

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557283 Superior Court of California, County of San Francisco...

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557273 Superior Court of California, County of San Francisco...

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397758 Fictitious Business Name(s)/Trade Name (DBA): ABC TELEVISION NETWORK, 900 FRONT ST. SAN FRANCISCO, CA 94111...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397767 Fictitious Business Name(s)/Trade Name (DBA): Summit Financial Services, 18 Sequoia Way, STE B, San Francisco, CA 94127...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397753 Fictitious Business Name(s)/Trade Name (DBA): SF HOLIDAY RENTALS, 197 TEMELEC CIRCLE, SONOMA, CA 95476...

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.)

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397753 Fictitious Business Name(s)/Trade Name (DBA): Fictitious Business Name(s)/Trade Name (DBA): Mellow & Barbers, 103 Carl St. San Francisco, CA 94117...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397614 Fictitious Business Name(s)/Trade Name (DBA): COSMICA, 350 TOWNSEND STREET #575, SAN FRANCISCO, CA 94107...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397619 Fictitious Business Name(s)/Trade Name (DBA): ACRABEAUX CLUB, 2 CORBEAUX LOUNGE, 3 THE CORBEAUX CLUB, 4 THE CORBEAUX LOUNGE, 550 MONTGOMERY STREET, 10TH FLOOR...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397680 Fictitious Business Name(s)/Trade Name (DBA): INTERNATIONAL SERVICES, 805 STOCKTON ST. SAN FRANCISCO, CA 94108...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397741 Fictitious Business Name(s)/Trade Name (DBA): VIA VIVA, 2645 VAN NESS AVE. PT. 12, SAN FRANCISCO, CA 94109...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397754 Fictitious Business Name(s)/Trade Name (DBA): JOAN B VIVALDO, 2645 VAN NESS AVE. PT. 12, SAN FRANCISCO, CA 94109...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397668 Fictitious Business Name(s)/Trade Name (DBA): Priscilla Boutique, 1700 Van Ness Ave #1488, San Francisco, CA 94109...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397698 Fictitious Business Name(s)/Trade Name (DBA): CABRERA SERVICES, 848 HEMLOCK AVE, SOUTH SAN FRANCISCO, CA 94080...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397753 Fictitious Business Name(s)/Trade Name (DBA): CABRERA SERVICES, 848 HEMLOCK AVE, SOUTH SAN FRANCISCO, CA 94080...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397535 Fictitious Business Name(s)/Trade Name (DBA): ON THE MARKET GROUP, 1160 BATTERY ST. EAST, SAN FRANCISCO, CA 94111...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397620 Fictitious Business Name(s)/Trade Name (DBA): BARBARY COAST MERCHANTS LLC, 550 MONTGOMERY STREET, 10TH FLOOR...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397619 Fictitious Business Name(s)/Trade Name (DBA): BARBARY COAST MERCHANTS LLC, 550 MONTGOMERY STREET, 10TH FLOOR...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397630 Fictitious Business Name(s)/Trade Name (DBA): ANGER MANAGEMENT 4 15, 400 MISSION ST. STE 100, SAN FRANCISCO, CA 94112...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397619 Fictitious Business Name(s)/Trade Name (DBA): WINGTIP, 550 MONTGOMERY STREET, STE 100, SAN FRANCISCO, CA 94111...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397680 Fictitious Business Name(s)/Trade Name (DBA): BARBARY COAST MERCHANTS, LLC, 550 MONTGOMERY STREET, STE 100...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397619 Fictitious Business Name(s)/Trade Name (DBA): SAUL LAI CHAN, 255 FREMONT ST APT CHAN LAI CHAN, SAN FRANCISCO, CA 94105...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397694 Fictitious Business Name(s)/Trade Name (DBA): Priscilla Boutique, 1700 Van Ness Ave #1488, San Francisco, CA 94109...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397531 Fictitious Business Name(s)/Trade Name (DBA): ACRABEAUX CLUB, 2 CORBEAUX LOUNGE, 3 THE CORBEAUX LOUNGE, 550 MONTGOMERY STREET...

FICTITIOUS BUSINESS NAME STATEMENT

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397668 Fictitious Business Name(s)/Trade Name (DBA): Priscilla Boutique, 1700 Van Ness Ave #1488, San Francisco, CA 94109...

GOVERNMENT

NOTICE OF PETITION TO ADMINISTER ESTATE OF EDWARD ALLAN RONNS

Case No. PES-22-305504 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of EDWARD ALLAN RONNS

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397647 Fictitious Business Name(s)/Trade Name (DBA): Nob Hill Motor Inn, 1630 Pacific Avenue, San Francisco, CA 94109...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397649 Fictitious Business Name(s)/Trade Name (DBA): Broadway Inn Hospitality Inc., 155 Shoreline Hwy, Mill Valley, CA 94041...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397649 Fictitious Business Name(s)/Trade Name (DBA): Broadway Inn Hospitality Inc., 155 Shoreline Hwy, Mill Valley, CA 94041...

NOTICE OF PETITION TO ADMINISTER ESTATE OF LOIS MARIE HAYN

Case No. PES-22-305502 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LOIS MARIE HAYN

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397648 Fictitious Business Name(s)/Trade Name (DBA): Francisco Bay Inn, 1501 Lombard Street, San Francisco, CA 94123...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397648 Fictitious Business Name(s)/Trade Name (DBA): Francisco Bay Inn, 1501 Lombard Street, San Francisco, CA 94123...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397648 Fictitious Business Name(s)/Trade Name (DBA): Francisco Bay Inn, 1501 Lombard Street, San Francisco, CA 94123...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397444 Fictitious Business Name(s)/Trade Name (DBA): SONIA SAVIO PHOTOGRAPHY, LLC, 4324 26TH STREET, SAN FRANCISCO, CA 94131...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397444 Fictitious Business Name(s)/Trade Name (DBA): SONIA SAVIO PHOTOGRAPHY, LLC, 4324 26TH STREET, SAN FRANCISCO, CA 94131...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0397444 Fictitious Business Name(s)/Trade Name (DBA): SONIA SAVIO PHOTOGRAPHY, LLC, 4324 26TH STREET, SAN FRANCISCO, CA 94131...

NOTICE TO PROCEED FOR THESE SERVICES IS SUBJECT TO BUDGET, LEGISLATIVE AND CONTROL AGENCY APPROVAL OF THE PROPOSED SERVICES

There is no Pre-Proposal Conference associated with this Request for Qualifications (RFQ) CDCR strongly encourages Disabled Veteran Business Enterprise and Small Business participation.

NOTICE OF PETITION TO ADMINISTER ESTATE OF AMANDA ALICE CARLIN

Case No. PES-22-305512 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of AMANDA ALICE CARLIN

NOTICE OF PETITION TO ADMINISTER ESTATE OF AMANDA ALICE CARLIN

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of AMANDA ALICE CARLIN

NOTICE OF PETITION TO ADMINISTER ESTATE OF AMANDA ALICE CARLIN

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of AMANDA ALICE CARLIN

NOTICE OF PETITION TO ADMINISTER ESTATE OF LOIS MARIE HAYN

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LOIS MARIE HAYN

NOTICE OF PETITION TO ADMINISTER ESTATE OF POY SIM GIN

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of POY SIM GIN

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To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of POY SIM GIN



# LEGAL NOTICES

Continued from Page # 11

court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Petitioner/Attorney for Petitioner: LAUREN CAPPELLONI, ATTORNEY FOR JAMES GIN WONG, CAPPELLONI LAW PC, 201 SPEAR STREET, SUITE 1160, SAN FRANCISCO, CA 94105, Telephone: 415-876-4359 7/25, 7/26, 8/1/22

SF-3608209#

in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.  
 Petitioner/Attorney for Petitioner: NICOLE RAMOS TAKEMOTO, 1981 N. BROADWAY, SUITE 440, WALNUT CREEK, CA 94596, Telephone: 925-233-6222 7/22, 7/25, 8/1/22

SF-3607662#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF BRUNA GINESI**  
**CASE NO. PES-22-305484**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BRUNA GINESI  
 A Petition for Probate has been filed by STEVEN GINESI in the Superior Court of California, County of San Francisco.  
 The Petition for Probate requests that STEVEN GINESI 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 8/9/2022 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: ANNE MARIE PAOLINI-MORI, PAOLINI & MORI, 22 OCEAN AVENUE, SAN FRANCISCO, CA 94112, Telephone: 415-586-3600 7/18, 7/19, 7/25/22

SF-3606056#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF DANIEL MATIAS GOMEZ, AKA DANIEL GOMEZ URIONAGUENA**  
**CASE NO. PES-22-305424**

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Daniel Matias Gomez, aka Daniel Gomez Urionaguena  
 A PETITION FOR PROBATE has been filed by Yvonne Marie Gomez and Joanne Mary Gomez in the Superior Court of California, County of San Francisco.  
 THE PETITION FOR PROBATE requests that Yvonne Marie Gomez and Joanne Mary Gomez 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 08/24/2022 at 9:00 a.m. in Dept. 204 Room No: 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 (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: Paul Gruwell (SBN 252474) Ragghianti Freitas, LLP 1101 Fifth Avenue, Suite 100 San Rafael, CA 94901-2903 Telephone: (415) 453-4933 7/18, 7/19, 7/25/22

SF-3606006#

## TRUSTEE SALES

APN: 5381-019 TS No: CA05000027-22-1 TO No: 220038020-CA-VOI Commonly known as: 45 SCOTIA AVENUE, SAN FRANCISCO, CA 94124 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 16, 2014. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On August 10, 2022 at 09:00 AM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on February 26, 2014 as Instrument No. 2014-0842754-00, of official records in the Office of the Recorder of San Francisco County, California, executed by WILLIAM H. TEALER AND JESSIE M. TEALER, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MOUNTAIN WEST FINANCIAL, INC as Beneficiary. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SCOTIA AVENUE, DISTANT THEREON 294.50 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SILVER AVENUE, AS THE SAID LINE OF SILVER AVENUE NOW EXISTS; RUNNING THENCE SOUTHEASTERLY AND ALONG THE SAID NORTHEASTERLY LINE OF SCOTIA AVENUE 26 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 93 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 26 FEET AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY 93 FEET TO THE NORTHEASTERLY LINE OF SCOTIA AVENUE AND THE POINT OF BEGINNING, BEING A PORTION OF SUBDIVISION NO. 21 OF SILVER TERRACE, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND RECORDED IN MAP BOOK 1 AT PAGE

78 WITH THE APPURTENANCES HERETO. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 45 SCOTIA AVENUE, SAN FRANCISCO, CA 94124. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$326,638.13 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to 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. 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 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 2924d 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 Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000027-22-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA05000027-22-1 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: July 12, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA05000027-22-1 17100 Gillette Ave Irvine, CA 92614 Phone:949-252-8300 TDD: 866-660-4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 83854, Pub Dates: 7/18/2022, 7/25/2022, 8/1/2022, SAN FRANCISCO DAILY JOURNAL 7/18, 7/25, 8/1/22

SF-3606068#

APN: 32-5354-021-01 TS No.: 22-01962CA-TS# Order No: D57300 20001199 Commonly Known As: 76 VENUS ST, SAN FRANCISCO, CA 94124 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 25, 2012. 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. Affina Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 18, 2012 as Doc Number, 2012-1416184-00 of Official Records in the office of the Recorder of San Francisco County, California, executed by: H WELTON FLYNN, TRUSTEE OF THE H WELTON FLYNN REVOCABLE LIVING TRUST, DATED FEBRUARY 22, 2008, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association and savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). All right, title and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. Sale Date: August 18, 2022 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 22-01962CA:9987-8477 The street address and other common designation, if any, of the real property described above is purported to be: 76 VENUS ST, SAN FRANCISCO, CA 94124. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$267,087.93 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-01962CA. Information about postponements that are very short in duration or that occur close 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 www.nationwideposting.com, using the file number assigned to this case 22-01962CA 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. 22-01962CA:9987-8477 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. For Trustee Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. Dated: July 7, 2022 By: Kellee Vollandorff Foreclosure Associate Affina Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 SF0413614 To: SAN FRANCISCO DAILY JOURNAL 07/18/2022, 07/25/2022, 08/01/2022 7/18, 7/25, 8/1/22

SF-3604717#

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