LEGAL NOTICES

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#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399247
Fictitious Business Name(s)/Trade Name (DBA):
Little Bee Preschool, 2733 Lombard Street, San Francisco, CA 94123 - 2411 County of SAN FRANCISCO
Registered Owner(s):
Little Bee Group, Inc., 2733 Lombard Street, San Francisco, CA 94123
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 01/01/2023.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars ($1,000).)
Little Bee Group, Inc.
S/ Sarra He, President
This statement was filed with the County Clerk of San Francisco County on 01/13/2023.
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).
1/23, 1/30, 2/6, 2/13/23
SF-3661939#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399231
Fictitious Business Name(s)/Trade Name (DBA):
DW DIGITAL WALLET, 201 SPEAR ST, STE 1100, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
DIGITAL WALLET US LLC, 201 SPEAR ST, STE 1100, SAN FRANCISCO, CA 94105
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 XXX.
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).)
DIGITAL WALLET US LLC
S/ Sheryll Cagasca, Compliance Officer
This statement was filed with the County Clerk of San Francisco County on 01/12/2023.
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).
1/23, 1/30, 2/6, 2/13/23
SF-3661876#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399251
Fictitious Business Name(s)/Trade Name (DBA):
CommerceShip, 3320 Irving Street, San Francisco, CA 94122 County of SAN FRANCISCO
Registered Owner(s):
Brave River Inc., 3320 Irving Street, San Francisco, CA 94122
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on XXX.
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).)
Brave River Inc.
S/ Richard Garcia, CEO
This statement was filed with the County Clerk of San Francisco County on 01/15/2023.
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).
1/23, 1/30, 2/6, 2/13/23
SF-3661741#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399255
Fictitious Business Name(s)/Trade Name (DBA):
Sisters Coffee Shop, 920 Valencia Street, San Francisco, CA 94110 County of SAN FRANCISCO
Registered Owner(s):
Sisters Coffee Shop, LLC, 920 Valencia 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 01/17/2023.
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).)
Sisters Coffee Shop, LLC
S/ Karen Ruelas, Managing Member
This statement was filed with the County Clerk of San Francisco County on 01/17/2023.
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).
1/23, 1/30, 2/6, 2/13/23
SF-3661682#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399252
Fictitious Business Name(s)/Trade Name (DBA):
Flores Janitorial Services, 4905 Mission ST APT B, San Francisco, CA 94112 County of SAN FRANCISCO
Registered Owner(s):
FLORES JANITORIAL SERVICES LLC, 4905 Mission ST APT B, San Francisco, CA 94112
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 01/17/2023.
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).)
FLORES JANITORIAL SERVICES LLC
S/ Olbin Flores Ponce, Managing Member
This statement was filed with the County Clerk of San Francisco County on 01/17/2023.
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).
1/23, 1/30, 2/6, 2/13/23
SF-3661666#

FICTITIOUS BUSINESS NAME STATEMENT
File No. 2023-0399174
Fictitious Business Name(s)/Trade Name (DBA):
23RD STREET PARTNERS, 4125 23RD STREET, SAN FRANCISCO, CA 94114 County of SAN FRANCISCO
Registered Owner(s):
23RD STREET PARTNERS LLC (CA), 4125 23RD STREET, SAN FRANCISCO, CA 94114
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on DECEMBER 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).)
23RD STREET PARTNERS LLC
S/ JON SHALOWITZ
This statement was filed with the County Clerk of San Francisco County on 01/10/2023.
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).
1/23, 1/30, 2/6, 2/13/23
SF-3661483#

GOVERNMENT

NOTICE OF APPLICATION TO WITHDRAW AS AN INSURER FROM CALIFORNIA
Notice is given that Applicant Safe Auto Insurance Company, an Ohio property and casualty insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer.
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 17, 2023
RICARDO LARA
Insurance Commissioner
1/20, 1/23, 1/24, 1/25, 1/26, 1/27, 1/30/23
SF-3662068#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF DOROTHY ANNE MARTIN CASE NO. PES-23-305932
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DOROTHY ANNE MARTIN AKA DOROTHY A. MARTIN AKA DOTTY MARTIN
A Petition for Probate has been filed by PATRICIA ANNE MARTIN in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that PATRICIA ANNE MARTIN 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: JULIE GLOSSON ISHII, 4733 CHABOT DRIVE, SUITE 203, PLEASANTON, CA 94588, Telephone: 925-460-0711
1/20, 1/23, 1/30/23
SF-3661925#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: ALBERT G. PIETSCH CASE NO. PES-23-305941
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ALBERT G. PIETSCH.
A PETITION FOR PROBATE has been filed by CHRISTINE B. CORDARO in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that CHRISTINE B. CORDARO be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 02/07/23 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
THOMAS S. WROBEL - SBN 189389,
T.S. WROBEL LAW GROUP, PC
870 MARKET STREET, STE 645
SAN FRANCISCO CA 94102
1/23, 1/24, 1/30/23
SF-3661891#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: FELICIE AGUERRE FREITAS CASE NO. PES-23-305944
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of FELICIE AGUERRE FREITAS.
A PETITION FOR PROBATE has been filed by MATT FREITAS in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE requests that MATT FREITAS 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: 02/22/23 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
JONATHAN P. HUBER - SBN 225809
HUBER FOX, P.C.
650 UNIVERSITY AVE. STE. 113
SACRAMENTO CA 95825
1/20, 1/23, 1/27/23
SF-3661824#

NOTICE OF PETITION TO ADMINISTER ESTATE OF ANITA AGHI CASE NO. PES-23-305938
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ANITA AGHI
A Petition for Probate has been filed by MANISH AGHI in the Superior Court of California, County of San Francisco.
The Petition for Probate requests that MANISH AGHI 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 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: BYRON G. SUN, THE LAW OFFICE OF BYRON SUN, 1160 BATTERY STREET EAST, STE. 100, SAN FRANCISCO, CA 94111, Telephone: 415-767-0630
1/20, 1/23, 1/30/23
SF-3661530#

TRUSTEE SALES

Batch 28 Order No. SEE EXHIBIT "A" / Share No.: SEE EXHIBIT "A" Property Address: 710 Powell St., San Francisco, CA 94108 APN / BLOCK No.: SEE EXHIBIT "A" NOTICE OF TRUSTEE'S SALE UNDER ASSESSMENT LIEN YOU ARE IN DEFAULT UNDER ASSESSMENT LIEN. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On FEBRUARY 14, 2023 at 1:30P.M, Vacation Ownership Title Agency, Inc., the duly appointed Authorized Agent under and pursuant to the Notice of Delinquent Assessment and Claim of Lien recorded on September 15, 2022 as Document No. 2022086724 of Official Records in the Office of the Recorder of San Francisco County, California. WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, in cash, a cashier's check drawn by a state or national bank, state or federal credit union, 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 the State) OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102, all right, title and interest conveyed to and now held by it under said assessment lien in the property hereinafter described: Association: San Francisco Suites City Share Association, a California non-profit mutual benefit corporation Name of Reputed Owner(s):Exhibit "A" ORDER NO. - SHARE NO. - APN - BLOCK - REPUTED OWNER(S) - UNIT TYPE - ESTIMATED OPENING BID : 4597 186M 03-0256T-186M-01 186M ORIANO ORSI & JACQUELINE A. ORSI MASTER $2,183.30 4598 150P 03-0256T-150P-01 150P RENE STACEY PARLOR $3,233.30 Said Assessment Lien describes the following real property:EXHIBIT "B" LEGAL DESCRIPTION SAN FRANCISCO SUITES An undivided 11816th interest in and to the following described real property: PARCEL I: That certain real property situated in the State of California, City and County of San Francisco described as follows: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF PINE STREET AND THE EASTERLY LINE OF POWELL STREET, RUNNING THENCE EASTERLY ALONG SASID LINE OF PINE STREET 50 FEET: THENCE AT RIGHT ANGLE NORTHERLY 68 FEET AND 9 INCHES: THENCE AT A RIGHT ANGLE WESTERLY 50 FEET TO THE EASTERLY LINE OF POWELL STREET: AND THENCE AT A RIGHT ANGLE SOUTHERLY ALONG THE LAST MENTIONED LINE 68 FEET AND 9 INCHES TO THE POINT OF BEGINNING. BEING A PORTION OF 50 VERA BLOCK NO. 139. EXCEPTING FROM SAID PARCEL I, the exclusive right to use and occupy all of the "Units" as defined in the "Declaration of City Share (San Francisco Suites)" hereinafter referred to. ALSO EXCEPTING FROM SAID PARCEL 1 AND RESERVING UNTO GRANTOR, its successors and assigns, all those certain easements referred to in Paragraphs 2.5, 2.6 and 2.8 of Article II of the Declaration of City Share (San Francisco Suites), together with the right to grant said easements to others. PARCEL 2: The exclusive right to use and occupy aUnit Type, as defined in the Declaration of City Share (San Francisco Suites) (the "Declaration") recorded on January 21, 1983 as Instrument No. D297250 of Official Records of the County of San Francisco, during the "Use Period" within the Grantee's "Owner's Use Year" (as the quoted tenns are defined in the Declaration), together with non-exclusive right to use the "Common Areas" as defined in the Declaration. SUBJECT to all covenants, conditions, restrictions, limitations, easements, rights and rights-of-way of record. The property heretofore described is being sold "AS IS". The street address and other common designation, if any, of the real property described above is purported to be: A TIMESHARE ESTATE LOCATED AT 710 POWELL ST., SAN FRANCISCO, CA 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, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the unpaid Assessments secured by said Assessment Lien, with interest thereon, as provided herein, advances, if any, estimated fees, charges and expenses of the Trustee and of the trusts created by said Assessment Lien. At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above-described Assessment Lien and estimated costs and expenses is: $ Exhibit "A" ORDER NO. - SHARE NO. - APN - BLOCK - REPUTED OWNER(S) - UNIT TYPE - ESTIMATED OPENING BID : 4597 186M 03-0256T-186M-01 186M ORIANO ORSI & JACQUELINE A. ORSI MASTER $2,183.30 4598 150P 03-0256T-150P-01 150P RENE STACEY PARLOR $3,233.30 The Association under said Notice of Delinquent Assessment and Claim of Lien, heretofore executed and delivered to the undersigned, written Declarations of Default and Demand for Sale, and written Notice of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of Lien. The undersigned caused the Notice of Default and Election to Sell Under Notice of Delinquent Assessment and Claim of Lien to be recorded on October 19, 2022 as Document No. 2022095317 in the county where the real property is located and more than three (3) months has elapsed since such recordation. DATE: January 13, 2023 AUTHORIZED AGENT OR PARTY CONDUCTING SALE: VACATION OWNERSHIP TITLE AGENCY, INC. 2900 Adams St., C-19 Riverside, CA 92504 Phone: (951) 505-3295 By: Deborah Macias, Foreclosure Officer Vacation Ownership Title Agency, Inc. SF0420319 To: SAN FRANCISCO DAILY JOURNAL 01/23/2023, 01/30/2023, 02/06/2023
1/23, 1/30, 2/6/23
SF-3662364#

Trustee Sale No. 8238 Loan No. 20210104 Title Order No. 91224600 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/05/2021. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 2/14/2023 at 1:30PM, YEVA, INC. DBA SAXE MORTGAGE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 01/12/2021 DOC # 2021004425 Re-Recorded on 01/26/2021 DOC # 2021013044 of official records in the Office of the Recorder of San Francisco County, California, executed by: DAYSI O. ROMERO, AN UNMARRIED WOMAN, as Trustor, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, 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). At: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT NO. 9, IN BLOCK NO. 5835, AS SHOWN ON MAP OF ST. MARY'S PARK, FILED FEBRUARY 29, 1924, AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, IN MAP BOOK "J", AND PAGES 47 TO 54, INCLUSIVE. APN: 5835-009 The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 77 BENTON AVENUE, SAN FRANCISCO, CA 94112. 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, 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: $2,193,040.16 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. The beneficiary under said 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. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 8238. 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 www.nationwideposting.com, using the file number assigned to this case 8238 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. 1/17/23 By: YEVA, INC. DBA SAXE MORTGAGE COMPANY, as Trustee c/o GOLDEN WEST FORECLOSURE SERVICE, INC. 611 Veterans Blvd., Suite 206, Redwood City, CA 94063-1401 (650) 369-2150 (Phone), (916) 939-0772 TRUSTEE'S SALE INFORMATION Gene Kristul, President SF0420349 To: SAN FRANCISCO DAILY JOURNAL PUB: 01/23/2023, 01/30/2023, 02/06/2023
1/23, 1/30, 2/6/23
SF-3661984#

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
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