BULK SALES

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)
Escrow No. 224714-CS
(1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.
(2) The name and business addresses of the seller are: SCANLON FANG, INC., 801 LINCOLN WAY, #A, SAN FRANCISCO, CA 94122
(3) The location in California of the chief executive office of the Seller is:
(4) The names and business address of the Buyer(s) are: MONIQUE THOMAS-WAYNE INSURANCE AGENCY, INC., 1955 MOUNTAIN BLVD., SUITE 103, OAKLAND, CA 94611
(5) The location and general description of the assets to be sold are: BOOK OF BUSINESS of that certain business located at: 801 LINCOLN WAY, #A, SAN FRANCISCO, CA 94122
(6) The business name used by the seller(s) at said location is: SCANLON FANG & ASSOCIATES INSURANCE AGENCY AKA: ALLSTATE INC.
(7) The anticipated date of the bulk sale is JANUARY 31, 2023, at the office of R ESCROW, 1205 E CHAPMAN AVE, ORANGE, CA 92866 Escrow No. 224714-CS, Escrow Officer CANDICE SILVA
(8) Claims may be filed with Same as "7" above.
(9) The last date for filing claims is: JANUARY 30, 2023
(10) This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code.
(11) As listed by the Seller, all other business names and addresses used by the Seller within three years before the date such list was sent or delivered to the Buyer are: NONE.
DATED: JANUARY 3, 2023
TRANSFEREES: MONIQUE THOMAS-WAYNE INSURANCE AGENCY, INC., A CALIFORNIA CORPORATION
1379677-PP SAN FRANCISCO DAILY JOURNAL
1/9/23
SF-3658486#

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557655
Superior Court of California, County of SAN FRANCISCO
Petition of: SILVIA TERAN for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner SILVIA TERAN filed a petition with this court for a decree changing names as follows:
SILVIA TERAN to SILVIA TERAN ALVAREZ
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: 02/09/2023, Time: 9AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA 94115
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: DAILY JOURNAL
Date: DEC 12, 2022
MICHELLE TONG
Judge of the Superior Court
1/9, 1/17, 1/23, 1/30/23
SF-3658293#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557656
Superior Court of California, County of SAN FRANCISCO
Petition of: KAREN DER-CHEN FENG for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner KAREN DER-CHEN FENG filed a petition with this court for a decree changing names as follows:
KAREN DER-CHEN FENG to KARENA APPLE FENG
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: 02-09-2023, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA 94012
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: DEC 21, 2022
MICHELLE TONG
Judge of the Superior Court
1/9, 1/17, 1/23, 1/30/23
SF-3658292#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557654
Superior Court of California, County of SAN FRANCISCO
Petition of: JUSTIN HAMILTON OCHENDOWSKI & CHRISTINA ELIZABETH ARMENANTE ON BEHALF OF WALTER SUMMIT OCHENDOWSKI, A MINOR for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner JUSTIN HAMILTON OCHENDOWSKI & CHRISTINA ELIZABETH ARMENANTE ON BEHALF OF WALTER SUMMIT OCHENDOWSKI, A MINOR filed a petition with this court for a decree changing names as follows:
WALTER SUMMIT OCHENDOWSKI to WALTER SUMMIT OCHENANTE
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: 2-9-2023, Time: 9AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., 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: DAILY JOURNAL
Date: DEC 12, 2022
MICHELLE TONG
Judge of the Superior Court
1/9, 1/17, 1/23, 1/30/23
SF-3658291#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557656
Superior Court of California, County of SAN FRANCISCO
Petition of: BRAD AUSTIN MCALLISTER for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner BRAD AUSTIN MCALLISTER filed a petition with this court for a decree changing names as follows:
BRAD AUSTIN MCALLISTER to AUSTIN SANCHEZ
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: 02/07/2023, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., 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: DAILY JOURNAL
Date: DEC 01, 2022
MICHELLE TONG
Judge of the Superior Court
1/9, 1/17, 1/23, 1/30/23
SF-3658279#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557647
Superior Court of California, County of SAN FRANCISCO
Petition of: M HAITHAM SHAMMAA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner M HAITHAM SHAMMAA filed a petition with this court for a decree changing names as follows:
M HAITHAM SHAMMAA to HAITHAM SHAMMAA
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: 02/07/2023, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST., 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: DAILY JOURNAL
Date: DEC 14, 2022
MICHELLE TONG
Judge of the Superior Court
1/9, 1/17, 1/23, 1/30/23
SF-3658277#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557665
Superior Court of California, County of San Francisco
Petition of: Sarah Catherine Stringer for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner Sarah Catherine Stringer filed a petition with this court for a decree changing names as follows:
Sarah Catherine Stringer to Sarah Stringer Deaton
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: 02/16/2023, 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: 01/04/2023
Michelle Tong
Judge of the Superior Court
1/9, 1/17, 1/24, 1/31/23
SF-3658143#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-22-557617
Superior Court of California, County of SAN FRANCISCO
Petition of: ANDREA MCCLAIN BUTLER for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ANDREA MCCLAIN BUTLER filed a petition with this court for a decree changing names as follows:
ANDREA MCCLAIN BUTLER to ANDREA MCCLAIN GUALCO
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: JAN 24, 2023, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER ST, SAN FRANCISCO, CA 94123
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: DEC 12, 2022
SAMUEL K. FENG
Judge of the Superior Court
12/19, 12/27/22, 1/3, 1/9/23
SF-3652942#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399070
Fictitious Business Name(s)/Trade Name (DBA):
KELLY'S BOUTIQUE, 3156 24TH STREET, SAN FRANCISCO, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
EMPRESAS BERNAL LLC, 3156 24TH 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 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).)
EMPRESAS BERNAL LLC
S/ MARIA L. FLORES DE BERNAL, CEO
This statement was filed with the County Clerk of San Francisco County on 12/21/2022.
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).
1/9, 1/17, 1/24, 1/31/23
SF-3657872#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399068
Fictitious Business Name(s)/Trade Name (DBA):
CILANTRO SF TAQUERIA, 2257 MASON ST., SAN FRANCISCO, CA 94133 County of SAN FRANCISCO
Registered Owner(s):
CILANTRO SF TAQUERIA INC (CA), 2257 MASON STREET, SAN FRANCISCO, CA 94133
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 11/1/2017.
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).)
CILANTRO SF TAQUERIA, INC
S/ JORGE A. GALVAN, CEO
This statement was filed with the County Clerk of San Francisco County on 12/21/2022.
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).
1/9, 1/17, 1/24, 1/31/23
SF-3657863#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399103
Fictitious Business Name(s)/Trade Name (DBA):
MG & ASSOCIATES, 1384 Valencia St, SAN FRANCISCO, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
MANUEL H GOMEZ, 524 CASTLE ST, DALY CITY, CA 94014
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 05/2002.
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/ MANUEL GOMEZ,
This statement was filed with the County Clerk of San Francisco County on 12/29/2022.
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).
1/9, 1/17, 1/24, 1/31/23
SF-3657746#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0399110
Fictitious Business Name(s)/Trade Name (DBA):
The Nursing Beat, 1112 Rhode Island Street, San Francisco, CA 94107 County of SAN FRANCISCO
Registered Owner(s):
Florence Health Incorporated, 1112 Rhode Island Street, San Francisco, CA 94107
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on December 30, 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).)
Florence Health Incorporated
S/ Tamara AL-Yassin, CEO
This statement was filed with the County Clerk of San Francisco County on 12/30/2022.
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).
1/9, 1/17, 1/24, 1/31/23
SF-3657628#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2022-0398977
Fictitious Business Name(s)/Trade Name (DBA):
STABLE PROPERTIES HOME.RANCH. LAND. / CREATE / MOUNTERRA REAL ESTATE, 580 4TH ST., SAN FRANCISCO, CA 94107, County of SAN FRANCISCO
Registered Owner(s):
SIDE, INC. (DE), 580 4TH ST., SAN FRANCISCO, CA 94107
The business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 12/09/2022
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/ HILARY SAUNDERS
This statement was filed with the San Francisco County Clerk on DECEMBER 9, 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).
12/19, 12/27/22, 1/3, 1/9/23
SF-3651850#

GOVERNMENT

In accordance with Sec. 106 of the Programmatic Agreement, AT&T plans a MODIFICATION OF EXISTING ANTENNA ON 1960 BUILDING at 599 SIR FRANCIS DRAKE BOULEVARD, GREENBRAE, CA. Please direct comments to Gavin L. at 818-898-4866 regarding site CCL04588.
1/9, 1/10/23
SF-3658435#

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Applicant Alliance United Insurance Company, a California property and casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Applicant has no outstanding policies insuring California residents or covering California property.
Any person contending that Applicant has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable laws, it will be allowed to withdraw.
Date: January 3, 2023
RICARDO LARA
Insurance Commissioner
1/5, 1/6, 1/9, 1/10, 1/11, 1/12, 1/13/23
SF-3657662#

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Financial Indemnity Company ("Applicant"), an Illinois property and casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Applicant has no outstanding policies insuring California residents or covering California property.
Any person contending that Applicant has not fully discharged all of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable laws, it will be allowed to withdraw.
Date: January 3, 2023
RICARDO LARA
Insurance Commissioner
1/5, 1/6, 1/9, 1/10, 1/11, 1/12, 1/13/23
SF-3657659#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF WILLIAM COLE
CASE NO. PES-22-305894
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: WILLIAM COLE
A Petition for Probate has been filed by JERRI LYNN VINSON in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that JERRI LYNN VINSON 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 FEBRAURY 24, 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: ROBERT COWAN, 1375 QUESADA AVENUE, SAN FRANCISCO, CA 94124, Telephone: 415-235-5660
1/9, 1/10, 1/17/23
SF-3658464#

NOTICE OF INTENTION TO SELL REAL PROPERTY
Case No. PCN-04-286486
SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN FRANCISCO
The Conservatorship of the Person and Estate of Maylene Chan
NOTICE IS HEREBY GIVEN that on or before January 20, 2023 at 12:00 p.m., at the offices of the listing agent, Philip Chan (DRE # 00833269), Compass Real Estate, 1699 Van Ness Avenue, San Francisco, CA 94109, Phone: (415) 447-6228, philip.chan@compass.com.
Serene Chan-Chua, Conservator of the Estate, duly appointed in the above-entitled action will sell the following described real property in the manner and on the terms listed below:
The real property which is to be sold is located at 1945 Washington Street #502, San Francisco, California 94109-2969, APN: Lot 086, Block 0617.
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL A:
LOT NO. 86 UNIT NO. 502, AS SHOWN ON THE MAP ENTITLED "MAP OF WASHINGTON COURT, 1945 WASHINGTON STREET, A CONDOMINIUM PROJECT BEING A RESUBDIVISION OF LOT 14, PORTION OF ASSESSOR'S BLOCK 617", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA ON AUGUST 8, 1986, IN CONDOMINIUM BOOK 26, AT PAGES 4 TO 8, INCLUSIVE.
EXCEPTING THEREFROM, HOWEVER, THE FOLLOWING:
A. ANY PORTION OF THE COMMON AREA LYING WITHIN SAID UNIT;
B. NON-EXCLUSIVE EASEMENTS THROUGH SAID UNIT, APPURTENANT TO THE COMMON AREA AND ALL OTHER UNITS, FOR INGRESS, EGRESS, SUPPORT AND REPAIR OF THE COMMON AREA AND ALL OTHER UNITS; AND
C. NON-EXCLUSIVE EASEMENTS, APPURTENTANT TO THE COMMON AREA, FOR ENCROACHMENT UPON THE AIR SPACE OF THE UNIT BY THOSE PORTIONS OF THE COMMON AREA LOCATED WITHIN THE UNIT.
PARCEL B:
TOGETHER WITH THE FOLLOWING APPURTENTANT EASEMENTS:
A. NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, AND SUPPORT OF SAID PARCEL A ABOVE REFERRED TO; THROUGH THE COMMON AREA AND FOR REPAIR OF SAID PARCEL A THROUGH ALL OTHER UNITS AND THROUGH THE COMMON AREA.
B. AN EXCLUSIVE EASEMENT FOR THE USE OF THE STORAGE SPACE DESIGNATED AS S-6, AS SHOWN ON THE MAP HEREIN REFERRED TO;
C. AN EXCLUSIVE EASEMENT FOR THE USE OF THE PARKING SPACE DESIGNATED AS P-3, AS SHOWN ON THE MAP HEREIN REFERRED TO.
D. AN EXCLUSIVE EASEMENT FOR THE USE OF THE ROOF DECK AREA DESIGNATED AS (NONE), AS SHOWN ON THE MAP HEREIN REFERRED TO.
PARCEL C:
AN UNDIVIDED 2.73% INTEREST AS TENANTS IN COMMON WITH ALL OTHER UNIT OWNERS IN AND TO THE COMMON AREA, AS SHOWN ON THE MAP HEREIN REFERRED TO.
EXCEPTING THEREFROM EXCLUSIVE EASEMENTS FOR USE OF PARKING, STORAGE, PATIOS, ROOF DECK(S), OTHER THAN THOSE SHOWN IN PARCEL B ABOVE, AS SHOWN ON THE MAP HEREIN REFERRED TO.
PARCEL D:
TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE COMMON AREA:
A. NON-EXCLUSIVE EASEMENTS FOR ENCROACHMENTS UPON THE AIR SPACE OF ALL OF THE UNITS BY AND FOR THE PORTIONS OF THE COMMON AREA LYING WITHIN THE UNITS.
APN Lot 086, Block 0617
The property will be sold at private sale and bids or offers shall be sealed, in writing and delivered to: SERENE CHAN-CHUA, c/o Philip Chan, Compass Real Estate, 1699 Van Ness Avenue, San Francisco, CA 94109, marked "SEALED BID, CONSERVATORSHIP ESTATE SALE, OPEN ON BID DATE ONLY". Bids will be received up to 12:00 p.m. on January 20, 2023, at the offices of Philip Chan (DRE # 00833269), Compass Real Estate, 1699 Van Ness Avenue, San Francisco, CA 94109, Phone: (415) 447-6228, philip.chan@compass.com.
The property is being offered at $899,000.00. All bids shall include a 3% deposit for the bid amount payable to check to Chicago Title. Prospective bidders refer to section 701.510 to 701.680 inclusive of the code of Civil Procedure for provisions governing the terms, conditions and effect of the sale and the liability of defaulting bidders. The principal terms of sale may be reviewed at the office of Compass Real Estate, address and telephone number listed above.
The conditions of the sale are as follows: A. The property is being offered "as is", without condition, representation, warranty or covenant of any kind, express or implied. All submitted offers must strictly comply with the terms herein. Prospective buyer(s) should not submit offers containing any additional terms. The property will be sold for cash or for a combination of cash or such credit terms and conditions as the Court may approve; B. No personal property is to be included; C. Deposit of three percent (3%) of the amount bid must accompany the offer. Balance to be paid on or before forty-five (45) days after the confirmation of the sale by the above Court. D. Subject to the right of the Conservator to accept or reject any or all bids received. If no acceptable offer is received at the bid opening, offers may be considered on a first come first serve basis. E. Arrangements for inspection of said property may be made through Philip Chan, Compass Real Estate, 1699 Van Ness Avenue, San Francisco, CA 94109, Phone: (415) 447-6228, which has entered into an Exclusive Listing Agreement with the Conservator. F. Commission, if any, subject to approval by the Superior Court and to be paid only out of proceeds of sale. G. No signs are to be posted except as authorized in writing by the Conservator. H. Fees for examination of title, recording of conveyance, transfer taxes, escrow charges and any title insurance policy shall be paid entirely by purchaser(s). I. Subject to tenants' rights under local Rent Control Ordinances, if any. J. Escrow to be handled by Chicago Title, Maria Santos, Escrow Officer, 455 Market Street #1520, San Francisco, CA 94105, telephone: (415) 291-5180; fax: (415) 896-9427. K. Information given herein is believed to be correct, but there is no warranty expressed or implied as to the correctness of any statements herein set forth.
Dated: January 3, 2023
/S/ AMY HARRINGTON SBN 237980
HARRINGTON LAW, P.C.
1592 Union Street, Suite 474
San Francisco, CA 94123
Tel: 415-558-7700
Fax: 415-558-7701
1/6, 1/9, 1/13/23
SF-3658111#

NOTICE OF PETITION TO ADMINISTER ESTATE OF BERNARD J. ROBERT
CASE NO. PES-22-305838
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BERNARD J. ROBERT
A Petition for Probate has been filed by IDDO JOHANNES VAN SPALL in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that IDDO JOHANNES VAN SPALL 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 FEBRUARY 22, 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: RAY ROBINSON, ESQ., LL.M, 1990 N. CALIFORNIA BLVD., SUITE 830, WALNUT CREEK, CA 94596, Telephone: 925-255-1640
1/6, 1/9, 1/17/23
SF-3657574#

TRUSTEE SALES

APN: 05-0599-019-01 TS No.: 21-00624CA TSG Order No.: DEF-280861 Commonly Known As: 1755 Jackson Street 202, San Francisco, CA 94109 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MAY 16, 2005. 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. Affinia 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 27, 2005 as Document No.: 2005-H961922-00 of Official Records in the office of the Recorder of San Francisco County, California, executed by: AARON GRUVER, A SINGLE MAN, 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, or 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: February 9, 2023 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 File No.:21-00624CA The street address and other common designation, if any, of the real property described above is purported to be: 1755 Jackson Street 202, San Francisco, CA 94109. 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: $1,282,426.62 (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, (800) 758-8052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 21-00624CA. 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 (800) 758-8052, or visit this internet website www.xome.com, using the file number assigned to this case 21-00624CA 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. File No.:21-00624CA 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.xome.com or Call: (800) 758-8052. Dated: December 23, 2022 By: Omar Solorzano Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 SF0419552 To: SAN FRANCISCO DAILY JOURNAL 01/09/2023, 01/16/2023, 01/23/2023
1/9, 1/17, 1/23/23
SF-3657391#

DBA