

LEGAL NOTICES

Continued from Page # 11

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: TRANG LA, ESQ., 211 GOUGH STREET, THIRD FLOOR, SAN FRANCISCO, CA 94102, Telephone: 415-626-7744

3/13, 3/14, 3/20/24

SF-3792449#

IN THE SUPERIOR COURT OF CALIFORNIA COUNTY OF SAN FRANCISCO
CASE NO. PTR-24-307092
NOTICE TO CREDITORS
(Probate Code Section 19003)

IN RE THE 2023 JACQUELINE PERAY-DESTAILLATS REVOCABLE TRUST (DATED OCTOBER 31, 2023)
JACQUELINE PERAY-DESTAILLATS, AKA JACQUELINE ANDREE PERAY-DESTAILLATS, AKA JACQUELINE A. PERAY-DESTAILLATS, DECEASED.
NOTICE IS HEREBY GIVEN to the creditors and contingent creditors of the Decedent, JACQUELINE PERAY-DESTAILLATS, AKA JACQUELINE ANDREE PERAY-DESTAILLATS, AKA JACQUELINE A. PERAY-DESTAILLATS, deceased February 17, 2024, that all persons having claims against the Decedent are required to file with the Superior Court of the County of San Francisco, State of California, at 400 McAllister Street, San Francisco California 94102, and mail a copy to Gary R. Lieberman, Esq., 7 Mt. Lassen Drive, Suite A-150, San Rafael, California, Attorney for Trustee, within four (4) months after the date of first publication of Notice to Creditors, or, if feasible, is mailed or personally delivered to you, within thirty (30) days after the date this notice is mailed or personally delivered to you.

A claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim be certified mail with return receipt requested.

Dated: February 27, 2024
Gary R. Lieberman, Esq.
Attorney for Floyd Joseph Leonard-Peray
3/13, 3/20, 3/27/24

SF-3790646#

NOTICE OF PETITION TO ADMINISTER ESTATE OF BARBARA EMILIE SOLLLENBERGER AKA BOBBIE SOLLLENBERGER AKA BARBARA BLAIOTTA AKA BARBARA MAESTAS
CASE NO. PES-24-307090

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: BARBARA EMILIE SOLLLENBERGER AKA BOBBIE SOLLLENBERGER AKA BARBARA BLAIOTTA AKA BARBARA MAESTAS
A Petition for Probate has been filed by GREGORY C. MAESTAS in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that GREGORY C. MAESTAS be appointed as personal representative to administer the estate of the decedent.

court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on 4/2/2024 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 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: ANNE MARIE PAOLINI-MORI, PAOLINI & MORI, 22 OCEAN AVE., SAN FRANCISCO, CA 94112, Telephone: 415-586-3600
3/6, 3/7, 3/13/24

SF-3790282#

NOTICE OF PETITION TO ADMINISTER ESTATE OF MARIANNE L. PETERSEN AKA MARY ANNE LOCKE
CASE NO. PES-24-307096

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: MARIANNE L. PETERSEN AKA MARY ANNE LOCKE

A Petition for Probate has been filed by ERIK J. PETERSEN in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that ERIK J. PETERSEN 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.

files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on APRIL 2, 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 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: Attorney for Petitioner: ABLAU, ESQ., 315 MONTGOMERY STREET, 10TH FLOOR, SAN FRANCISCO, CA 94104, Telephone: 415-982-3200
3/6, 3/7, 3/13/24

SF-3790278#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: LUDMILA Cwiklinski
CASE NO. PES-24-307091

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of LUDMILA Cwiklinski.

A PETITION FOR PROBATE has been filed by LUCILE FETT in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that LUCILE FETT 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: 03/27/24 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 JUBILEE D. MENZIES, ESQ. - SBN 271981

SOLAN, PARK & ROBELLO 177 POST STREET, SUITE 600 SAN FRANCISCO CA 94108 Telephone (415) 777-3300 3/6, 3/7, 3/13/24

SF-3789975#

PUBLIC AUCTION/ SALES

Notice is hereby given pursuant to sections 3071 and 3072 of the civil code of the state of California the undersigned will sale at public sale on 03/27/2024 at 10:00am Royal automotive 1525 Howard st San Francisco, ca, 94103 Mazda sv Lic #395259 Vin#fmm1cw2bu0e163334 The lien holder has a Right to bid on said sale 3/13/24

SF-3792508#

ADVERTISEMENT OF LIEN SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien or liens imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 23228 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on the 20th Day of March, 2024 at 10:30 am on the premises where said property has been stored which is located at 750 Avenue E / Treasure Island, City and County of San Francisco, State of California. M o r e i n f o r m a t i o n : https://morcalstorageauctions.com/ Name : Unit Number(s) Benjamin Reid-E44; George Smith-K33,H39; David Choy. H32; Nelson Edwards- 122; Andy Chiu: F14,G15; Benyam Deressa- B51; Abigail Kalschauer-D33; Selim Soltane-Y11; Keith Jones-A55 Owner reserves the right to bid at the sale; all sales must be paid for at the time of purchase in cash only. All purchased items sold as is, Sale is subject to cancellation in the event of settlement between owner & tenant. Affordable Self Storage reserves the right to reschedule auction to a later date. Affordable Self Storage, (415) 213-4892 Nor Cal Storage Auctions, Inc. Bond # 7800468597 3/6, 3/13/24

SF-3787773#

TRUSTEE SALES

APN: 5396-001M FKA 32-5396-001M-01 TS NO: CA09000193-23-1 TO NO: DEF-590276 Commonly known as: 40

LEDYARD STREET, SAN FRANCISCO, CA 94124 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 May 29, 2019, 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 17, 2024 at 09:00 AM, 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 May 31, 2019 as Instrument No. 2019-K776963-00, of official records in the Office of the Recorder of San Francisco County, California, executed by MARIA LUISA FUENTES, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor(s), in favor of MORTGAGEE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as set forth in the TRUSTEEMARL FINANCIAL GROUP, INC. DBA LEND PLUS 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 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: 40 LEDYARD STREET, SAN FRANCISCO, CA 94124 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, of 925.14 Phone: 949-252-8300, 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 said Deed of Trust, as of the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$482,123.54 (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 by 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 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 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 there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The

law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA09000193-23-1. 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 right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case CA09000193-23-1 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. 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: March 7, 2024 MTC Financial Inc. dba Trustee Corps TS NO. CA09000193-23-1 Phone: 100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949.252.8300 By: Bernardo Sotelo, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT: www.Auction.com. AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 100756, Pub Dates: 3/13/2024, 3/20/2024, 3/27/2024, SAN FRANCISCO DAILY JOURNAL 3/13, 3/20, 3/27/24

SF-3792277#

NOTICE OF TRUSTEE'S SALE T.S. NO. 23-02755-GM-CA Title No. 2305552473-CA-VOI APN. 7092-033 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/10/2007, 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. A public auction sale to the highest bidder for cash, (cashier's check(s) must be made payable to National Default Servicing Corporation), 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 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 in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Jeffrey J. Argentos and Susan L. Feldman, husband and wife Duly Appointed Trustee: National Default Servicing Corporation Recorded 08/16/2007 as Instrument No. 2007-1437603-00 (or Book, Page) of the Official Records of San Francisco County, California. Date of Sale: 04/17/2024 at 9:00 AM Place of Sale: Outside the Memorial Court gates by Van Ness Avenue - San Francisco City Hall - Outside the Memorial Court between 301 and 401 Van Ness

Avenue, San Francisco, CA 94102 Estimated amount of unpaid balance and other charges: \$253,643.18 Street Address or other common designation of real property: 270 Lobos Street, San Francisco, CA 94112 A.P.N.: 7092-033 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 requirements of California Civil Code Section 2923.5(b)(2)(2)(3)(5)(c) were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 800.280.2832 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-02755-GM-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are a "representative of all eligible tenant buyers" you may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-02755-GM-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. "Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 03/08/2024 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazer Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 800-280-2832; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-FN4811773 03/13/2024, 03/20/2024, 03/27/2024 3/13, 3/20, 3/27/24

SF-3792209#

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