LEGAL NOTICES

NOTICE TO CREDITOR'S OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE (UCC Sec. 6101 et seq. and B & P 24073

BULK SALES

et seq.)
ESCROW # 0126021739
NOTICE IS HEREBY GIVEN that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The name(s) and business address(es) of the seller(s) is/are: North Beach Restaurant

1512 Stockton Street, San Francisco. CA 94133

CA 94133
Doing Business as: North Beach Restaurant
All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: (if none, so state) NONE
The location in California of the chief executive office of the seller is: SAME
The name(s) and business address of the buyer(s) is/are: Peter Fazio and Francesco Covucci
1512 Stockton Street, San Francisco,

1512 Stockton Street, San Francisco,

CA 94133
The assets being sold are generally described as: furniture, fixtures, equipment, inventory, and liquor license
And are located at: 1512 Stockton Street, And are located at: 1512 Stockton Street, San Francisco, CA 94133 The kind of license to be transferred is: #47-343850

issued for the premises located at: 1512 Stockton Street, San Francisco, CA

The anticipated date of the bulk sale/

transfer is and upon approval by Department of Alcoholic Beverage Control at the office of
OLD REPUBLIC TITLE COMPANY

OLD REPUBLIC THIS COMPANY
located at 1000 Burnett Avenue, Suite
400, Concord, CA 94520, Escrow
Holder.
The amount of the purchase price or
consideration in connection with the
transfer of the license and business,
including estimated inventory is
\$281,250.00

\$201,250.00 It has been agreed between the Seller/ Licensee and the intended Buyer/ Transferee, as required by Sec 24703 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control. Dated: 3/28/2024

North Beach Restaurant Inc By: Stephen David Mayer, CEO 4/12/24

CIVIL

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-24-558675
Superior Court of California, County of SAN FRANCISCO
Petition of: MELISSA BONILLA for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner MELISSA BONILLA filed a petition with this court for a decree changing names as follows:
MELISSA BONILLA to MELISSA CAMACHO GONZALEZ
REY ANTHONY CAMACHO GONZALEZ
REY ANTHONY CAMACHO GONZALEZ
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 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: JUNE 27, 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

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: SAN FRANCISCO DAILY JOURNAL Date: MAR 26, 2024

JUDGE MARIA EVANGELISTA Judge of the Superior Co 4/12, 4/19, 4/26, 5/3/24

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558687 Superior Court of California, County of SAN FRANCISCO Petition of JAMES HENG NG AKA HENG

Petition of: JAMIES HEINS ING ARA HEING K NG for Change of Name TO ALL INTERESTED PERSONS: Petitioner JAMES HEING ING AKA HEING K NG filed a petition with this court for a decree changing names as follows: JAMES HEING NG AKA HEING K NG to

HENG KUOK NG

HENG KUOK NG
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 exhectlyed to be heard and must matter is scheduled to be heard and must matter is scheduled to be neard 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: JULY 02, 2024, Time: 9:00AM, Dept.:

103N. Room: 103N The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA

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

do so on the court's website. Io 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: MAR 27 2024

Date: MAR 27, 2024 JUDGE MARIA EVANGELISTA Judge of the Superior Court 4/12, 4/19, 4/26, 5/3/24

SF-3801818#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-24-558672 r Court of California, County of

Case No. CNC-24-558672
Superior Court of California, County of SAN FRANCISCO
Petition of: MORGAN CHARLES MILLER for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner MORGAN CHARLES MILLER filed a petition with this court for a decree changing names as follows:
MORGAN CHARLES MILLER LUX
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 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: JIUNE 27, 2024. Time: 9:00AM.

Notice of Hearing:
Date: JUNE 27, 2024, Time: 9:00AM,
Dept.: 103N, Room: 103N
The address of the court is 400
MCALLISTER ST, SAN FRANCISCO, CA

(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: MAR 25, 2024
JUDGE MARIA EVANGELISTA Judge of the Superior Court

Judge of the Superior Court 4/12, 4/19, 4/26, 5/3/24

SF-3801816#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558674 erior Court of California, County of

SAN FRANCISCO SAN FRANCISCO
Petition of: ELIA FRANCISCA RUIZ for
Change of Name
TO ALL INTERESTED PERSONS:

Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ELIA FRANCISCA RUIZ filed
a petition with this court for a decree
changing names as follows:
ELIA FRANCISCA RUIZ to ELIA
FRANCISCA RUIZ LUX
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: JUNE 27, 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 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: MAR 25, 2024

JUDGE MARIA EVANGELISTA

Judge of the Superior Court

4/12, 4/19, 4/26, 5/3/24 SF-3801814#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-558670 Superior Court of California, County of SAN FRANCISCO Petition of: MADISON AVERY DIEFFENBACH for Change of Name TO ALL INTERESTED PERSONS: Petitioner MADISON AVERY DIEFFENBACH filed a petition with this court for a decree changing names as follows:
MADISON AVERY DIEFFENBACH to MADISON DAVERY

MADISON AVERY DIEFFENBACH to MADISON DAVERY 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 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: JUNE 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 applied to the court of the court of

A cupy of this Order to show cause mise 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: MAR 22, 2024 MARIA EVANGELISTA Judge of the Superior Court

Judge of the Superior Court 4/12, 4/19, 4/26, 5/3/24 SF-3801813#

ORDER TO SHOW CAUSE
FOR CHANGE OF NAME
Case No. CNC-24-558666
Superior Court of California, County of
SAN FRANCISCO
Petition of: ALISON CHERYL WHITTAKER
& IVAN FORREST DONOHUE ON
BEHALF OF LUCILLE SUNSHINE
DONOHUE, A MINOR for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner ALISON CHERYL WHITTAKER
& IVAN FORREST DONOHUE ON
BEHALF OF LUCILLE SUNSHINE
DONOHUE, A MINOR filed a petition with
this court for a decree changing names
as follows:
LUCILLE SUNSHINE DONOHUE
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 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: JUNE 25, 2024, Time: 9:00 A.M.,
Dept.: 103N, Room: 103N
The address of the court is 400
MCALLISTER STREET, SAN
FRANCISCO, CA 94102
(To appear remotely, check in advance of
the hearing for information about how to
do so on the court's website. To find your
court's website, go to www.courts.ca.gov/
find-my-court.htm.)
A copy of this Order to Show Cause must
be published at least once each week for
four successive weeks before the date set
for hearing on the petition in a newspaper
of general circulation, printed in this county:
THE SAN FRANCISCO DAILY JOURNAL
Date: MARCH 21, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
3/29, 4/5, 4/12, 4/19/24

Judge of the Superior Court 3/29, 4/5, 4/12, 4/19/24

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-24-558599
Superior Court of California, County of SAN FRANCISCO
Petition of: KARLA TEOFANIA
CALDERON for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner KARLA TEOFANIA CALDERON filed a petition with this court for a decree changing names as follows:

changing names as follows: KARLA TEOFANIA CALDERON to KARLA TEOFANIA CONIGLIO

TEOFANIA CONIGLIO
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 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: JUNE 4, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N

The address of the court is 400.

Dept.: 103N, Room: 103N
The address of the court is 400
MCALLISTER STREET, SAN
FRANCISCO, CA 94102
(To appear remotely, check in advance of
the hearing for information about how to
do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must

be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspape of general circulation, printed in this county SAN FRANCISCO DAILY JOURNAL Date: FEBRUARY 28, 2024 JUDGE MARIA EVANGELISTA

Judge of the Superior Court 3/22, 3/29, 4/5, 4/12/24 SF-3790139#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME
Case No. CNC-24-558600
Superior Court of California, County of SAN FRANCISCO
Petition of: DMITRI JEREM THUMM for Change of Name
TO ALL INTERESTED PERSONS:
Petitioner DMITRI JEREM THUMM filed a petition with this court for a decree changing names as follows:
DMITRI JEREM THUMM to DMITRI JEREM OF CONIGLIO
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 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: JUNE 4, 2024, Time: 9:00 A.M., Dept.: 103N, Room: 103N The address of the court is 400 MCALLISTER STREET, SAN

MCALLISTER STREET, SAN FRANCISCO, CA 94102
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)
A copy of this Order to Show Cause must be published at least once each week for four successive weeks before the date set for hearing on the petition in a newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL Date: FEBRUARY 28, 2024
JUDGE MARIA EVANGELISTA
Judge of the Superior Court
3/22, 3/29, 4/5, 4/12/24

SF-3790138#

SF-3790138#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0402956 icititious Business Name(s)/Trade Name

STATEMENT
File No. 2024-0402956
Fictitious Business Name(s)/Trade Name (DBA):
STAND EARTH, 548 Market Street Suite
74196, SAN FRANCISCO., CA 94104
County of SAN FRANCISCO. Registered Owner(s):
STAND, 548 MARKET ST. STE. 74196,
SAN FRANCISCO, CA 94104
This business is conducted by: a
Corporation
The registrant commenced to transact
business under the fictitious business
name or names listed above on
03/04/2024.
I declare that all information in this
statement is true and correct. (A registrant
who declares as true any material
matter pursuant to Section 17913 of the
Business and Professions code that the
registrant knows to be false is guilty of a
misdemeanor punishable by a fine not to
exceed one thousand dollars (\$1,000).)
STAND
S/Alex Berrios, Finance Director
This statement was filed with the County
Clerk of San Francisco County on
03/26/2024.
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).
4/12, 4/19, 4/26, 5/3/24

SF-3802121#

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0402874 Fictitious Business Name(s)/Trade Name

(DBA): 1. UPPERCASE INVESTMENTS, 2. UPPERCASE, 3. BILLY HWAN, 4. UI, 5. UII, 6. U.P., 201 SANSOME ST UNIT 405., SAN FRANCISCO, CA 94104 County of SAN FRANCISCO

SAN FRANCISCO
Registered Owner(s):
UPPERCASE INVESTMENTS INC.
(CA), 201 SANSOME ST UNIT 405, SAN
FRANCISCO, CA94104
UPPERCASE INVESTMENTS INC.,
201 SANSOME ST UNIT 405, SAN
FRANCISCO, CA94104
This business is conducted by: a
Corporation

Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 2/5/2024.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).) UPPERCASE INVESTMENTS INC.

Of DILLT FIVAN
This statement was filed with the County
Clerk of San Francisco County on
03/19/2024. S/ BILLY HWAN

NOTICE-In accordance with Subdivision 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. than a change in the residence address of a registered owner. A new Fictitious or a registered owner. A new Fictitious Business Name Statement must be filled 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).

FICTITIOUS BUSINESS NAME STATEMENT File No. 2024-0402966 titious Business Name(s)/Trade Name

Professions Code). 4/12, 4/19, 4/26, 5/3/24

(DBA): GREEN CITY VENTURES, 1185 GENEVA AVENUE,, SAN FRANCISCO,, CA 94112 County of SAN FRANCISCO

SF-3801363#

Registered Owner(s):
SAN FRANCISCO CLEAN CITY
COALITION, 1185 GENEVA AVENUE,
SAN FRANCISCO, CA 94112
This business is conducted by: a

This business is conducted by: a Corporation
The registrant commenced to transact business under the fictitious business name or names listed above on N/A.
I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)
SAN FRANCISCO CLEAN CITY COALITION

This statement was filed with the County Clerk of San Francisco County on

03/26/2024. 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. 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). Professions Code). 4/5, 4/12, 4/19, 4/26/24

SF-3798734#

GOVERNMENT

NOTICE REGARDING PROPOSALS FOR PUBLICATION OF THE OFFICIAL REPORTS OF THE STATE OF CALIFORNIA FOR DECISIONS OF THE SUPREME COURT, COURTS OF APPEAL, AND APPELLATE DIVISIONS OF SUPERIOR COURT.

Notice is bereby given by the Reporter of

Notice is hereby given by the Reporter of Decisions of the California Supreme Court and the Courts of Appeal that a contract for publication of the Official Reports of the decisions of the Supreme Court, the Courts of Appeal, and the Appellate Divisions of the Supreme Court of the State of California, for a period of (5) five years with option to renew for a total of (7) seven years, will be entered into on behalf of the State of California by the Chief Justice of California, the Attorney General, the Secretary of State, the President of the State Bar, and the Reporter of Decisions, with the party who agrees to publish the Official Reports on the terms most advantageous to the State of California and to the public. and to the public.

All interested parties are invited to submit proposals via e-mail for publication of the California Official Reports in accordance with the Request for Proposals now posted on the Web site of the Judicial

Council of California at http://www.courts.

Council of California at http://www.courts.ca.gov/76569.htm.
Proposals for publication of the Official Reports must be received at the Judicial Council of California, via e-mail to Solicitations@jud.ca.gov, in the manner set out in the above-described Request for Proposals, section 6.2, no later than May 10, 2024 at 4:00 p.m. Pacific Daylight Time.

SF-3802904#

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF: NANCY HELLMAN BECHTLE CASE NO. PES-24-307187

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

A PETITION FOR PROBATE has

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

THE PETITION FOR PROBATE requests that JOACHIM BECHTLE be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any.

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: 04/29/24 at 9:00AM in Dept. Probate, 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
JENNIFER WENDELL LENTZ SBN 315228 AND KENNETH R.
HILLIER - SBN 161151, the court clerk. FOLGER LEVIN LLP 33 NEW MONTGOMERY STREET,

19TH FLOOR SAN FRANCISCO CA 94105 Telephone (415) 625-1050 4/12, 4/15, 4/19/24

SF-3803317#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: AUDREY S. WINN CASE NO. PES-24-307191 To all heirs, beneficiaries, creditors contingent creditors, and persons

who may otherwise be interested in the WILL or estate, or both of AUDREY S. WINN. A PETITION FOR PROBATE has been filed by ELENA GARCIA in the

Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that ELENA GARCIA 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
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: 05/06/24 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 wither (1) four months from the 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

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. the court clerk

Attorney for Petitioner
DAVID BROMLEY - SBN 136278,
BROMLEY LAW GROUP 319 DIABLO RD., STE. 100 DANVILLE CA 94526 Telephone (925) 362-1445 4/11, 4/12, 4/18/24

SF-3802883#

NOTICE OF PETITION TO ADMINISTER ESTATE OF AURORA P. QUIAZON CASE NO. PES-24-307136

To all heirs, beneficiaries, creditors contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: AURORA P. QUIAZON AKA AURORA P. QUIAZON AKA AURORA PILAR QUIAZON

A Petition for Probate has been filed by DANILO QUIAZON in the Superior Court of California, County of San Francisco. The Petition for Probate requests that DANILO QUIAZON be appointed as personal representative to administer the estate of the

decedent. The Petition requests the decedent's LOST 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 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

shows good cause why the court should not grant the authority. A hearing on the petition will be held in this court on 5/1/2024 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Experies. CA 04102

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 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 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 Attorney for Petitioner: MICHAEL E. FREEDMAN, FREEDMAN LAW FIRM, 580 CALIFORNIA STREET, SUITE 1200, SAN FRANCISCO, CA 94104, Telephone: 415-777-1666 4/11, 4/12, 4/18/24

SF-3802502#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No. CA-23-967416-NJ Order No.: 8786916 YOU ARE IN DEFAULT UNDER A DEED NOTICE OF TRUSTEE'S SALE TS No. CA-23-967416-NJ O'Rder No.: 8786916 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/12/2015. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): BAYCHESTER SHOPPING CENTER, INC., A NEW YORK CORPORATION; AND THOMAS IVELI Recorded: 8/20/2015 as Instrument No. 2015-K112678-00 of Official Records in the office of the Recorder of SAN FRANCISCO County, California; Date of Sale: 4/25/2024 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: \$6,745,118.87. The purported property address is: 2256 & 2260 Market St, San Francisco, CA 94102 Amount of unpaid balance and other charges: \$6,745,118.87. balance and other charges: \$6,745,118.87
The purported property address is: 2256
& 2260 Market St, San Francisco, CA
94114 For informational purposes
only APN #: 23-3560-009-01 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 916-9390772 for information regarding the trustee's
sale or visit this internet website http://
www.qualityloan.com, using the file
number assigned to this foreclosure by the

www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-967416-NJ. Information number assigned to this foreclosure by the Trustee: CA-23-967416-NJ. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-23-967416-NJ to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this

letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 276 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-967416-NJ IDSPub #0201662 4/15/2024 4/19/2024 4/5, 4/12, 4/19/24

SF-3799219#

T.S. No. 113743-CA APN: 1143-011B
NOTICE OF TRUSTEE'S SALE
IMPORTANT NOTICE TO PROPERTY
OWNER: YOU ARE IN DEFAULT
JOWNER: YOU ARE IN DEFAULT
JONERA DEED OF TRUST. DATED
8/6/2005. UNILESS YOU TAKE ACTION
TO PROTECT YOUR PROPERTY, IT
MAY BE SOLD AT A PUBLIC SALE. IF
YOU NEED AN EXPLANATION OT
THE NATURE OF THE PROCEEDING
AGAINST YOU, YOU SHOULD CONTACT
A LAWYER ON 5/9/2024 at 1:30 PM.
CLEAR RECON CORP, as duly appointed
furstee under and pursuant to Deed of
Trust recorded 8/26/2005 as Instrument
No. 2005-1020788-00 in Book 1962 Page
0142 of Official Records in the office of
the County Recorder of San Francisco
County, State of CALIFORNIA executed
by: MICHAEL D. RAGO AND ROBERT
D. RAGO EACH AS TO AN UNDIVIDED
1/2 INTEREST WILL SELL AT PUBLIC
AUCTION TO HIGHEST BIDDER FOR
CASH, CASHIERS 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
CREDIT UNION, OR A CHECK DRAWN
BY A STATE OR FEDERAL
CREDIT UNION, OR A CHECK DRAWN
BY A STATE OR FEDERAL
SAVINGS
ASDCIATION, 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 between 301 and GORMATELY
ETCORY
ETCORY
SAVINGS
SASOCIATION, SAVINGS
ASOCIATION, SAVINGS
ASOCIATION, SAVINGS
ASOCIATION, SAVINGS
ASOCIATION, SAVINGS
ASOCIATION, SAVINGS
ASOCIATION, OR SAVINGS
ASOCIATION, SAVINGS rescheduled time and date for the sare 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 113743-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 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 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 113743-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 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 15 days after the trustee's sale. Thore, 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 880 Rio San Diego Drive, Suite 725 San Diego, California 92108 3/29, 4/5, 4/12/24

SF-3796135#



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