LEGAL NOTICES

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CIVIL

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
Case No. CNC-24-558573
Superior Court of California, County of
SAN FRANCISCO
Petition of: LIJIA LIANG & JIERAN LIANG
for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner LIJIA 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

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 changed described above must file a written objection that includes the reasons for the

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, CA94102

(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

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. CNC23558223 Superior Court of California, County of San Petition of: JASMINEDESIREE LAQUIAN

for Change of Name TO ALL INTERESTED PERSONS:

TO ALL INTERESTED PERSONS:
Petitioner JASMINEDESIREE LAQUIAN filed a petition with this court for a decree changing names as follows:
HEILAIA OFA-JANAYE ANITONI to OFA JANAYE 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 objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why appear at the healing to show clabs which be 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 McAllister Street San Expenses CA-94102

The address of the court is 400 McAllister Street San Francisco, CA-94102 A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in 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-23-558244 rior Court of California, County of

Superior Court of California, County of SAN FRANCISCO Petition of: JOSHUA MANUEL CRUZ LEZAMA for Change of Name TO ALL INTERESTED PERSONS: Petitioner JOSHUA MANUEL CRUZ LEZAMA filed a petition with this court for a darge

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

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

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-23-558439 Superior Court of California, County of SAN FRANCISCO

etition of KIMBERLY NINA HARTLING or Change of Name
TO ALL INTERESTED PERSONS:

TO ALL INTERESTED PERSONS:
Petitioner 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

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 writter 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 A.M.,

Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN FRANCISCO, CA94102

MCALLISIER 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

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-24-558484 Superior Court of California, County of SAN FRANCISCO Petition of: Jovani, Saavedra, Sanchez for

Change of Name TO ALL INTERESTED PERSONS: Petitioner 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 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 does before the 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:

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:
Petitioner MANUEL LOUIS GUZMAN
filed a petition with this court for a decree

changing names as follows:
MANUEL LOUIS GUZMAN to WEBSTER
GEON BOREALIS

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.:

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

DAILY JOURNAL
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:
Petitioner 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

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. 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

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

oo 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.

Date: JAN 22 2024

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 County of SAN FRANCISCO

County of SAN FRANCISCO 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. l declare that all information in this

who declares as true any material matter pursuant to Section 17913 of the 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. S/ Nicholas Casagrande, EA, CEO

This statement was filed with the County Clerk of San Francisco County on 02/08/2024.

(a) or 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 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 larger forces. under federal, state, or common law (See Section 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 Cali Faias, 2435 MISSION STREET UNIT SAN FRANCISCO,, CA 94110 County

of SAN FRANCISCO 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 2/2/2024. 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 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).) S/ Maira Roque,
This statement was filed with the County Clerk of San Francisco County on 02/02/2024.

(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 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 under federal, state, or common law (See Section 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 setter of the decedent.

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 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 to construct to the waived notice or consented to the 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 3/18/2024 at 9:00 A.M. in Dept. 204 Room N/A located at 400 MCALLISTER STREET, SAN FRANCISCO CA 94102

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 1250. A Request for Special Notice form is available from the court

Attorney for Petitioner: MICHAEL BROAD, 1999 HARRISON ST BROAD, 1999 HARRISON ST., STE. 1800, OAKLAND, CA 94612, Telephone: 510-406-7084 2/21, 2/22, 2/28/24

SF-3785336# NOTICE OF PETITION TO ADMINISTER ESTATE OF ALBERTO SUAREZ CASE NO. PES-24-307021

To all heirs beneficiaries creditors contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: A Petition for Probate has been filed by CAROLINE KELLER CONWAY

in the Superior Court of California County of San Francisco. The Petition for Probate requests that CAROLINE KELLER CONWAY be appointed as pers-representative to administer personal

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, 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

should not grant the authority A hearing on the petition will be held in this court on 3/11/2024 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 etition, you should appear at the earing 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 vour 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 4350 A Beguerat for Special Notice 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner: NAZAR A. GHOSSEIRI, HOGE FENTON JONES & APPEL, INC., 411 BOREL AVENUE, SUITE 310, SAN MATEO CA 94402, Telephone: 650-963 2/21, 2/22, 2/28/24 SF-3785309#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: KATHERINE V. TEIXEIRA To all heirs, beneficiaries, creditors

contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of KATHERINE V TEIXEIRA KATHERINE V. TEIXEIRA.
A PETITION FOR PROBATE has been filed by JOSEPH DODSON AND GARY DODSON in the Superior Court of California, County of San Francisco.
THE PETITION FOR PROBATE

requests that JOHN DE PIAZZA, CA

LICENSED PRIVATE FIDUCIARY #1002 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 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 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

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 Colifornia low. 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 Attorney for Petitioner
MICHAEL HACKARD - SBN 71067
BRIAN GEREMIA - SBN 307128
HACKARD LAW A PLC
10640 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 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, 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

Attorney for Petitioner SARA COGHLAN MCDONALD SBN 121390 LAW 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

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

representative to administer the

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 waived notice or consented to the

located at 400 McAllister Street, San

rancisco, CA 94/102
For instructions to appear remotely for hearing go to https://sf.courts.ca.gov/divisions/probate-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.

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 either (1) four months from the date of first issuance of letters to a general personal representative, 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 Special Notice (form DE-134) 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 #103B

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.

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

of the California Civil Code. If you are an

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. Date: February 15, 2024 MTC

Financial Inc. dba Trustee Corps TS No. CA08001305-23-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo

Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED

INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 100201, Pub Dates: 2/22/2024, 2/29/2024, 3/7/2024, SAN FRANCISCO DAILY JOURNAL

NOTE OF TRUSTEE'S SALE T.S. No

2023-01782 Loan No.: SLS-020120 APN: 33-5667-015-01 Property Address: 317 Cortland Avenue, San Francisco, California P4110 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 1/22/2020.

A DEED OF IRUS! DATED 1/22/2020.
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 audion sale to be highest hidder.

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

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

2/22. 2/29. 3/7/24

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 warved notice of 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 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

#103B WALNUT CREEK CA 94596 Telephone (415) 394-6800 2/15, 2/16, 2/22/24

SF-3784046#

TRUSTEE SALES

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: PNJHB LLC a California Limited Liability Company, by through its sole Managing Member, Hemantkumar V Patel Duly Appointed Trustee: Superior Loan Servicing Recorded 1/31/2020 as Instrument No. 2020-K897637-00 in book, page of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 2/29/2024 at 1:30 PM Place of Sale: Outside the Memorial APN: 4969-054 TS No: CA08001305-23-1 TO No: 230487984-CA-VOI Commonly known as: 3229 JENNINGS ST, SAN FRANCISCO, CA 94134 NOTICE OF TRUSTEE'S SALE (The above statement 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)(2).) YOU ARE IN 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. On 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 Eignesid Ing deb Turte Corpe. APN: 4969-054 TS No: CA08001305-23-California, Date of Sale: 2/29/2024 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: \$1,699,390.12 Street Address or other common designation of real property: 317 Cortland Avenue San Francisco, California 94110 A.P.N.: 33-5667-015-01 "As Is Where Is" The undersigned Trustee disclaims any The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, i 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: 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. 2004–1684001-00, of official records in the Office of the Recorder of San Francisco lien, not on the property itself. Placing the highest bid at a trustee auction does not Office of the Recorder of San Fran 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 PUBLIC AUCTION TO THE HIGHEST BIDDER, 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 automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off be aware that the her being auctioned on 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,

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 incorrectness of 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, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon, as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this 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 OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (714) 730-2727 or visit this Internet Web site www. servicelinkASAP.com, using the file estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to \$139,986.41 (Estimated). However, servicelinkASAP.com, using the file number assigned to this case 2023-01782. Information about postponements that are very short in duration or that occur be \$139,986.41 (Estimated). However, prepayment premiums, accrued 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 cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the 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 close in time to the scheduled sale may not immediately be reflected in the telephone immediately be reflected in the telephone information or on the Internet Web site. 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 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 (714) 730-2727, or visit this internet website 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 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. 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 excludes all funds held on account by the property receiver, if applicable. If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee be the return of monies paid to the Irustee 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 and the successful bidder shall have Third, you must submit a bid so that the trustee receives it no more than 45 days 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. 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 Line: (714) 730-2727 Julie Taberdo, Sr. Trustee Sale Officer A-4808864 02/08/2024, 02/15/2024, 02/22/2024 2/8, 2/15, 2/22/24 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 these part present at the scle. If you

SF-3781060# T.S. No. 117191-CA APN: 6460-021 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY 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 ON 3/7/2024 at 1:30 PM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 3/28/2007 as Instrument No. 2007-1360972-00 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: MIREN R ALVAREZ WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR REDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 1171 MUNICH ST, SAN FRANCISCO, CA 94112 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied. covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$175,843.82 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written and delivered to the undersigned a written
Declaration of Default and Demand for
Sale, and a written Notice of Default and Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 tistef, Placing the lien, not on the property itself. Placing the highest bid at a trustee auction does not 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 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 rustee 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 (844) 477of this property, you may call (844) 477-7869 or visit this Internet Web site WWW. of this property, you may call (644) 477-7869 or visit this Internet Web site WWW. STOXPOSTING.COM, using the file number assigned to this case 117191-CA. Information about postponements that are very short in duration or that occur 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 Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, 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 "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction.

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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08001305-23-1. 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 NOTICE TO TENANT FOR FORECLOSURES AFTER JANUARY 1, 2021 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 "elicihile tenant huver" you can purchase 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 color, you can call 702 650 2766 pt view. First, 48 hours after the date of the trustee sale, you can call 702-659-7766, or visit this internet website www.insourcelogic. com, using the file number assigned to this case CA08001305-23-1 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. 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 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 117191-CA to find the date on which the trustee's sale was held, the amount of 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 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. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 2/15, 2/22, 2/29/24

SF-3780798#