

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558573
Superior Court of California, County of SAN FRANCISCO
Petition of: LIA LIANG & JIERAN LIANG for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner LJIA LIANG & JIERAN LIANG filed a petition with this court for a decree changing names as follows:
YATING LIANG to BELLA YATING LIANG
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: APRIL 2, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, 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 16, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/22, 2/29, 3/7, 3/14/24

SF-3785844#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-23-558223
Superior Court of California, County of San Francisco
Petition of: JASMINEDSIREE LAQUIAN for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner JASMINEDSIREE LAQUIAN filed a petition with this court for a decree changing names as follows:
JASMINA QLEFAYANAY ANITONI to AJANAYE ANITONI
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: 03/28/2024, Time: 9:00AM, Dept.: 103N, Room: 103N
The address of the court is 400 McCallister 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 before the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL
Date: 02/14/2024
MARIA EVANGELISTA
Judge of the Superior Court
2/22, 2/29, 3/7, 3/14/24

SF-3785669#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558439
Superior Court of California, County of SAN FRANCISCO
Petition of: JOSHUA MANUEL CRUZ LEZAMA for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner JOSHUA MANUEL CRUZ LEZAMA filed a petition with this court for a decree changing names as follows:
JOSHUA MANUEL CRUZ LEZAMA to JOSHUA MANUEL JIMENEZ LEZAMA
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: MARCH 21, 2024, Time: 9:00 AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET 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 7, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/15, 2/22, 2/29, 3/7/24

SF-3783884#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558439
Superior Court of California, County of SAN FRANCISCO
Petition of: KIMBERLY NINA HARTUNG for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner KIMBERLY NINA HARTUNG filed a petition with this court for a decree changing names as follows:
KIMBERLY NINA HARTUNG to KIMBERLY NINA CASCADE
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: MARCH 21, 2024, Time: 9:00 AM, Dept.: 103N, Room: 103N
The address of the court is 400 MCALLISTER STREET, 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: DECEMBER 19, 2023
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/1, 2/8, 2/15, 2/22/24

SF-3779308#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558439
Superior Court of California, County of SAN FRANCISCO
Petition of: Jovani, Saavedra, Sanchez for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner Jovani, Saavedra, Sanchez filed a petition with this court for a decree changing names as follows:
Jovani, Saavedra, Sanchez to Jovani Sanchez-Saavedra
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: April 18, 2024, Time: 9:00 AM, Dept.: 103N, Room: 103N

The address of the court is 400 McAllister Street San Francisco, CA 94115
(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: Daily Journal SF
Date: January 11, 2024
MARIA EVANGELISTA
Judge of the Superior Court
2/1, 2/8, 2/15, 2/22/24

SF-3779246#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558504
Superior Court of California, County of SAN FRANCISCO
Petition of: MANUEL LOUIS GUZMAN for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner MANUEL LOUIS GUZMAN filed a petition with this court for a decree changing names as follows:
MANUEL LOUIS GUZMAN to WEBSTER GEON BOREALIS
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: APR 25, 2024, Time: 9:00AM, Dept.: 103N, Room: 103N
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: Daily Journal SF
Date: JAN 22, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/1, 2/8, 2/15, 2/22/24

SF-3778859#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558503
Superior Court of California, County of SAN FRANCISCO
Petition of: MARISSA PO-YA SHIEH for Change of Name
TO ALL INTERESTED PERSONS:
Pettitioner MARISSA PO-YA SHIEH filed a petition with this court for a decree changing names as follows:
MARISSA PO-YA SHIEH to MARISSA SHIEH OUTTERSON
The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.
Notice of Hearing:
Date: APR 25, 2024, Time: 9:00AM, Dept.: 103N, Room: 103N
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: Daily Journal SF
Date: JAN 22, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
2/1, 2/8, 2/15, 2/22/24

SF-3778858#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402548
Fictitious Business Name(s)/Trade Name (DBA):
NC Financial Group, 22 Battery Street, Suite 401, San Francisco, CA 94111
Registered Owner(s):
STaxClinic, Inc., 22 Battery Street, Suite 401, San Francisco, CA 94111
This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 03/01/2013.
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).)
STaxClinic, Inc.
St Nicholas Casagrande, EA, CEO
This statement was filed with the County Clerk of San Francisco county on 02/08/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after the expiration of 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 written 14411 et seq., Business and Professions Code).
2/15, 2/22, 2/29, 3/7/24

SF-3783229#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402499
Fictitious Business Name(s)/Trade Name (DBA):
Cali Fajas, 2435 MISSION STREET UNIT #1, SAN FRANCISCO, CA 94110
Registered Owner(s):
MAIRA ROQUE Roque, 2435 MISSION STREET UNIT #1, SAN FRANCISCO, CA 94110
This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 2/22/2024.
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).)
St Maira Roque
This statement was filed with the County Clerk of San Francisco County on 02/08/2024.
NOTICE-In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 other than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration. The filing of this statement does not of itself authorize the use in this state of a Fictitious Business Name in violation of the rights of another under federal, state, or common law (See written 14411 et seq., Business and Professions Code).
2/8, 2/15, 2/22, 2/29/24

SF-3781075#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF

MARK DE LEEUW
CASE NO. PES-24-307043

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARK DE LEEUW
A Petition for Probate has been filed by ELIZABETH DE LEEUW in the Superior Court of California, County of SAN FRANCISCO.
The Petition for Probate requests that ELIZABETH DE LEEUW 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 granting 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: 03/12/24 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: MICHAEL HACKARD - SBN 71067
BRIAN GEREM - SBN 307128
HACKARD LAW A PLC
10480 MATHER BLVD. STE. 100
MATHER, CA 95655
Telephone (916) 313-3030
2/21, 2/22, 2/28/24

SF-3785243#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

DAVID RAYMOND DAVIDSON, JR.
CASE NO. PES-24-306995

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of DAVID RAYMOND DAVIDSON, JR.
A PETITION FOR PROBATE has been filed by SHARON P. ZLATUNICH in the Superior Court of California, County of San Francisco. The PETITION FOR PROBATE requests that SHARON P. ZLATUNICH be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 03/13/24 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: SARAH COGHLAN MCDONALD
SBN 121390
OFFICE OF SALLY COGHLAN MCDONALD
PO BOX 591534
SAN FRANCISCO CA 94159
Telephone (415) 531-0859
2/21, 2/22, 2/28/24

SF-3785309#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

KATHERINE V. TEIXEIRA
CASE NO. PES-24-307026

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RUANGNAM PONGGLUD
A PETITION FOR PROBATE has been filed by DR. PHILIP SULLIVAN in the Superior Court of California, County of San Francisco. The PETITION FOR PROBATE requests that DR. PHILIP SULLIVAN be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 03/12/24 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: SARAH COGHLAN MCDONALD
SBN 121390
OFFICE OF SALLY COGHLAN MCDONALD
PO BOX 591534
SAN FRANCISCO CA 94159
Telephone (415) 531-0859
2/21, 2/22, 2/28/24

SF-3785208#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

RUANGNAM PONGGLUD
CASE NO. PES-24-307028

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RUANGNAM PONGGLUD
A PETITION FOR PROBATE has been filed by DR. PHILIP SULLIVAN in the Superior Court of California, County of San Francisco. The PETITION FOR PROBATE requests that DR. PHILIP SULLIVAN be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 03/12/24 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: HEATHER R. STONEMAN, ESQ. - SBN 214917
JEWEL & STONEMAN, LLP
925 YGNACIO VALLEY ROAD
10130B
WALNUT CREEK CA 94596
Telephone (415) 394-6800
2/15, 2/16, 2/22/24

SF-3784051#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

ROBERT GEORGE CASTLE
CASE NO. PES-23-306646

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROBERT GEORGE CASTLE.
A PETITION FOR PROBATE has been filed by SUZANNE K. JACKSON in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that SUZANNE K. JACKSON be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 03/19/24 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: HEATHER R. STONEMAN, ESQ. - SBN 214917
JEWEL & STONEMAN, LLP
925 YGNACIO VALLEY ROAD
10130B
WALNUT CREEK CA 94596
Telephone (415) 394-6800
2/15, 2/16, 2/22/24

SF-3784046#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

RUANGNAM PONGGLUD
CASE NO. PES-24-307028

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RUANGNAM PONGGLUD
A PETITION FOR PROBATE has been filed by DR. PHILIP SULLIVAN in the Superior Court of California, County of San Francisco. The PETITION FOR PROBATE requests that DR. PHILIP SULLIVAN be appointed as personal representative to administer the estate of the decedent.
THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.
THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.
A HEARING on the petition will be held in this court as follows: 03/12/24 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: HEATHER R. STONEMAN, ESQ. - SBN 214917
JEWEL & STONEMAN, LLP
925 YGNACIO VALLEY ROAD
10130B
WALNUT CREEK CA 94596
Telephone (415) 394-6800
2/15, 2/16, 2/22/24

SF-3784046#

TRUSTEE SALES

APN: 4969-054 TS No: CA08001305-23-1
TS No: 2304487984-CA-VOI Commonly known as: 3229 JENNINGS ST, SAN FRANCISCO, CA 94134 NOTICE OF TRUSTEE SALE (The above property is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(1). THE HIGH COURT, DEFAULT UNDER A DEED OF TRUST DATED February 7, 2004. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. An April 2, 2024 at 01:30 PM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on March 24, 2004 as Instrument No. 2004-1064001-00, of official records in the Office of the Recorder of San Francisco County, California, executed by JOSEPH WING, as Trustor(s), in favor of BANK OF AMERICA, N.A. as Beneficiary, WILL SELL AT A PUBLIC SALE, the above property, BIDDERS, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: AS MORE FULLY DESCRIBED IN SAID

DEED OF TRUST The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 3229 JENNINGS ST, SAN FRANCISCO, CA 94134 The undersigned Trustee disclaims any liability for any inaccuracies in the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, encumbrances, or expenses of the Trust, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, and fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by this property to be sold at this reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$139,986.41 (Estimated). However, the undersigned Trustee disclaims any interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a check or cash, or a check drawn on a national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings and loan association, bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee as a matter of right. The property offered for sale exists in full and held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder at the auction and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. 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, either at the times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this internet Web site: www.servicelinkASAP.com, using the file number assigned to this case 2023-01782 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 submit 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. You should 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 procedure. Effective Date: 2/1/2024 Superior Loan servicing, BY Asset Default Management, Inc., as Agent for Trustee 7525 Topanga Canyon Blvd., Canoga Park, California 91303 Sale Date: 03/19/2024 at 1:30 PM, CLEAR RECON CORP, 8001 Ygnacio Valley Road, Suite 200, San Francisco, CA 94102-0884 02/08/2024, 02/15/2024, 02/22/2024 2/8, 2/15, 2/22/24

SF-3781060#

T.S. No. 117191-CA APN: 6460-021 NOTICE OF TRUSTEE'S SALE 2924g of the California Civil Code. THE OWNER, YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/25/2006. 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. 03/7/2024 at 1:30 PM, CLEAR RECON CORP, 8001 Ygnacio Valley Road, Suite 200, San Francisco, CA 94102-0884 02/08/2024, 02/15/20