

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557801 Superior Court of California, County of SAN FRANCISCO

Petitioner of: PAULINE NICOLE LEE for Change of Name TO ALL INTERESTED PERSONS:

Petitioner PAULINE NICOLE LEE filed a petition with this court for a decree changing names as follows: PAULINE NICOLE LEE to PAULINE LEE TANDI

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.

Notice of Hearing: Date: MAY 16, 2023, Time: 9:00am, Dept.: 103N, Room: 103

The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website.

To find your court's website, go to www.courts.ca.gov/ find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL

Date: FEBRUARY 13, 2023 MICHELLE TONG Judge of the Superior Court 3/16, 3/23, 3/30, 4/6/23

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557742 Superior Court of California, County of SAN FRANCISCO

Petitioner of: ANANT ALARICH STURM DAHAL for Change of Name TO ALL INTERESTED PERSONS:

Petitioner ANANT ALARICH STURM DAHAL filed a petition with this court for a decree changing names as follows: ANANT ALARICH STURM DAHAL to ANANT ALARICH STURM DAHAL

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.

Notice of Hearing: Date: MAY 16, 2023, Time: 9:00am, Dept.: 103N, Room: 103

The address of the court is 400 McALLISTER ST., SAN FRANCISCO, CA 94102

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website.

To find your court's website, go to www.courts.ca.gov/ find-my-court.htm.)

A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL

Date: FEBRUARY 27, 2023 MICHELLE TONG Judge of the Superior Court 3/2, 3/9, 3/16, 3/23/23

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557742 Superior Court of California, County of SAN FRANCISCO

Petitioner of: Suk Young Kim for Change of Name TO ALL INTERESTED PERSONS:

Petitioner Suk Young Kim filed a petition with this court for a decree changing names as follows: Suk Young Kim to Suk Young Kim

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.

Notice of Hearing: Date: 03/30/2023, Time: 09:00, 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 a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL

Date: 02/16/2023 Michelle Tong Judge of the Superior Court 2/23, 3/2, 3/9, 3/16/23

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399680 Fictitious Business Name(s)/Trade Name (DBA):

BAY 2 BAY CLEANING SERVICES, 22187 PRINCETON ST, HAYWARD, CA 94541 (DBA/ALMATE)

The registrant commenced to transact business under the fictitious business name or names listed above on 03/10/2023.

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.

NOTICE in accordance with 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.)

3/16, 3/23, 3/30, 4/6/23 SF-3679998#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399662 Fictitious Business Name(s)/Trade Name (DBA):

GOLFUL SF, 900 IRVING ST, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO

Registered Owner(s): 900 IRVING ST, 900 IRVING STREET, SAN FRANCISCO, CA 94122

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 09/02/2019.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3672783#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399488 Fictitious Business Name(s)/Trade Name (DBA):

LA BELLA, 1263 LEAVENWORTH ST, SAN FRANCISCO, CA 94109 County of SAN FRANCISCO

Registered Owner(s): LA BELLA LLC, 1263 LEAVENWORTH ST, SAN FRANCISCO, CA 94109

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 09/02/2008.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3679653#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399644 Fictitious Business Name(s)/Trade Name (DBA):

Chameleon Vintage Haight, 1605 Haight St, San Francisco, CA 94117 County of SAN FRANCISCO

Registered Owner(s): Chameleon Vintage LLC, 1605 Webster St, San Francisco, CA 94115

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 09/02/2019.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3679653#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399601 Fictitious Business Name(s)/Trade Name (DBA):

GONZALEZ PAINTING, 448 LONDON STREET, SAN FRANCISCO, CA 94112 County of SAN FRANCISCO

Registered Owner(s): GONZALEZ PAINTING LLC, 448 LONDON STREET, 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 03/20/2023.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3680886#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399601 Fictitious Business Name(s)/Trade Name (DBA):

GONZALEZ PAINTING, 448 LONDON STREET, SAN FRANCISCO, CA 94112 County of SAN FRANCISCO

Registered Owner(s): GONZALEZ PAINTING LLC, 448 LONDON STREET, 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 03/20/2023.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3680456#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399800 Fictitious Business Name(s)/Trade Name (DBA):

World Team USA, 445 Judah st, San Francisco, CA 94122 County of SAN FRANCISCO

Registered Owner(s): World Team USA- Muay Thai, BJJ & Fitness LLC, 445 Judah St, San Francisco, CA 94122

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3680442#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399692 Fictitious Business Name(s)/Trade Name (DBA):

One Life Therapy, 870 Market St Suite 357, San Francisco, CA 94102 County of SAN FRANCISCO

Registered Owner(s): One Life Therapy, Marriage & Family Therapy Inc., 1101 Garmaire Ave, San Francisco, CA 94124

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 2/28/2023.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3680442#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399692 Fictitious Business Name(s)/Trade Name (DBA):

San Francisco Physical Therapy & Wellness, 616 Hayes St, San Francisco, CA 94102 County of SAN FRANCISCO

Registered Owner(s): Matthew King, 616 Hayes St, Apt 5, San Francisco, CA 94102

This business is conducted by: an Individual

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).)

This statement was filed with the County Clerk of San Francisco County on 03/10/2023.

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.

NOTICE in accordance with 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.)

3/16, 3/23, 3/30, 4/6/23 SF-3679998#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399662 Fictitious Business Name(s)/Trade Name (DBA):

GOLFUL SF, 900 IRVING ST, SAN FRANCISCO, CA 94122 County of SAN FRANCISCO

Registered Owner(s): 900 IRVING ST, 900 IRVING STREET, SAN FRANCISCO, CA 94122

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 09/02/2019.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3672783#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399662 Fictitious Business Name(s)/Trade Name (DBA):

Healthpoint Labs, Inc., 43522 Excelsio Blvd, Fremont, CA 94539

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 09/01/2021.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3673676#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399667 Fictitious Business Name(s)/Trade Name (DBA):

Excelsio 43522 Excelsio Blvd, Fremont, CA 94539 County of ALAMEDA

Registered Owner(s): Healthpoint Labs, Inc., 43522 Excelsio Blvd, Fremont, CA 94539

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 09/01/2021.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3673676#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399667 Fictitious Business Name(s)/Trade Name (DBA):

Excelsio 43522 Excelsio Blvd, Fremont, CA 94539 County of ALAMEDA

Registered Owner(s): Healthpoint Labs, Inc., 43522 Excelsio Blvd, Fremont, CA 94539

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 09/01/2021.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3679653#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399667 Fictitious Business Name(s)/Trade Name (DBA):

Excelsio 43522 Excelsio Blvd, Fremont, CA 94539 County of ALAMEDA

Registered Owner(s): Healthpoint Labs, Inc., 43522 Excelsio Blvd, Fremont, CA 94539

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 09/01/2021.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3672787#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399667 Fictitious Business Name(s)/Trade Name (DBA):

Excelsio 43522 Excelsio Blvd, Fremont, CA 94539 County of ALAMEDA

Registered Owner(s): Healthpoint Labs, Inc., 43522 Excelsio Blvd, Fremont, CA 94539

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 09/01/2021.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3677611#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399693 Fictitious Business Name(s)/Trade Name (DBA):

Esther R Col Sagui, 5211 MISION ST. APT. 2, SAN FRANCISCO, CA 94112

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 02/24/2023.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3675142#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399603 Fictitious Business Name(s)/Trade Name (DBA):

Zapateria ELM, 5243 MISSION ST., SAN FRANCISCO, CA 94112 County of SAN FRANCISCO

Registered Owner(s): Estel R Col Sagui, 5211 MISION ST. APT. 2, SAN FRANCISCO, CA 94112

This business is conducted by: an Individual

The registrant commenced to transact business under the fictitious business name or names listed above on 02/24/2023.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3677608#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399692 Fictitious Business Name(s)/Trade Name (DBA):

Golden Gate Wine Cellars, 2167 33RD AVE, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO

Registered Owner(s): GOLDEN GATE WINE CELLARS INC., 2167 33RD AVE., SAN FRANCISCO, CA 94127

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 02/24/2023.

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).)

3/16, 3/23, 3/30, 4/6/23 SF-3675051#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399601 Fictitious Business Name(s)/Trade Name (DBA):

Golden Gate Wine Cellars, 2167 33RD AVE, SAN FRANCISCO, CA 94116 County of SAN FRANCISCO

Registered Owner(s): GOLDEN GATE WINE CELLARS INC., 2167 33RD AVE., SAN FRANCISCO, CA 94127

This business is conducted by: a Corporation

The registrant commenced to transact business under the fictitious business name or names listed above on 02/24/2023.

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

LEGAL NOTICES

Continued from Page # 9

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF SAMUEL BING LEE AKA SAM B. LEE

CASE NO. PES-23-306088
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SAMUEL BING LEE AKA SAM B. LEE. A Petition for Probate has been filed by JOHN LEE in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that JOHN LEE 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 on 04/10/2023 at 9:00 A.M. in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: DARIN LEVILLOFF, Esq. (SBN 172410) Fronberger & Leviloff 24 Professional Ctr Pkwy Ste 120 San Rafael CA 94903, Telephone: (415) 491-5000

Attorney for Vicent: RAYMOND CHAN, 1109 VICENTE STREET, SUITE 102, SAN FRANCISCO, CA 94116, Telephone: 415-759-8533

3/16, 3/17, 3/23/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF TRACEY ANN JONES

CASE NO. PES-23-306081
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of TRACEY ANN JONES. A PETITION FOR PROBATE has been filed by JEFFREY SCOTT JONES in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that JEFFREY SCOTT JONES 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 with full authority. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.)

The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A HEARING on the petition will be held on 04/10/2023 at 9:00 A.M. in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: DARIN LEVILLOFF, Esq. (SBN 172410) Fronberger & Leviloff 24 Professional Ctr Pkwy Ste 120 San Rafael CA 94903, Telephone: (415) 491-5000

3/15, 3/16, 3/22/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF KATHLEEN MURPHY IGNACIO AKA KATHLEEN KATHLEEN IGNACIO AKA KATHLEEN

CASE NO. PES-23-306067
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of KATHLEEN MURPHY IGNACIO AKA KATHLEEN M. IGNACIO AKA KATHLEEN IGNACIO AKA CATHERINE IGNACIO. A Petition for Probate has been filed by LEO F. BAUTISTA in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that LEO F. BAUTISTA 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 APRIL 3, 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: PHYLLIS G. BERENSON, BERENSON & WIXSON, 350 SANSOME ST., STE. 300, SAN FRANCISCO, CA 94104, Telephone: 415-392-9200

3/15, 3/16, 3/22/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF BENEDICT F. SALVADOR AKA BENEDICT FELIPE SALVADOR AKA BEN SALVADOR AKA BENEDICT SALVADOR

CASE NO. PES-23-306078
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BENEDICT FELIPE SALVADOR AKA BEN SALVADOR AKA BENEDICT SALVADOR. A Petition for Probate has been filed by JOHN PAUL SALVADOR in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that JOHN PAUL SALVADOR 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 APRIL 3, 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: PHYLLIS G. BERENSON, BERENSON & WIXSON, 350 SANSOME ST., STE. 300, SAN FRANCISCO, CA 94104, Telephone: 415-392-9200

3/15, 3/16, 3/22/23

contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of BENEDICT FELIPE SALVADOR AKA BEN SALVADOR AKA BENEDICT SALVADOR. A Petition for Probate has been filed by JOHN PAUL SALVADOR in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that JOHN PAUL SALVADOR 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 APRIL 5, 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.

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THE NATURE OF THE PROCEEDING AGAINST 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 of 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): BELLAROSE A BACIG, A SINGLE WOMAN Recorded: 2/5/2004 as Instrument No. 2004-4652975-00 and modified as per Modification Agreement recorded 4/23/2015 as Instrument No. 2015-K051602-00 of Official Records in the office of the Recorder of SAN FRANCISCO County, California; Date of Sale: 4/5/2023 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. Amount of unpaid balance and other charges: \$348,335.88 The purported property address is: 163 STRATFORD DRIVE, SAN FRANCISCO, CA 94132 Assessor's Parcel No.: 7240A-019 For informational purposes only APN # 7240A-019 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 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 information about trustee sale postponements is made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800-280-2832 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-22-939895-AB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately 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 2924d 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. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 800-280-2832, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-939895-AB to find the date on which the trustee's sale was held, the amount of the

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