

LEGAL NOTICES

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NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF: KATSURA ISHIKAWA CASE NO. PES-23-305919

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KATSURA ISHIKAWA. AN AMENDED PETITION FOR PROBATE has been filed by TAEKO MORIOKA in the Superior Court of California, County of San Francisco. THE AMENDED PETITION FOR PROBATE requests that TAEKO MORIOKA be appointed as personal representative to administer the estate of the decedent. PROBABE THE AMENDED 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 AMENDED 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 amended petition and shows good cause why the court should not grant the authority.

REMOTE APPEARANCE INSTRUCTIONS

1. Remote Access to Department 204
A) Appearance or Public Access by Video and/or Audio via Zoom:

ii. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 225 4765#", then participant ID "0#", then password "514879#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.

B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require the payment of a fee, even for parties with fee waivers.

C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129805#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.

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.

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
YUJI MITANI, ESQ. - SBN 85461
1610 POST STREET, #204
SAN FRANCISCO CA 94115
3/20, 3/21, 3/27/23

SF-3681806#

NOTICE OF PETITION TO ADMINISTER ESTATE OF RICHARD S. ARMSTRONG CASE NO. PES-23-306096

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Richard S. Armstrong A PETITION FOR PROBATE has been filed by Anika A. Armstrong in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Anika A. Armstrong 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 April 11, 2023 at 9:00 am 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 (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: Amir S. Sarreshtehdary #218394
Law Offices of Amir S. Sarreshtehdary
4040 Civic Center Drive, Suite 200
San Rafael, CA 94903
Telephone: (415) 506-4556
3/20, 3/21, 3/27/23

SF-3681780#

NOTICE OF PETITION TO ADMINISTER ESTATE OF KEVIN RICHARD WATTERS CASE NO. PES-23-306100

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: KEVIN RICHARD WATTERS A Petition for Probate has been filed by PAUL JOSEPH WATTERS AND THERESA CATHERINE WATTERS in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that PAUL JOSEPH WATTERS AND THERESA CATHERINE WATTERS 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 4/11/2023 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102. 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: KRISTIN A. PACE AND LORIN B. BENDER, DONAHUE FITZGERALD LLP, 1999 HARRISON STREET, 26TH FLOOR, OAKLAND, CA 94612, Telephone: 510-451-3300 3/17, 3/20, 3/27/23

SF-3680897#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOSEPH D. OWEN, JR. AKA JOSEPH OWEN CASE NO. PES-23-306082

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOSEPH D. OWEN, JR. AKA JOSEPH OWEN A Petition for Probate has been filed by GAYLE HASLEY in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that GAYLE HASLEY be appointed as personal representative to administer the estate of the decedent. The Petition requests the decedent's LOST 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

that TAMARA DINSMORE 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 4/11/2023 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: LILLIAN E. NG, ESQ., 444 GEARY BLVD., SUITE 205, SAN FRANCISCO, CA 94118, Telephone: 415-379-1988 3/17, 3/20, 3/27/23

SF-3680894#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JAN HELEN BECKER CASE NO. PES-23-306093

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JAN HELEN BECKER A Petition for Probate has been filed by MARK ROMYN in the Superior Court of California, County of SAN FRANCISCO.

The Petition for Probate requests that MARK ROMYN 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 4/12/2023 at 9:00 a.m. in Dept. 204 located at 400 MCALLISTER STREET, DEPARTMENT 204, SAN FRANCISCO, CA 94102-4514, 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: GARY W. POWELL, 1475 6TH AVENUE, SUITE 501, SAN DIEGO, CA 92101, Telephone: 619-685-6975 3/20, 3/21, 3/27/23

SF-3680827#

PUBLIC AUCTION/ SALES

LIEN SALE NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO SECTIONS 3071 AND 3072 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, THE UNDERSIGNED, ATLAS/CIVIC CENTER TOWING 55 NAPOLEON ST SAN FRANCISCO CA 94124 WILL SELL AT PUBLIC SALE ON APRIL 7, 2023 10:00AM THE FOLLOWING PROPERTY: 2020 VW TIGUAN LIC# 8THN592 CA VIN# 3VV1B7AX6LM043103 3/27/23

SF-3684256#

LIEN SALE NOTICE

NOTICE IS HEREBY GIVEN PURSUANT TO SECTIONS 3071 AND 3072 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA, THE UNDERSIGNED, BLUE WATER TOWING/AUTO SERVICE 1 CHELSEY ST SAN FRANCISCO CA 94103 WILL SELL AT PUBLIC SALE ON APRIL 7, 2023 10:00AM THE FOLLOWING PROPERTY: 2012 MBZ C-CLS LIC# NONE VIN# WDDGF4HBCR222013 2015 BMW 530 LIC# SHVZ471 CA VIN# WBANAT3525B818372 3/27/23

SF-3684254#

TRUSTEE SALES

T.S. No. 22001015-1 CA APN: 3646-026 Property Address: 3515-3517 23RD STREET, SAN FRANCISCO, CA 94110 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 06/09/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a 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 the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: ANA REYES PASCASIO, AN UNMARRIED WOMAN

Duly Appointed Trustee: ZBS Law, LLP Deed of Trust Recorded on 06/30/2006, as Instrument No. 2006-1202728-00 in Book J173, Page 0041, The Subject Deed of Trust was modified by a Loan Modification Agreement recorded 10/01/2010 as Instrument Number 2010-J05949-00 and further modified by a Loan Modification Agreement recorded 08/06/2012 as Instrument Number 2012-1461784-00 of Official Records of San Francisco County, California; Date of Sale: 04/04/2023 at 01:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA Estimated amount of unpaid balance and other charges: \$540,012.35 Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 3515-3517 23RD STREET SAN FRANCISCO, CA 94110 Described as follows: As more fully described on said Deed of Trust, A.P.N. #: 3646-026 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 date for the sale of this property, you may call 866-266-7512 or visit this Internet Web site www.elitepostandpub.com using the file number assigned to this case 22001015-1 CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Dated: 03/06/2023 ZBS Law, LLP, as Trustee 30 Corporate Park, Suite 450 , Irvine, CA 92606 For Non-Automated Sale Information, call: (714) 848-7920 For Sale Information: 866-266-7512 or www.elitepostandpub.com Ryan Bradford, Trustee Sale Officer This office is enforcing a security interest of your creditor. To the extent that your obligation has been discharged by a bankruptcy court or is subject to an automatic stay of a bankruptcy, this notice is for informational purposes only and does not constitute a demand for payment, or any attempt to collect such obligation. EPF 36893 Pub Dates 03/13, 03/20, 03/27/2023 3/13, 3/20, 3/27/23

SF-3678054#

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