LEGAL NOTICES

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557586
Superior Court of California, County of SAN FRANCISCO
Petition of: SHUZHEN WU & DIAN HONG TAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner SHUZHEN WU & DIAN HONG TAN filed a petition with this court for a decree changing names as follows:
YAWEN TAN to BECKY YAWEN TAN
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: JANUARY 10, 2023, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: NOVEMBER 28, 2022
SAMUEL K. FENG
Judge of the Superior Court
12/6, 12/13, 12/20, 12/27/22
SF-3649399#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557555
Superior Court of California, County of SAN FRANCISCO
Petition of: Naly Ngov for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Naly Ngov filed a petition with this court for a decree changing names as follows:
Naly Ngov to Mollysa Luong
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: January 31, 2023 , Time: 9AM , Dept.: 103, Room: 103
The address of the court is 400 McAllister Street, San Francisco, CA 94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: San Francisco Daily Journal
Date: NOV 10 2022
Samuel K. Feng
Judge of the Superior Court
11/29, 12/6, 12/13, 12/20/22
SF-3647461#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557550
Superior Court of California, County of SAN FRANCISCO
Petition of: IAO HEI WU for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner IAO HEI WU filed a petition with this court for a decree changing names as follows:
IAO HEI WU to DANIEL IAOHEI WU
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 20, 2022, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102
A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: NOVEMBER 7, 2022
SAMUEL K. FENG
Judge of the Superior Court
11/15, 11/22, 11/29, 12/6/22
SF-3643699#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398850
Fictitious Business Name(s)/Trade Name (DBA):
Double Down Zine, 1078 Potrero Avenue, Apt 3, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Diana Musa, 1078 Potrero Avenue, Apt 3, San Francisco, CA 94110
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 11/23/2022.
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/ Diana Musa,
This statement was filed with the County Clerk of San Francisco County on 11/23/2022.
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).
11/29, 12/6, 12/13, 12/20/22
SF-3647524#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398848
Fictitious Business Name(s)/Trade Name (DBA):
Bay Pocha, 2642 Ocean Avenue, San Francisco, CA 94132 County of SAN FRANCISCO
Registered Owner(s):
Jae Hyun Seo, 3229 San Bruno Avenue, San Francisco, CA 94134
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 11/23/2022.
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/ Jae Hyun Seo,
This statement was filed with the County Clerk of San Francisco County on 11/23/2022.
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).
11/29, 12/6, 12/13, 12/20/22
SF-3647488#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398785
Fictitious Business Name(s)/Trade Name (DBA):
Gartnation, 680 Mission Street Apt. 19A, San Francisco, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
Gustavo Adolfo Castillo Pastor, 680 Mission Street Apt. 19A, San Francisco, CA 94105
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 11/16/22.
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/ Gustavo Adolfo Castillo Pastor,
This statement was filed with the County Clerk of San Francisco County on 11/16/2022.
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).
11/22, 11/29, 12/6, 12/13/22
SF-3645517#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398784
Fictitious Business Name(s)/Trade Name (DBA):
Ingrid's Beauty Salon, 2093 Mission St., San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Ingrid L Barrios Cifuentes, 2093 Mission St., San Francisco, CA 94110
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 11/16/2022.
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/ Ingrid L Barrios Cifuentes,
This statement was filed with the County Clerk of San Francisco County on 11/16/2022.
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).
11/22, 11/29, 12/6, 12/13/22
SF-3645474#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398716
Fictitious Business Name(s)/Trade Name (DBA):
VICTORIA MCGINLEY STUDIO, 235 BERRY STREET, #406, SAN FRANCISCO, CA 94158, County of SAN FRANCISCO
Registered Owner(s):
VICTORIA MCGINLEY, 235 BERRY STREET, #406, SAN FRANCISCO, CA 94158
The business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 7/25/2022
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/ VICTORIA MCGINLEY
This statement was filed with the San Francisco County Clerk on NOVEMBER 8, 2022
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).
11/22, 11/29, 12/6, 12/13/22
SF-3644692#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398658
Fictitious Business Name(s)/Trade Name (DBA):
SOUBELLE NAILS SPA, 2824 CALIFORNIA ST, SAN FRANCISCO, CA 9415 County of SAN FRANCISCO
Registered Owner(s):
TRUNG THANH NGUYEN, 54 Gladstone Dr, SAN FRANCISCO, CA 94112
THANH NGUYEN THI NGUYEN, 1962 ARMSTRONG AVE, SAN FRANCISCO, CA 94124
This business is conducted by: a General Partnership
The registrant commenced to transact business under the fictitious business name or names listed above on 11/03/2022.
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/ TRUNG NGUYEN,
This statement was filed with the County Clerk of San Francisco County on 11/03/2022.
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).
11/15, 11/22, 11/29, 12/6/22
SF-3643684#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398722
Fictitious Business Name(s)/Trade Name (DBA):
Assisted Living Locators of San Francisco & North San Mateo County, 403 Broderick Street, Apt 2, San Francisco, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
Compassionate Directions, Inc., 403 Broderick Street, Apt 2, San Francisco, CA 94117
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 11/07/2022.
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).)
Compassionate Directions, Inc.
S/ Brent Hensley, President
This statement was filed with the County Clerk of San Francisco County on 11/09/2022.
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).
11/15, 11/22, 11/29, 12/6/22
SF-3643380#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398684
Fictitious Business Name(s)/Trade Name (DBA):
WILDBRIDE, 654 FILLMORE ST, SAN FRANCISCO, CA 94117, County of SAN FRANCISCO
Registered Owner(s):
WILDBRIDE, LLC (CA), 654 FILLMORE ST, SAN FRANCISCO, CA 94117
The business is conducted by: A LIMITED LIABILITY COMPANY
The registrant commenced to transact business under the fictitious business name or names listed above on 7/20/2017
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/ SAMIRA ARACHI
This statement was filed with the San Francisco County Clerk on NOVEMBER 4, 2022
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).
11/15, 11/22, 11/29, 12/6/22
SF-3642890#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398680
Fictitious Business Name(s)/Trade Name (DBA):
SINDEN MARKETING INC., 1295 ALEMANY BLVD, SAN FRANCISCO, CA 94112, County of SAN FRANCISCO
Registered Owner(s):
SINDEN MARKETING INC. (CA), 1295 ALEMANY BLVD., SAN FRANCISCO, CA 94112
The business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 4/24/2017
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/ LEI LEI YING
This statement was filed with the San Francisco County Clerk on NOVEMBER 4, 2022
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).
11/15, 11/22, 11/29, 12/6/22
SF-3642889#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398681
Fictitious Business Name(s)/Trade Name (DBA):
SUBWAY #51109, 177 TOWNSEND ST., SAN FRANCISCO, CA 94107, County of SAN FRANCISCO
Registered Owner(s):
ARASH SHAHVALI, 25 BAKER ST APT 3, SAN FRANCISCO, CA 94117
The business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 09/18/2017
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/ ARASH SHAHVALI
This statement was filed with the San Francisco County Clerk on NOVEMBER 4, 2022
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).
11/15, 11/22, 11/29, 12/6/22
SF-3642887#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2022-0398661
Fictitious Business Name(s)/Trade Name (DBA):
CHAN & MA CPA, 838 GRANT AVE STE 402, SAN FRANCISCO, CA 94108, County of SAN FRANCISCO
Registered Owner(s):
JOHN W MA, 1617 MAGNOLIA LANE, SAN LEANDRO, CA 94577
The business is conducted by: AN INDIVIDUAL
The registrant commenced to transact business under the fictitious business name or names listed above on 08/30/2017
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/ JOHN W MA
This statement was filed with the San Francisco County Clerk on NOVEMBER 3, 2022
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).
11/15, 11/22, 11/29, 12/6/22
SF-3642886#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 25022-0398775
Fictitious Business Name(s)/Trade Name (DBA):
VCOELHO TRANSPORT LLC, 419 WESSEX WAY, BELMONT, CA 94002 County of SAN MATEO
Registered Owner(s):
VCOELHO TRANSPORT, LLC, 419 WESSEX WAY, BELMONT, CA 94002
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 10/21/2022.
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).)
VCOELHO TRANSPORT, LLC
S/ VINICIUS COELHO LUZ, CEO,
This statement was filed with the County Clerk of San Francisco County on 11/16/2022.
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).
11/29, 12/6, 12/13, 12/20/22
SF-3639674#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF KATHLEEN ANN RICKERTSEN CASE NO. PES-22-305847

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: KATHLEEN ANN RICKERTSEN AKA KATHLEEN ANNE RICKERTSEN AKA ANNE RICKERTSEN AKA K. ANNE RICKERTSEN
A Petition for Probate has been filed by JOHN RICKERTSEN in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that JOHN RICKERTSEN 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 1/4/2023 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: LAUREN DISSTON, CONRADI DISSTON LLP, 4 ORINDA WAY, SUITE 260B, ORINDA, CA 94563, Telephone: 510-339-7178
12/6, 12/7, 12/13/22
SF-3649400#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: DON A. DONATI AKA DON ALAN DONATI CASE NO. PES-22-305834

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DON A. DONATI AKA DON ALAN DONATI.
A PETITION FOR PROBATE has been filed by ROBERT DONATI AND SUEANNE DONATI SUFFOLK in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that ROBERT DONATI AND SUEANNE DONATI SUFFOLK be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 12/20/22 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
LOREN M. LOPIN - SBN 164945, TRUSTS & ESTATES P.C.
5758 GEARY BLVD., SUITE 230
SAN FRANCISCO CA 94121
11/29, 11/30, 12/6/22
SF-3647503#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No. CA-22-942046-BF Order No.: DEF2250408CA YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 9/25/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): GEOFFREY LYNCH, A SINGLE MAN Recorded: 9/29/2017 as Instrument No. 2017-K520541-00 of Official Records in the office of the Recorder of SAN FRANCISCO County, California; Date of Sale: 1/3/2023 at 1:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA Amount of unpaid balance and other charges: $1,568,372.63 The purported property address is: 2301 26TH AVE, SAN FRANCISCO, CA 94116-2343 Assessor's Parcel No.: 2355-001 For informational purposes only APN #: 2355-001 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-942046-BF. 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.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-942046-BF to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to Quality Loan Service Corporation by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: Quality Loan Service Corporation 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 Quality Loan Service Corp. TS No.: CA-22-942046-BF IDSPub #0182508 12/6/2022 12/13/2022 12/20/2022
12/6, 12/13, 12/20/22
SF-3648360#

Trustee Sale No. F22-00011
Notice of Trustee's Sale
Loan No. 6723079516 / 8016217229 Title Order No. 2312800-05 You Are In Default Under A Deed Of Trust, Security Agreement, Assignment Of Leases, Rents, And Profits, And Fixture Filing Dated 08/24/2021 And More Fully Described Below (The "Deed Of Trust"). 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. A public auction sale to the highest bidder for cash or cashiers check (payable at the time of sale in lawful money of the United States) (payable to Assured Lender Services, Inc.), will be held by a duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, legal fees and costs, charges and expenses of the undersigned trustee ("Trustee") for the total amount (at the time of the initial publication of this Notice of Trustee's Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor(s): Juan Enriquez, A Single Man Recorded: recorded on 08/26/2021 as Document No. 20211312512 of Official Records in the office of the Recorder of Los Angeles County, California; Date of Sale: 12/20/2022 at 11:00AM Place of Sale: Behind the fountain located in Civic Center Plaza, 400 Civic Center Plaza, Pomona, CA 91766 Amount of unpaid balance and other charges: $514,770.02 The purported property address is: 3051 Eagle Street, Los Angeles, CA 90063-3117 Legal Description Lot 27 of the E.A. Miller's Subdivision Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 16 Page(s) 51 of Miscellaneous Records, in the office of the County Recorder of said County. Except therefrom all oil, gas, minerals and other hydrocarbon substances, lying below a depth of 500 feet from the surface of said property, but with no right of surface entry, where they have been previously reserved in instruments of record. Personal Property Description See Exhibit "A" attached hereto and made a part hereof Assessors Parcel No. 5186-001-025 The beneficiary under the Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell Under Deed of Trust, Security Agreement, Assignment of Leases, Rents, and Profits, and Fixture Filing (the "Notice of Default and Election to Sell"). The undersigned caused the Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Trustee's 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 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 (877)440-4460 or visit this internet web-site www.mkconsultantsinc.com, using the file number assigned to this case F22-00011. 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: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer" you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)440-4460 or visit this internet website site www.mkconsultantsinc.com, using the file number assigned to this case F22-00011 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.* Notice To Potential Bidders: We Require Certified Funds At Sale By Cashier's Check(S) Payable Directly To "Assured Lender Services, Inc." To Avoid Delays In Issuing The Final Deed. The Property Covered In This Action Includes All Such Real Property And The Personal Property In Which The Beneficiary Has A Security Interest Described Herein And In Exhibit "A" Attached Hereto, Respectively, It Being The Election Of The Current Beneficiary Under The Deed Of Trust To Cause A Unified Sale To Be Made Of Said Real And Personal Property In Accordance With The Provisions Of Section 2924f(B)(2) Of The California Civil Code. DATE: 11/21/2022 Assured Lender Services, Inc. Operations Cherie Maples, Vice President of Trustee Assured Lender Services, Inc. 111 Pacifica Suite 140 Irvine, CA 92618 Phone: (714) 508-7373 Sales Line: (877)440-4460 Sales Website: www.mkconsultantsinc.com Reinstatement Line: (714) 508-7373 To request reinstatement and/or payoff FAX request to: (714) 505-3831 This Office Is Attempting To Collect A Debt And Any Information Obtained Will Be Used For That Purpose. Exhibit "A" All equipment, fixtures, and other articles of personal property now or hereafter owned by Trustor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or disposition of the Property.
11/29, 12/6, 12/13/22
SF-3647173#

T.S. No. 22-01602-FM-CA Title No. 2196902 A.P.N. 3203-020 NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/20/2012. 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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 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 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 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: Sofia Arellano Padilla, a married woman, as her sole and separate property Duly Appointed Trustee: National Default Servicing Corporation Recorded 06/29/2012 as Instrument No. 2012-J440030-00 (or Book, Page) of the Official Records of San Francisco County, CA. Date of Sale: 12/28/2022 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue - San Francisco City Hall - Outside the Memorial Court between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Estimated amount of unpaid balance and other charges: $469,890.30 Street Address or other common designation of real property: 144 Santa Ynez Avenue San Francisco, CA 94112 A.P.N.: 3203-020 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. The requirements of California Civil Code Section 2923.5(b)/2923.55(c) were fulfilled when the Notice of Default was recorded. 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 or visit this Internet Web site www.ndscorp.com/sales, using the file number assigned to this case 22-01602-FM-CA. 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*: 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 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 22-01602-FM-CA 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. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 11/10/2022 National Default Servicing Corporation c/o Tiffany & Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 855-219-8501; Sales Website: www.ndscorp.com By: Gabriela Sanchez, Trustee Sales Representative 11/22/2022, 11/29/2022, 12/06/2022 CPP353573
11/22, 11/29, 12/6/22
SF-3644000#

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