



# LEGAL NOTICES

Continued from Page # 9

03/05/2024.  
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 Section 14411 et seq., Business and Professions Code).  
3/11, 3/18, 3/25, 4/1/24

SF-3790915#

## FICTITIOUS BUSINESS NAME STATEMENT

File No. 2024-0402570  
Fictitious Business Name(s)/Trade Name (DBA)  
TNLDB ARCHITECTURE, 438 LOMBARD ST., SAN FRANCISCO, CA 94133  
County of SAN FRANCISCO  
Registered Owner(s)  
LEYVA ARCHITECTS INC (CALIFORNIA C4696421), 438 LOMBARD ST., SAN FRANCISCO, CA 94133  
This business is conducted by: a Corporation  
The registrant commenced to transact business under the fictitious business name or names listed above on 10/31/2019.

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 more than one thousand dollars (\$1,000).)  
LEYVA ARCHITECTS INC  
S/ DOMINIQUE BENNETT  
This statement was filed with the County Clerk of San Francisco County on 02/13/2024.

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 Section 14411 et seq., Business and Professions Code).  
3/11, 3/18, 3/25, 4/1/24

SF-3789239#

## PROBATE

**NOTICE OF PETITION TO ADMINISTER ESTATE OF SAMUEL STOKES MORRIS**  
CASE NO. PES-24-307153  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SAMUEL STOKES MORRIS  
A PETITION FOR PROBATE has been filed by Tree Tam in the Superior Court of California, County of SAN FRANCISCO.

THE PETITION FOR PROBATE requests that Tree Tam 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.

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A HEARING on the petition will be held on April 22, 2024 at 9:00 AM in Dept. No. 204 located at 400 MC ALLISTER ST., 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: NEGIN RASHIDI ESQ SBN 334749 KEYSTONE LAW GROUP PC 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN105486 MORRIS 3/29, 4/1, 4/5/24 SF-3798328#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF LEON LEVEN AKA LEON LILIAN LEVEN**  
CASE NO. PES-24-307160  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LEON LEVEN AKA LEON LILIAN LEVEN  
A Petition for Probate has been filed by VALERIE ROGERS in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that VALERIE ROGERS 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 on April 23, 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: NEGIN RASHIDI ESQ SBN 334749 KEYSTONE LAW GROUP PC 11300 W OLYMPIC BLVD STE 910 LOS ANGELES CA 90064 CN105486 MORRIS 3/29, 4/1, 4/5/24 SF-3798328#

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A hearing on the petition will be held in this court on APRIL 23, 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.

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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 BARTHOLETTI, 15303 VENTURA BOULEVARD, SUITE 900, SHERMAN OAKS, CA 91403, TELEPHONE: 310-288-0844 3/29, 4/1, 4/8/24 SF-3798304#

**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE**  
CASE NO. PCN-17-300732  
In the Superior Court of the State of California, for the County of SAN FRANCISCO

In the Matter of the Estate of THADDEUS EDWARD LOUTCHEK CONSERVATEE. Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court, on or after the 5TH day of APRIL, 2024, at the office of PARK NORTH REAL ESTATE, 2002 IRVING ST., SAN FRANCISCO, CA 94122, all the right, title and interest of said CONSERVATEE, in and to all the certain REAL property, situated in the City of SAN FRANCISCO, County of SAN FRANCISCO, State of California, particularly described as follows:

REAL PROPERTY COMMONLY KNOWN AS 1827 33RD AVENUE IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF 33RD AVENUE, DISTANT THEREON 420 FEET, 1/2 OF AN INCH NORTHERLY FROM THE NORTHERLY LINE OF ORTEGA STREET, RUNNING THENCE NORTHERLY ALONG SAID LINE OF 33RD AVENUE 24 FEET, 8-1/2 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 24 FEET, 8-1/2 INCHES; THENCE AT A RIGHT ANGLE EASTERLY 120 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF OUTSIDE LAND BLOCK NO. 924 APN NO. 2070-007 More commonly known as: 1827 33RD AVENUE, SAN FRANCISCO, CA Terms of sale are cash in lawful money of the United States on confirmation of sale, or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid.

Bids or offers to be in writing and will be received at the aforesaid office at any time after the first publication hereof and before date of sale.  
Dated MARCH 20, 2024  
Attorney(s) at Law:  
LILLIAN E. NG, ATTORNEY FOR PERSONAL REPRESENTATIVE  
3/25, 3/26, 4/1/24  
SF-3796299#

## PUBLIC AUCTION/ SALES

Lien Sale Auction Advertisement  
Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/or other misc. items  
Auction to be held at 4pm April 15th, 2024 at www.selfstorageauction.com.  
The property is stored at:  
**City Storage and Cellars**  
500 Indiana St. San Francisco, CA 94107, (415)415.436.9900  
NAME OF TENANT  
GERNALD AGENT AMARANTUS BIOSCIENCE HOLDING Commission LESTER GUEVARRA SOLORZANO JOHN MAGBITANG 4/1/24 SF-3798208#

Extra Space Storage, on behalf of itself or its affiliates. Life Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location indicated.  
Facility 1: 2501 Cesar Chavez San Francisco, CA 94124 (415) 642-1034, 04/11/2024, 10:00 AM  
Minerva Ceron clothes, personal items  
Shawn Bowerman household items  
furniture boxes  
Andrea Nunez Boxes  
Vale J Howard Household and personal items  
Kitty Bemavich boxes/small furniture  
Maricela Pelayo Boxes/camping stuff/ house things  
Facility 2: 1700 Egbert Ave. San Francisco, CA 94124, (415) 650-6098, 04/11/2024, 10:30 AM  
Moenshia Christian Mattress, household & personal items  
Keith Mccombs Personal items, boxes, couch, TV  
Facility 3: 190 Ots St. San Francisco CA 94105, (415) 214-5706, 04/11/2024, 12:00 PM  
Saul Estrada beds, bedframe, clothes, couch, tools  
Saul Estrada chairs, table  
Facility 4: 1400 Folsom St. San Francisco CA 94103, (415) 535-5081, 04/11/2024, 2:00 PM  
Brett Hilditch household goods, tools, clothes, documents, jewelry  
Kayla Missman Personal items, clothing, etc.  
Princess Jacob-Fambro Clothes, Personal paperwork, Wheelchair  
Ruby kokwick 3 liers boxes bins  
Pablo Villalreal FURNITURE, BOXES, APPLIANCES, ETC.  
Kathy Toscano Personal belongings, furniture  
Alexis Bensaou dishes, clothes, books  
Robert Gruden E-Bike, bags  
The auction will be listed and advertised on www.storage2resures.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
3/25, 4/1/24 SF-3795023#

**TRUSTEE SALES**

A.P.N.: 09-1268-072-01 aka Lot: 072 Block 1268 (formerly known as Lot 004, Block 1268) Property Address: 815 CLAYTON STREET, SAN FRANCISCO, CA 94117 Trustee Sale No.: 2022-2188 Order No. 8781339  
**NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/19/2019. 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 PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Will sell at a public auction sale to the highest bidder, payable at time of sale in lawful money of the United States by a cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: AERON NOWELL, AN UNMARRIED MAN Duly Appointed Trustee: S.B.S TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 1/6/2020 as Instrument No. 2020-K866415-00 in book XX, page XX of Official Records in the office of the Recorder of San Francisco County, California. Date of Sale: 4/9/2024 at 1:30 PM Place of Sale: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVE., SAN FRANCISCO, CA Amount of unpaid balance and other reasonable estimated charges: \$232,268.99 Street Address or other common designation of purported real property: 815 CLAYTON STREET SAN FRANCISCO, CA 94117 A.P.N.: 09-1268-072-01 aka Lot: 072 Block 1268 (formerly known as Lot 004, Block 1268) 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 will be obtained by sending a written request to the trustee within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (844) 477-7869 or visit this internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 113678-CA. Information about postponements that are 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. 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