

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557940 Superior Court of California, County of SAN FRANCISCO Petitioner of: KATIE CHUYING HUANG for Change of Name TO ALL INTERESTED PERSONS: Petitioner KATIE CHUYING HUANG filed a petition with this court for a decree changing names as follows: KATIE CHUYING HUANG AKA CHU YING HUANG AKA CHUYING HUANG TO KATIE ZHANG...

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.)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557892 Superior Court of California, County of SAN FRANCISCO Petitioner of: CRISTINE MARIE KELSEY for Change of Name TO ALL INTERESTED PERSONS: Petitioner CRISTINE MARIE KELSEY filed a petition with this court for a decree changing names as follows: CRISTINE MARIE KELSEY TO CRISTINE MARIE EGAMI...

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.)

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557893 Superior Court of California, County of SAN FRANCISCO Petitioner of: ANNA LI AKA JIE XING XIAN for Change of Name TO ALL INTERESTED PERSONS: Petitioner ANNA LI AKA JIE XING XIAN filed a petition with this court for a decree changing names as follows: ANNA LI AKA JIE XING XIAN TO JIE XING XIAN...

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.

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400320 Fictitious Business Name(s)/Trade Name (DBA): Park West, 1201 Funston Ave, San Francisco, CA 94122, County of San Francisco Registered Owner(s): Property Trust, Inc., 1100 Park Place Suite 200, San Mateo, CA 94403 (Maryland) The business is conducted by: a limited liability company...

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557926 Superior Court of California, County of San Francisco Petitioner of: Renya Collins for Change of Name TO ALL INTERESTED PERSONS: Petitioner Renya Collins filed a petition with this court for a decree changing names as follows: Renya Sala Pella Collins to Renya Sala Pella Osaghae...

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

File No. 2021-0392250 The following person(s) has (have) abandoned the use of a fictitious business name: MOMENTUM LABS, 10 MILLER PLACE, #503, SAN FRANCISCO, CA 94108, County of SAN FRANCISCO...

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557913 Superior Court of California, County of SAN FRANCISCO Petitioner of: DAVID ASER PANIS for Change of Name TO ALL INTERESTED PERSONS: Petitioner DAVID ASER PANIS filed a petition with this court for a decree changing names as follows: DAVID ASER PANIS TO DAVID ASER PANES VALENTIN...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400371 Fictitious Business Name(s)/Trade Name (DBA): Cup Cafe, 6 Monterey Blvd, San Francisco, CA 94131 County of SAN FRANCISCO Registered Owner(s): Veronica Duran Rodriguez, 156 Santa Ynez Avenue, San Francisco, CA 94116 This business is conducted by: an Individual...

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-557913 Superior Court of California, County of SAN FRANCISCO Petitioner of: JILLIAN CHILEKWA MUSONDA for Change of Name TO ALL INTERESTED PERSONS: Petitioner JILLIAN CHILEKWA MUSONDA filed a petition with this court for a decree changing names as follows: JILLIAN CHILEKWA MUSONDA TO JILLIAN CHILEKWA CLARK...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400364 Fictitious Business Name(s)/Trade Name (DBA): SF Salon Music, 791 14th St, San Francisco, CA 94114 County of SAN FRANCISCO Registered Owner(s): The registrant commenced to transact business under the fictitious business name of names listed above on 07/20/2022.

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400367 Fictitious Business Name(s)/Trade Name (DBA): Hair Salon, 2806 Octavia Street, San Francisco, CA 94123 County of SAN FRANCISCO Registered Owner(s): Chenghai Li, 51 Alta Vista Way, Daly City, CA 94015 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400367 Fictitious Business Name(s)/Trade Name (DBA): Hair Salon, 2806 Octavia Street, San Francisco, CA 94123 County of SAN FRANCISCO Registered Owner(s): Chenghai Li, 51 Alta Vista Way, Daly City, CA 94015 This business is conducted by: an Individual...

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400326 Fictitious Business Name(s)/Trade Name (DBA): Authentic 415, 165 Mississippi Street, San Francisco, CA 94107 County of SAN FRANCISCO Registered Owner(s): KMBM, Inc., (CA) 2001 S. Alameda Street, Los Angeles, CA 90058 This business is conducted by: a Corporation...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400316 Fictitious Business Name(s)/Trade Name (DBA): Alfa & Omega Libreria Cristiana, 5923 Mission St, San Francisco, CA 94112 County of SAN FRANCISCO Registered Owner(s): Judith Jimenez, 5923 Mission St, San Francisco, CA 94112 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400316 Fictitious Business Name(s)/Trade Name (DBA): Alfa & Omega Libreria Cristiana, 5923 Mission St, San Francisco, CA 94112 County of SAN FRANCISCO Registered Owner(s): Judith Jimenez, 5923 Mission St, San Francisco, CA 94112 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400326 Fictitious Business Name(s)/Trade Name (DBA): Authentic 415, 165 Mississippi Street, San Francisco, CA 94107 County of SAN FRANCISCO Registered Owner(s): KMBM, Inc., (CA) 2001 S. Alameda Street, Los Angeles, CA 90058 This business is conducted by: a Corporation...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400314 Fictitious Business Name(s)/Trade Name (DBA): Lombard Heights Nail Salon, 3288 Steiner Street, San Francisco, CA 94123 County of SAN FRANCISCO Registered Owner(s): Thanh Nguyen Thi Nguyen, 3288 Steiner Street, San Francisco, CA 94123 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400314 Fictitious Business Name(s)/Trade Name (DBA): Lombard Heights Nail Salon, 3288 Steiner Street, San Francisco, CA 94123 County of SAN FRANCISCO Registered Owner(s): Thanh Nguyen Thi Nguyen, 3288 Steiner Street, San Francisco, CA 94123 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400354 Fictitious Business Name(s)/Trade Name (DBA): On Waverly, 162 Waverly Place, San Francisco, CA 94108 County of SAN FRANCISCO Registered Owner(s): Huie and Huie LLC, 141 Wawona St., San Francisco, CA 94127 This business is conducted by: a limited liability company...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400015 Fictitious Business Name(s)/Trade Name (DBA): The Hidden Gem, 2505 Taraval St, San Francisco, CA 94116 County of SAN FRANCISCO Registered Owner(s): Mayra Orozco, 2505 Taraval St, San Francisco, CA 94116 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400313 Fictitious Business Name(s)/Trade Name (DBA): SunshinE DREAMSCAPES, 380 DREAR ST. #1, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): LAURA SALCIDO, 380 DOLORES ST. #10, SAN FRANCISCO, CA 94110 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400110 Fictitious Business Name(s)/Trade Name (DBA): SUNSHINE DREAMSCAPES, 380 DREAR ST. #1, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): LAURA SALCIDO, 380 DOLORES ST. #10, SAN FRANCISCO, CA 94110 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400311 Fictitious Business Name(s)/Trade Name (DBA): SunshinE DREAMSCAPES, 380 DREAR ST. #1, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): LAURA SALCIDO, 380 DOLORES ST. #10, SAN FRANCISCO, CA 94110 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400046 Fictitious Business Name(s)/Trade Name (DBA): Craft Tarot, 1592 UNION ST UNIT 424, SAN FRANCISCO, CA 94123 County of SAN FRANCISCO Registered Owner(s): Light and Ocean LLC, 1592 Union St Unit 424, San Francisco, CA 94123 This business is conducted by: a limited liability company...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400281 Fictitious Business Name(s)/Trade Name (DBA): Safe Cleaning, 394 Capistrano Ave, San Francisco, CA 94112 County of SAN FRANCISCO Registered Owner(s): Guillermina Alamilia Ramirez, 394 Capistrano Ave, San Francisco, CA 94112 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399890 Fictitious Business Name(s)/Trade Name (DBA): ELEVATED SAN FRANCISCO, 2442 BAYSHORE BLVD., SAN FRANCISCO, CA 94134 County of SAN FRANCISCO Registered Owner(s): ELEVATED SYSTEMS, INC., 2442 BAYSHORE BLVD., SAN FRANCISCO, CA 94134 This business is conducted by: a Corporation...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0399890 Fictitious Business Name(s)/Trade Name (DBA): ELEVATED SAN FRANCISCO, 2442 BAYSHORE BLVD., SAN FRANCISCO, CA 94134 County of SAN FRANCISCO Registered Owner(s): ELEVATED SYSTEMS, INC., 2442 BAYSHORE BLVD., SAN FRANCISCO, CA 94134 This business is conducted by: a Corporation...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400132 Fictitious Business Name(s)/Trade Name (DBA): DASH REALTY, 20 6TH STREET, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO Registered Owner(s): RADHA KRISHNA LLC, 20 6TH STREET, SAN FRANCISCO, CA 94103 This business is conducted by: a limited liability company...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400132 Fictitious Business Name(s)/Trade Name (DBA): DASH REALTY, 20 6TH STREET, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO Registered Owner(s): RADHA KRISHNA LLC, 20 6TH STREET, SAN FRANCISCO, CA 94103 This business is conducted by: a limited liability company...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400132 Fictitious Business Name(s)/Trade Name (DBA): DASH REALTY, 20 6TH STREET, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO Registered Owner(s): RADHA KRISHNA LLC, 20 6TH STREET, SAN FRANCISCO, CA 94103 This business is conducted by: a limited liability company...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400132 Fictitious Business Name(s)/Trade Name (DBA): DASH REALTY, 20 6TH STREET, SAN FRANCISCO, CA 94103 County of SAN FRANCISCO Registered Owner(s): RADHA KRISHNA LLC, 20 6TH STREET, SAN FRANCISCO, CA 94103 This business is conducted by: a limited liability company...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400158 Fictitious Business Name(s)/Trade Name (DBA): Tacos El Primo, 2225 Jennings St, San Francisco, CA 94124 County of SAN FRANCISCO Registered Owner(s): Silvestre V Juares Nino, 764 Beechwood DR, Daly City, CA 94015 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400158 Fictitious Business Name(s)/Trade Name (DBA): Tacos El Primo, 2225 Jennings St, San Francisco, CA 94124 County of SAN FRANCISCO Registered Owner(s): Silvestre V Juares Nino, 764 Beechwood DR, Daly City, CA 94015 This business is conducted by: an Individual...

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400195 Fictitious Business Name(s)/Trade Name (DBA): Sweet Cleaners, 5001 California St, San Francisco, CA 94118 County of SAN FRANCISCO Registered Owner(s): MiaoJing Chen, 5001 California St, San Francisco, CA 94118 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400027 Fictitious Business Name(s)/Trade Name (DBA): Pampered, 500 SUTTER STE #511, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): PHILONG AI NGUYEN NGUYEN, 2646 TAMALPAIS DR, PINOLE, CA 94664 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400027 Fictitious Business Name(s)/Trade Name (DBA): Pampered, 500 SUTTER STE #511, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): PHILONG AI NGUYEN NGUYEN, 2646 TAMALPAIS DR, PINOLE, CA 94664 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400027 Fictitious Business Name(s)/Trade Name (DBA): Pampered, 500 SUTTER STE #511, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): PHILONG AI NGUYEN NGUYEN, 2646 TAMALPAIS DR, PINOLE, CA 94664 This business is conducted by: an Individual...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400058 Fictitious Business Name(s)/Trade Name (DBA): 891 BEACH ST, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): TANYA JONES, 480 SANTANDER DRIVE, SAN RAMON, CA 94583 This business is conducted by: AN INDIVIDUAL...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400058 Fictitious Business Name(s)/Trade Name (DBA): 891 BEACH ST, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): TANYA JONES, 480 SANTANDER DRIVE, SAN RAMON, CA 94583 This business is conducted by: AN INDIVIDUAL...

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400058 Fictitious Business Name(s)/Trade Name (DBA): 891 BEACH ST, SAN FRANCISCO, CA 94102 County of SAN FRANCISCO Registered Owner(s): TANYA JONES, 480 SANTANDER DRIVE, SAN RAMON, CA 94583 This business is conducted by: AN INDIVIDUAL...

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FICTITIOUS BUSINESS NAME STATEMENT

File No. 2023-0400058 Fictitious Business Name(s)/Trade Name (DBA): 891 BEACH ST, SAN FRANCISCO, CA 94102 County of

# LEGAL NOTICES

Continued from Page # 9

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: 06/13/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102-4515

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: MATTHEW C. YU, ESQ. - SBN 256235, THE LAW OFFICE OF MATTHEW C. YU 3620 PACIFIC COAST HIGHWAY, #200 TORRANCE CA 90505 5/22, 5/23, 5/30/23

SF-3703008#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF MEGELENDE TARRAYO CASE NO. PES-23-306269

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Megelede Tarrayo

A PETITION FOR PROBATE has been filed by Tessie Gonzalez in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that Tessie Gonzalez 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 6/12/2023 at 9:00am 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: Jason Louie (SBN 191683) The Law Offices of Jason Louie, P.C. 490 Post Street, Suite 910 San Francisco, CA 94102, Telephone: (415) 240-4646 5/19, 5/22, 5/26/23

SF-3702875#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF DONALD RAY FUNKHOUSER CASE NO. PES-23-306274

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DONALD RAY FUNKHOUSER A Petition for Probate has been filed by JAMES C. FUNKHOUSER in the Superior Court of California, County of San Francisco. The Petition for Probate requests that JAMES C. FUNKHOUSER

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 JUNE 13, 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: JUSTIN PETER HEDEMARK, 220 MONTGOMERY STREET, SAN FRANCISCO, CA 94104, Telephone: 415-692-1503 5/19, 5/22, 5/30/23

SF-3702686#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF BETTY SUEY HAI YEE CASE NO. PES-23-306273

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BETTY SUEY HAI YEE. A PETITION FOR PROBATE has been filed by STEVEN YEE in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that STEVEN YEE 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: 06/12/23 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: HANLEN J. CHANG - SBN 237350, LAW OFFICES OF HANLEN J. CHANG 388 MARKET STREET, STE. 920 SAN FRANCISCO CA 94111 5/19, 5/22, 5/26/23

SF-3702637#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF PERCY ORLANDO GREEN CASE NO. PES-23-306105

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Percy Orlando Green

A PETITION FOR PROBATE has been filed by Bruce Foggy in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that Bruce Foggy

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 June 7, 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: Kelly E. Dankbar, SBN 182976 Weintraub Tobin Chediak Coleman Grodin Law Corporation 400 Capitol Mall, 11th Floor Sacramento, CA 95814, Telephone: (916) 558-6000 5/15, 5/16, 5/22/23

SF-3700775#

## PUBLIC AUCTION/ SALES

L I E N S A L E Richardson Bay Regional Agency, 2 Beach Street, San

Francisco, 06-07-2023@ 11:00am US WAYFARER HIN# 3057 5/22/23

SF-3703214#

## TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No. CA-22-949865-AB Order No.: EOR20221208-6140829 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/29/2021. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): EDDIE MAE LUCKETT, AN UNMARRIED WOMAN Recorded: 2/16/2021 as Instrument No. 2021025572 of Official Records in the office of the Recorder of SAN FRANCISCO County, California; Date of Sale: 6/15/2023 at 1:30 PM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 Amount of unpaid balance and other charges: \$139,105.39 The purported property address is: 980 KEY AVE, SAN FRANCISCO, CA 94124 Assessor's Parcel No.: 4993-020 For informational purposes only APN #: 4993-020 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 mortgage, 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 1-866-539-4173 for information regarding the trustee's sale or visit this internet website <http://www.qualifiedloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-949865-AB. 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 1-866-539-4173, or visit this internet website <http://www.qualifiedloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-22-949865-AB to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-866-539-4173 Or Login to: <http://www.qualifiedloan.com> Reinstatement Line: (866) 645-7711 Ext 5316 QUALITY LOAN SERVICE CORPORATION TS No.: CA-22-949865-AB IDSPub #0185849 5/22/2023 5/29/2023 6/5/2023 5/22, 5/30, 6/5/23

SF-3701427#



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