. On November 25, 2026, at 9:00:00 AM, 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 EMMANUEL N. DEMOUSSY, A SINGLE MAN, as Trustors, recorded on 1/27/2003, as Instrument No. 2003-H345557-00, 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 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. 2703-020 LOT 20, PARCEL MAP OF RESUBDIVISION OF LOTS 20 AND 21, PORTION OF ASSESSOR'S BLOCK 2703, FILED JANUARY 10, 1977, PARCEL MAP BOOK 5, PAGE 15, SAN FRANCISCO COUNTY RECORDS. 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 210 EAGLE ST, SAN FRANCISCO, CA 94114. Said property is 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 $546,484.33. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO 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 877-237-7878, or visit www.peakforeclosure.com using file number assigned to this case: CA-RCS-26022203 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 perspective 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 or 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 incorrectness 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 Purchasers sole and exclusive remedy. The Purchaser shall have no further recourse 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: 800-280-2832 or www.auction.com Dated: 10/13/2026 PEAK FORECLOSURE SERVICES, INC., AS TRUSTEE By Lilian Solano, Trustee Sale OfficerA-4891022 10/23/2026, 10/30/2026, 11/06/2026
10/23, 10/30, 11/6/26

SF-4088776#

NOTICE OF TRUSTEE'S SALE File No.:25-323352 A.P.N.:4700-092 Property Address.: 19 KISKA RD. SAN FRANCISCO, CA 94124. NOTE: THERE IS A SUMMARY OF THE INFORMATION LN THIS DOCUMENT ATTACHED (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 01, 2022. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. The property described heretofore is being sold "as is". 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 Beneficiary's bid at said sale may include all or part of said amount. The amount may be greater on the day of sale. Trustor(s). TONIA R. RANDELL, A MARRIED WOMAN, AS HER SOLE AND SEPRATE PROEPRTY Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on April 06, 2022 at Instrument No 2022035526 of Official Records in the office of the Recorder of SAN FRANCISCO County, California Sale Date: 11/9/2026 Sale Time: 9:00AM Sale Location: Outside the Memorial Court gates by Van Ness Avenue of San Francisco City Hall - 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: $205,317.85 (Estimated) Street Address or other common designation of real property: 19 KISKA RD, SAN FRANCISCO, CA 94124. See Legal Description - Exhibit "A" attached here to and made a part hereof. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. NOTICE TO POTENTIAL BIDDER(S): If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER(S): 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 (800-280-2832) or visit the website http://www.auction.com, using the file number assigned to this case 25-323352. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT(S): Effective January I, 2021, you may have a right to purchase this property after the trustee auction pursuant to California Civil Code Section 2924m. 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 arc 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 (800-280-2832) or visit the website http://www.auction.com, using the file number assigned to this case 25-323352 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. Robertson Anschutz, Schneid and Crane, LLP Date: October 2, 2026 By: Jonathan Meisel Authorized Signatory 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Phone: 858-997-1304 SALE INFORMATION CAN BE OBTAINED ONLINE AT HTTP://WWW.AUCTION.COM FOR AUTOMATED SALES INFORMATION, PLEASE CALL (800-280-2832) The above-named trustee may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose. CA DPFI Debt Collection License # 11461-99; NMLS ID 2591653. To the extent your original obligation was discharged or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and docs not constitute an attempt to collect a debt or to impose personal liability' for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien. LEGAL DESCRIPTION - EXHIBIT A THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL A: UNIT NO. 12, LOT 92, AS SHOWN ON THAT CERTAIN MAP ENTITLED, ''MAP OF CANDLESTICK VIEW, A CONDOMINIUM PROJECT, BEING A RESUBDIVISION OF LOT 80, PORTION OF ASSESSOR'S BLOCK 4700, BEING A SUBDIVISION OF PARCEL 80 SHOWN ON 42PM54, SAN FRANCISCO, CALIFORNIA, WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON DECEMBER 14, 1995, IN BOOK 48 OF CONDOMINIUM MAPS, AT PAGES 7 TO 18, INCLUSIVE. EXCEPTING /AND RESERVING THEREFROM, THE FOLLOWING: (A) NON-EXCLUSIVE EASEMENTS THROUGH SAID UNITS, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL UNITS; (B) NON-EXCLUSIVE EASEMENTS, APPURTENANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT. PARCEL B: TOGETHER WITH THE FOLLOWING APPURTENANT EASEMENTS: (A) A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, SUPPORT AND REPAIR THROUGH THE COMMON AREA, AS SHOWN ON THE MAP; (B) AN EXCLUSIVE EASEMENT TO USE DECK AREA NO. DK-12, AS SHOWN ON THE MAP; (C) AN EXCLUSIVE EASEMENT TO USE PATIO AREA NO. PA -12, AS SHOWN ON THE MAP; PARCEL C: AM UNDIVIDED 1/38TH INTEREST, AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS, IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP. EXCEPTING/AND RESERVING THEREFROM, EXCLUSIVE EASEMENTS FOR USE OF DECK AND PATIO AREAS OTHER THAN THOSE SHOWN IN PARCEL "B", ABOVE, IN FAVOR OF THE UNITS, AS SHOWN ON THE MAP. PARCEL D: TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA: (A) NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS. PARCEL E: EXCEPTING THEREFROM, ALL URANIUM, THORIUM AND ALL OTHER MATERIALS DETERMINED PURSUANT TO SECTION 5(B) (1) OF THE ATOMIC ENERGY ACT OF 1946 (60 STAT. 761) TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL, CONTAINED, IN WHATEVER, CONCENTRATION, IN DEPOSITS IN SAID LAND, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LAND AND PROSPECT FOR, MINE AND REMOVE THE SAME, AS RESERVED IN DEED BY THE UNITED STATES OF AMERICA, RECORDED MAY 27,1949, IN BOOK 5191, PAGE 195, OFFICIAL RECORDS, AND UPON SUCH TERMS AND PROVISIONS AA ARK THEREIN CONTAINED. A-4887705 10/16/2026, 10/23/2026, 10/30/2026
10/16, 10/23, 10/30/26

SF-4087773#

T.S. No.: 2025-00899 APN: 2151-040 Property Address: 2054 32nd Ave, San Francisco, CA 94116 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/22/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check 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. Trustor: Derrick Chen Duly Appointed Trustee: Sokolof Remtulla Recorded 8/29/2022 as Instrument No. 2022082271 in book --, page -- of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 11/12/2026 at 1:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: $81,867.92 Street Address or other common designation of real property: 2054 32nd Ave San Francisco, CA 94116 A.P.N.: 2151-040 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. No Trustee's Deed Upon Sale shall be issued or authorized for recording unless and until the foreclosure trustee has received all required federal reporting certifications or verified that the transferee qualifies for an applicable exemption. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the 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 (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case 2025-00899. 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 TENANTS: 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 (916) 939-0772 or visit this internet website www.nationwideposting.com using the file number assigned to this case 2025-00899 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. Please make cashier's checks payable to Sokolof Remtulla LLP Date: 10/8/2026 Sokolof Remtulla 2301 Dupont Drive, Suite 500 Irvine, CA 92612 Sale Line: (916) 939-0772 Trustee Line: 888-522-6214 Daniel Torres, Trustee Sale Officer SF0495834 To: SAN FRANCISCO DAILY JOURNAL 10/16/2026, 10/23/2026, 10/30/2026
10/16, 10/23, 10/30/26

SF-4087175#

NOTICE OF TRUSTEE'S SALE TS No. CA-25-1022461-AB Order No.: CTT25041195 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/11/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by 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 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Oak 76, LLC, a California Limited Liability Company Recorded: 4/13/2023 as Instrument No. 2023026754 of Official Records in the office of the Recorder of SAN FRANCISCO County, California; Date of Sale: 11/19/2026 at 01:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA Amount of unpaid balance and other charges: $1,572,205.22 The purported property address is: 2636-2638 3RD ST, SAN FRANCISCO, CA 94107 For informational purposes only APN #: 4172-020 Legal Description: Please be advised that the legal description set forth on the Deed of Trust is in error. The legal description of the property secured by the Deed of Trust is more properly set forth and made part of Exhibit "A" as attached hereto. COMMENCING AT A POINT ON THE WESTERLY LINE OF 3RD STREET, DISTANT THEREON 294 FEET 1 7/8 INCHES NORTHERLY FROM THE NORTHERLY LINE OF 23RD STREET; RUNNING THENCE NORTHERLY ALONG SAID LINE OF 3RD STREET 28 FEET 11 INCHES TO A POINT WHICH IS PERPENDICULARLY DISTANT 542 FEET 1/2 INCH SOUTHERLY FROM THE SOUTHERLY LINE OF 22ND STREET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF THE LAND CONVEYED BY PATRICK O'FARRELL, ET UX TO GIUSEPPI LIVIO, ET AL BY DEED RECORDED MAY 31, 1916 IN LIBER 927 OF DEEDS, AT PAGE 299, IN THE OFFICE OF THE RECORDER OF SAID CITY AND COUNTY OF SAN FRANCISCO, 108 FEET 3 1/4 INCHES; THENCE AT A RIGHT ANGLE SOUTHWESTERLY 21 FEET 10 1/2 INCHES; THENCE AT A RIGHT ANGLE SOUTHEASTERLY 12 FEET 1 ½ INCHES; THENCE AT RIGHT ANGLES SOUTHWESTERLY 3 FEET 5 INCHES, MORE OR LESS, TO A LINE DRAWN FROM THE POINT OF COMMENCEMENT AND FORMING AN ANGLE OF 61 DEG 03' 23" WITH THE FIRST COURSE OF THIS DESCRIPTION; THENCE SOUTHEASTERLY ALONG THE LINE SO DRAWN 100 FEET 9 1/4 INCHES TO THE POINT OF COMMENCEMENT.BEING A PART OF POTRERO NUEVO BLOCK NO. 394 All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to the scheduled sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the 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 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com , using the file number assigned to this foreclosure by the Trustee: CA-25-1022461-AB . 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 866-645-7711 , or visit this internet website http://www.qualityloan.com , using the file number assigned to this foreclosure by the Trustee: CA-25-1022461-AB 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 PROSPECTIVE 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 or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS: For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-25-1022461-AB and call (866) 645-7711 or login to: http://www.qualityloan.com. The above statutorily mandated notices to Tenant, Prospective Owner-Occupant, and Prospective Post-Sale Over Bidders are brief summaries of what may be required under Section 2924m of the California Civil Code. Compliance with all relevant provisions will be required. The undersigned Trustee disclaims any liability for any incorrectness 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 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 shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 866-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-25-1022461-AB IDSPub #0317662 10/23/2026 10/30/2026 11/6/2026
10/23, 10/30, 11/6/26

SF-4085247#

LEGAL NOTICES

PUBLIC NOTICE

Notice is hereby given that Lorna D. Johnston of San Francisco, deceased, died on October 6, 2026. The Lorna D. Johnston Trust, dated November 15, 2013, is currently being administered by William H. Cooper as Trustee. All creditors having claims against either the Deceased or the Trust are required to present their claims within four (4) months after the date of the first publication of this notice to Trustee William H. Cooper at 13902 W. Oak Glen Drive, Sun City West, AZ 85375-5521.
10/16, 10/23, 10/30/26

SF-4087842#

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