CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-26-561021
Superior Court of California, County of SAN FRANCISCO
Petition of: TIELIN ZHANG AND DENGRONG CHEN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner TIELIN ZHANG AND DENGRONG CHEN filed a petition with this court for a decree changing names as follows:
ZIMING ZHANG TO LUCAS ZIMING ZHANG
ZIJUN ZHANG to TIFFANY ZIJUN ZHANG
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: 12/10/2026, 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 29, 2026
PHOEBE H. MAFFEI
Judge of the Superior Court
11/5, 11/12, 11/19, 11/25/26
SF-4093602#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-26-561020
Superior Court of California, County of SAN FRANCISCO
Petition of: ELIZABETH JANE KAPLAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ELIZABETH JANE KAPLAN filed a petition with this court for a decree changing names as follows:
ELIZABETH JANE KAPLAN to ELIZABETH JANE VERLAN
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: DECEMBER 10, 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 13, 2026
PHOEBE H. MAFFEI
Judge of the Superior Court
11/5, 11/12, 11/19, 11/25/26
SF-4093595#

SUMMONS
(CITACION JUDICIAL)
CASE NUMBER *(Número del Caso)*: CVRI2602760
NOTICE TO DEFENDANT *(AVISO AL DEMANDADO)*: ONSWITCH, INC., a Delaware Corporation; MARKBRONEZ, an Individual; and DOES 1 through 10, Inclusive.
YOU ARE BEING SUED BY PLAINTIFF *(LO ESTÁ DEMANDANDO EL DEMANDANTE)*: JAIME MOLINAR, an individual
NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.
You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.
There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.
¡AVISO! *Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación. Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (*www.sucorte.ca.gov*), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.*
*Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (*www.lawhelpcalifornia.org*), en el Centro de Ayuda de las Cortes de California, (*www.sucorte.ca.gov*) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.*
The name and address of the court is *(El nombre y dirección de la corte es)*: Riverside County Historic Courthouse 4050 Main St, Riverside, CA 92501
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is *(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es)*: Kyle R. DeCamp, Laurel Employment Law, 808 Wilshire Boulevard, Suite 200, Santa Monica, CA 90401 (323)551-9221
DATE *(Fecha)*: 5/6/2026
Jason B. Galkin, Clerk *(Secretario)*, by M. Banuelos, Deputy *(Adjunto)*
(SEAL)
11/5, 11/12, 11/19, 11/25/26
SF-4080363#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410565
Fictitious Business Name(s)/Trade Name (DBA):
NEW EDITION THERAPY, 1388 HAIGHT ST UNIT 390, SAN FRANCISCO, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
Jenny Lee, 1388 HAIGHT ST UNIT 390, SAN FRANCISCO, CA 94117
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 04/23/2025.
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/ Jenny Lee,
This statement was filed with the County Clerk of San Francisco County on 10/02/2026.
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).
10/29, 11/5, 11/12, 11/19/26
SF-4090358#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410765
Fictitious Business Name(s)/Trade Name (DBA):
Green Diamond Hauling, 2752 Harrison Street, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Little Blue Star Daycare LLC, 2752 Harrison Street, San Francisco, CA 94110
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 10/22/2026.
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).)
Little Blue Star Daycare LLC
S/ Andres Martinez Segovia, Managing Member
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).
11/5, 11/12, 11/19, 11/25/26
SF-4092283#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410782
Fictitious Business Name(s)/Trade Name (DBA):
SANDOVAL ARTESANIAS, 643 ATHENS ST, SAN FRANCISCO, CA 94112 County of SAN FRANCISCO
Registered Owner(s):
Martin Sandoval, 643 ATHENS ST, 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 10/26/2026.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
S/ Martin Sandoval
This statement was filed with the County Clerk of San Francisco County on 10/26/2026.
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).
10/29, 11/5, 11/12, 11/19/26
SF-4091220#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410587
Fictitious Business Name(s)/Trade Name (DBA):
BAYCREST MOBILE NOTARY, 400 CHINA BASIN ST. APT 218, SAN FRANCISCO, CA 94158 County of SAN FRANCISCO
Registered Owner(s):
Henry Cornejo-Martinez, 400 China Basin St. Unit 218, San Francisco, CA 94158
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/01/2026.
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/ Henry Cornejo-Martinez
This statement was filed with the County Clerk of San Francisco County on 10/06/2026.
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).
10/29, 11/5, 11/12, 11/19/26
SF-4090951#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410746
Fictitious Business Name(s)/Trade Name (DBA):
EVERYDAY ELECTRIC, 26 O'FARRELL ST., 8TH FLOOR, SAN FRANCISCO, CA 94108 County of SAN FRANCISCO
Registered Owner(s):
RENEW HOME VPP, LLC, 26 O'FARRELL ST., 8TH FLOOR, SAN FRANCISCO, CA 94108
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
RENEW HOME VPP, LLC
S/ CHRISTOPHER MORTWEET, MANAGER
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).
10/29, 11/5, 11/12, 11/19/26
SF-4090364#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410688
Fictitious Business Name(s)/Trade Name (DBA):
HARU, 1230 MARKET ST, SAN FRANCISCO, CA 94102
County of SAN FRANCISCO
Registered Owner(s):
KEBISO INC, 1230 MARKET ST, SAN FRANCISCO, CA 94102
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).)
KEBISO INC
S/ GABRIELLA GOMEZ, CEO
This statement was filed with the County Clerk of San Francisco County on 10/19/2026.
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).
10/29, 11/5, 11/12, 11/19/26
SF-4090354#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410678
Fictitious Business Name(s)/Trade Name (DBA):
MARI MATCHA, 2291 3RD ST, SAN FRANCISCO, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
AMARA TEA LLC, 2291 3RD ST, SAN FRANCISCO, CA 94107
This business is conducted by: a limited liability company
State of LLC: CA
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).)
Amara Tea LLC
S/ Nanthinee Chunothaisawat, Managing Member
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).
10/22, 10/29, 11/5, 11/12/26
SF-4088923#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410671
Fictitious Business Name(s)/Trade Name (DBA):
COASTLINE PAINTING AND REPAIR, 2120 PACIFIC AVE #107, SAN FRANCISCO, CA 94115 County of SAN FRANCISCO
Registered Owner(s):
Hector Bryan Palacios, 2120 PACIFIC AVE #107, SAN FRANCISCO, CA 94115
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 10/16/2026.
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/ Hector Bryan Palacios,
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).
10/22, 10/29, 11/5, 11/12/26
SF-4088759#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410612
Fictitious Business Name(s)/Trade Name (DBA):
1. FOGLINE POTTERY, 2. FOGLINE POTTERY SF, 374 24TH AVE APT 1, SAN FRANCISCO, CA 94121 County of SAN FRANCISCO
Registered Owner(s):
KMF Collective LLC, 374 24TH AVE APT 1, SAN FRANCISCO, CA 94121
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
KMF Collective LLC
S/ Gregory Cohn, CEO
This statement was filed with the County Clerk of San Francisco County on 10/09/2026.
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).
10/15, 10/22, 10/29, 11/5/26
SF-4086861#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410617
Fictitious Business Name(s)/Trade Name (DBA):
Ethiopiabooking, 525 Jones Street, San Francisco, CA 94102 County of SAN FRANCISCO
Registered Owner(s):
Yordanos Merawi, 525 Jones Street, San Francisco, CA 94102
Estifanos Wolde, 525 Jones Street, San Francisco, CA 94102
This business is conducted by: a General Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 10/9/2026.
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/ Yordanos Merawi,
This statement was filed with the County Clerk of San Francisco County on 10/09/2026.
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).
10/15, 10/22, 10/29, 11/5/26
SF-4086850#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2026-0410806
Fictitious Business Name(s)/Trade Name (DBA):
Soap & Soda, 2261 Market Street STE 35955, San Francisco, CA 94114
County of SAN FRANCISCO
Registered Owner(s):
SOAP AND SODA LLC (CA), 2261 Market Street STE 35955, San Francisco, CA 94114
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 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).)
SOAP AND SODA LLC
S/ Jeremy Giberson, Member
This statement was filed with the County Clerk of San Francisco County on 10/28/2026.
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).
11/5, 11/12, 11/19, 11/25/26
SF-4069612#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ANTOINETTE BELONOGOFF CASE NO. PES-26-309928
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ANTOINETTE BELONOGOFF.
A PETITION FOR PROBATE has been filed by HIWOT SOLOMON in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that HIWOT SOLOMON 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: 12/08/26 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
MAUREEN S. MCFADDEN - SBN 193067
RIORDAN SYKES MCFADDEN, P.C.
381 W. PORTAL AVE
SAN FRANCISCO CA 94127
Telephone (415) 661-9050
11/5, 11/6, 11/12/26
SF-4093686#

NOTICE TO CREDITORS (PROB C SECTION 19040(b), 19052) IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF SAN FRANCISCO
In re: The Thomas P. Leahy, Jr. Revocable Inter Vivos Trust, dated May 17, 2023 as Restated July 23, 2025, Thomas P. Leahy, Jr., decedent
Notice is hereby given to the creditors and contingent creditors of the aboved-named decedent that all persons having claims against the decedent are required to file them with the Superior Court at San Francisco, California, 400 Mcallister Street, San Francisco, California 94102, and mail or deliver a copy to Bernard Sarafian, as Personal Representative of the Small Estate of Thomas P. Leahy, Jr., deceased, at 867 Elizabeth Street San Francisco, CA 94114, within the later of 4 months after November 5, 2026, or if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Probate Code Section 19103. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.
s/ Daniel C. Roddick, Attorney for Trustee
11/2/2026
11/5, 11/12, 11/19/26
SF-4093601#

NOTICE OF PETITION TO ADMINISTER ESTATE OF YU AN YANG CASE NO. PES-26-309910
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: YU AN YANG
A Petition for Probate has been filed by ALLEN SHANN-CHYUAN CHUANG in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that ALLEN SHANN-CHYUAN CHUANG 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 12/01/2026 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: JANET M. ESPEY AND SIERRA MCGUINN SMITH, 1321 - 20TH AVENUE, SAN FRANCISCO,CA 94122, Telephone: 415-759-9364
11/4, 11/5, 11/11/26
SF-4093136#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MILES E. YOSHIMURA AKA MILES YOSHIMURA CASE NO. PES-26-309918
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MILES E. YOSHIMURA AKA MILES YOSHIMURA
A Petition for Probate has been filed by LINDSAY YOSHIMURA in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that LINDSAY YOSHIMURA 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 12/1/2026 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: VIVIAN ZHANG, 157 WAVERLY PLACE, 2/F, SAN FRANCISCO, CA 94108, Telephone: 415-335-6998
11/4, 11/5, 11/11/26
SF-4093225#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF ROBERT EDWARD CRUZ CASE NO. PES-26-309780
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ROBERT EDWARD CRUZ
AN AMENDED Petition for Probate has been filed by JOEL ALLEN HARMON II in the Superior Court of California, County of San Francisco.
The AMENDED Petition for Probate requests that JOEL ALLEN HARMON II be appointed as personal representative to administer the estate of the decedent.
The AMENDED 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 AMENDED 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 12/1/2026 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: JEFFREY S. TACHIKI / NATALIE KOBE, FENNEMORE LLP, 1111 BROADWAY, 24TH FLOOR, OAKLAND, CA 94607, Telephone: 510-834-6600
11/4, 11/5, 11/11/26
SF-4093135#

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. (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: 12/02/26 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102
IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
You may examine the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner: JAMES M. O'NEIL, ESQ., 100 PINE STREET, SUITE 1250, SAN FRANCISCO, CA 94111, Telephone: 415-992-3123
11/4, 11/5, 11/11/26
SF-4093137#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ANDREA ASCIUTTO CASE NO. PES-26-309909
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ANDREA ASCIUTTO
A Petition for Probate has been filed by MIRNA CORALIA ASCIUTTO in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that MIRNA CORALIA ASCIUTTO 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 11/30/2026 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

LEGAL NOTICES

Continued from Page 9

your attorney.
IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.
Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.
YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.
Attorney for Petitioner
KERRY RIORDAN SYKES - SBN 146113
RIORDAN SYKES MCFADDEN, P.C.
381 W. PORTAL AVE.
SAN FRANCISCO CA 94127
Telephone (415) 661-9050
10/29, 10/30, 11/5/26

SF-4091478#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE File No.:25-294361 A.P.N.:6465-001 Property Address.: 270 ROLPH STREET, SAN FRANCISCO, CA 94112. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN 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 FEBRUARY 18, 2020. 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. Trustors) ROBERT S. NIST AND MICHAEL J. SPISAK, DOMESTIC PARTNERS AS JOINT TENANTS Duly Appointed Trustee: Robertson, Anschutz, Schneid and Crane, LLP DEED OF TRUST Recorded on February 24, 2020 at Instrument No 2020-K905736-00 of Official Records in the office of the Recorder of SAN FRANCISCO County, California Sale Date: 11/25/2026 Sale Time: 9:00 AM Sale Location: Outside the Memorial Court gates at the San Francisco City Hall between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: $638,959.97 (Estimated) Street Address or other common designation of real property: 270 ROLPH STREET, SAN FRANCISCO, CA 94112. 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 25-294361. 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 1, 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 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. Hirst, 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 25-294361 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 Date: By: Angelo Vasilescu 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 does 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 LOT TWENTY (20) OF BLOCK NO. TWELVE (12) AS THE SAME IS DESIGNATED AND DELINEATED ON THE CERTAIN MAP ENTITLED, "CROCKER-AMAZON TRACT", WHICH WAS FILED FOR RECORD ON OCTOBER 23,1912; AND WAS RECORDED IN BOOK "G" OF MAPS, AT PAGES 84 AND 85, IN THE OFFICE OF THE COUNTY RECORDER OF SAID CITY AND COUNTY OF SAN FRANCISCO. CALIFORNIA. A-FN4888947 11/05/2026, 11/12/2026, 11/19/2026
11/5, 11/12, 11/19/26

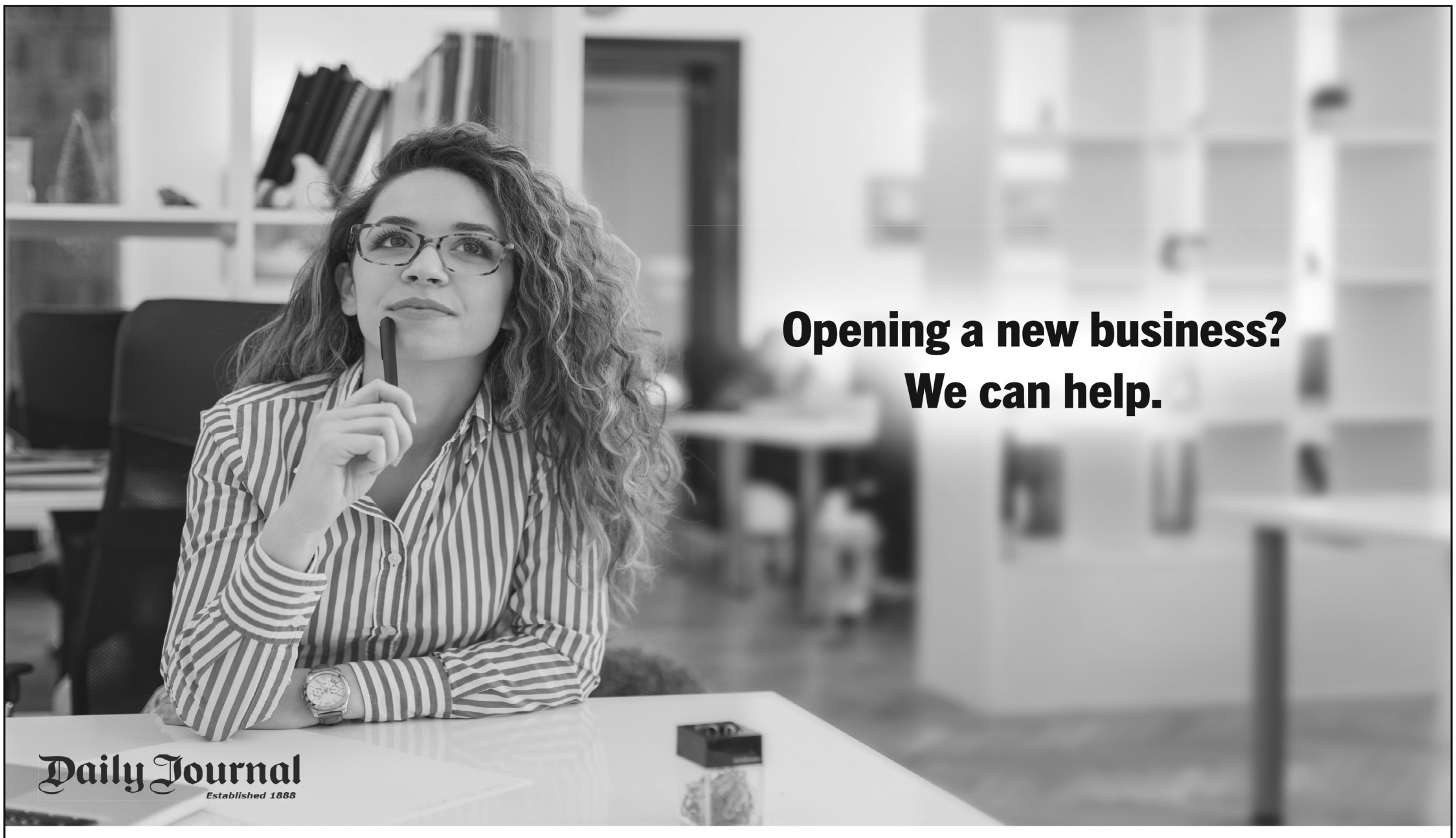
SF-4092063#

T.S. No.: 123-020257E APN: 0518-026 Title Order No. 91240414 Property Address: 3150 BUCHANAN STREET, SAN FRANCISCO, CA 94123 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/1/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale of the Trustor's interest will be made to the highest bidder for lawful money of the United States, payable at the time of sale in cash, cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, 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: HENDRIK BARTEL and FAITHLYN A. TULLOCH, HUSBAND AND WIFE AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP Duly Appointed Trustee: PLM LOAN MANAGEMENT SERVICES, INC. Recorded 4/5/2021, as Instrument No. 2021057797, of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 11/19/2026 at 1:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: $3,125,435.11 (estimated as of the first publication date) Street Address or other common designation of real property: 3150 BUCHANAN STREET SAN FRANCISCO, CA 94123 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. The property heretofore described is being sold "as is". 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. 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. The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2026. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers and https://www.fincen.gov/rre-faqs#D_5 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 http://www.nationwideposting.com/, using the file number assigned to this case 123-020257E. 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 (916) 939-0772, or visit this internet website http://www.nationwideposting.com/, using the file number assigned to this case 123-020257E 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. Date: 10/23/2026 PLM LOAN MANAGEMENT SERVICES, INC., as Trustee Phone: 408-370-4030 5446 Thornwood Drive, Second Floor San Jose, California 95123 ELIZABETH A. GODBEY, VICE PRESIDENT SF0496654 To: SAN FRANCISCO DAILY JOURNAL 10/29/2026, 11/05/2026, 11/12/2026
10/29, 11/5, 11/12/26

SF-4091644#

NOTICE OF TRUSTEE'S SALE Foreclosure No. 7433423 APN# BLOCK 3027A LOT 112 On November 12, 2026 at 1:30 p.m., Mid Valley Title and Escrow Company, Trustee, or Successor Trustee or Substituted Trustee of that certain Deed of Trust executed by LAMBERT YUK LAM LEE, AN UNMARRIED MAN, and recorded MAY 03, 2024 as Instrument No. 2024036233, of Official Records of SAN FRANCISCO, California, and pursuant to that certain Notice of Default thereunder recorded JULY 09, 2026 as Instrument No. 2026065391, of Official Records of said County, will under and pursuant to said Deed of Trust 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 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, OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102, all that right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: Shown on said Deed of Trust (X)The street address or other common designation of said property: 88 STANFORD HEIGHTS AVENUE, SAN FRANCISCO, CA, 94127 (X)Name and address of the beneficiary at whose request the sale is being conducted: Bob Stamatatos, 1290 Howard Ave., #323, Burlingame, CA 94010. Directions to the above property may be obtained by requesting same in writing from the beneficiary within 10 days from the first publication of this notice. Said sale will be made without covenant or warranty, express or implied, as to title, possession or encumbrances to satisfy the unpaid balance due on the note or notes secured by said Deed of Trust, plus estimated costs, expenses and advances at the time of the initial publication of this Notice of Sale: $1,592,862.08 NOTICE TO PROPERTY OWNER YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED APRIL 29, 2024 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. NOTICE TO 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 1-916-939-0772 or visit this internet website: http://www.nationwideposting.com
address for information regarding the sale of this property, using the file number assigned to this case 7433423. 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 http://www.nationwideposting.com. 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 1-916-939-0772, or visit this internet website http://www.nationwideposting.com, using the file number assigned to this case 7433423 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. The undersigned lender, beneficiary or authorized agent for the lender or beneficiary declares that the mortgagee or beneficiary has satisfied the requirements of California Civil Code 2923.5. DATED: 10/19/2026 MID VALLEY TITLE AND ESCROW COMPANY Address: 2476 Builders Place, Ste 100 Chico, CA 95928 Phone: (530) 879-2527 BY: Greg Wood, Vice President SF0496276 To: SAN FRANCISCO DAILY JOURNAL 10/22/2026, 10/29/2026, 11/05/2026
10/22, 10/29, 11/5/26

SF-4089182#



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