

BULK SALES

NOTICE TO CREDITORS OF BULK SALE

Escrow No. 120-33195-CM (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

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.

than a change in the residence address of a registered owner. A new Fictitious Business Name Statement must be filed before the expiration of this petition.

business under the fictitious business name or names listed above on 04/05/2019. I declare that all information in this statement is true and correct.

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.

name or names listed above on N/A. I declare that all information in this statement is true and correct.

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.

NOTICE TO CREDITORS OF BULK SALE

Escrow No. 120-33195-CM (1) Notice is hereby given to creditors of the within named Seller(s) that a bulk sale is about to be made on personal property hereinafter described.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-55890 Superior Court of California, County of San Francisco

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): SUZU SF, 1581 WEBSTER ST STE 105, SAN FRANCISCO, CA 94115

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): FREEDOM FWD (CA), 702 15TH ST., SAN FRANCISCO, CA 94103

PROBATE

NOTICE OF INTENTION TO SELL REAL PROPERTY

Notice of Found Property turned over to the San Francisco Superior Court, Case No. 2080.3, subd. (a). Found property has been turned over to the San Francisco Police Department (SFPD).

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ORDER TO SHOW CAUSE FOR CHANGE OF NAME Case No. CNC-24-55890 Superior Court of California, County of San Francisco

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): PINECREST DINER, 401 GEARY, SAN FRANCISCO, CA 94102

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): YOUNG UNION ST, 1701 UNION ST., SAN FRANCISCO, CA 94133

NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: Katherine Elizabeth Lynch for Change of Name.

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): PINECREST DINER, 401 GEARY, SAN FRANCISCO, CA 94102

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): YOUNG UNION ST, 1701 UNION ST., SAN FRANCISCO, CA 94133

NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: JUSTIN THAM for Change of Name.

FICTITIOUS BUSINESS NAME STATEMENT

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): NOV FAMILY LAW GROUP, 100 PINE ST STE 1250, SAN FRANCISCO, CA 94111

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): MPOWER PROPERTIES, 121 MOFFITT ST., SAN FRANCISCO, CA 94131

NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: JUSTIN THAM for Change of Name.

FICTITIOUS BUSINESS NAME STATEMENT

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NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: JUSTIN THAM for Change of Name.

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NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: JUSTIN THAM for Change of Name.

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Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: JUSTIN THAM for Change of Name.

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NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Superior Court of California, County of San Francisco. Petitioner of: JUSTIN THAM for Change of Name.

FICTITIOUS BUSINESS NAME STATEMENT

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): NOV FAMILY LAW GROUP, 100 PINE ST STE 1250, SAN FRANCISCO, CA 94111

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NOTICE OF INTENTION TO SELL REAL PROPERTY

Superior Court of California, County of San Francisco, Estate of THOMAS IVELL, AKA GAETANO IVELL, deceased.

# LEGAL NOTICES

Continued from Page # 9

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 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 AUGUST 5, 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: DEBORAH L. FOX, 165 SOUTH PARK, SAN FRANCISCO, CA 94107, Telephone: 415-433-4044 7/12, 7/15, 7/22/24

SF-3832266#

## AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF IVAN HUI

**CASE NO. PES-24-307291**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of IVAN HUI A Petition for Probate has been filed by SIEK KAN HUI in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that SIEK KAN HUI 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 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 8/14/2024 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: VIVIAN ZHANG, 353 KEARNY STREET, SAN FRANCISCO, CA 94108, Telephone: 415-335-6998 7/12, 7/15, 7/22/24

SF-3832261#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF LEONARD BRUCE SOSNA

**CASE NO. PES-24-307475**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of LEONARD BRUCE SOSNA A Petition for Probate has been filed by ARIEL SOSNA in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that ARIEL SOSNA 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 on AUGUST 5, 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: VIVIAN ZHANG, 353 KEARNY STREET, SAN FRANCISCO, CA 94108, Telephone: 415-335-6998 7/12, 7/15, 7/22/24

SF-3831919#

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: ARIEL SOSNA, 601 MONTGOMERY STREET, STE. 540, SAN FRANCISCO, CA 94111, Telephone: 415-274-2530 7/12, 7/15, 7/22/24

SF-3832087#

## SUPERIOR COURT OF CALIFORNIA SAN FRANCISCO COUNTY NOTICE OF HEARING - DECEDENT'S ESTATE OR TRUST

**CASE NUMBER PES-24-307467 ESTATE OF JAMES D. BANKS, DECEDENT**

1. Notice is given that: Banyan Parker, proposed personal representative has filed a petition, application, report, or account (specify complete title and briefly describe). You now representing attorney Appointment as personal representative of the Estate of James D. Banks. If appointed as personal representative as provided in Probate Code section 1250, A Request for Special Notice form is available from the court clerk. The funds obtained from the settlement of those two cases will go to the Estate of James D. Banks and will be used to pay creditors' claims, the expenses of the Estate including fees and cost, and the remaining funds will be distributed equally to Mr. Banks surviving heirs.

2. A HEARING on the matter described in 1 will be held as follows: Date: July 31, 2024 Time: 9:00 a.m. Dept. 204 Address of the court: 400 McAllister Street, San Francisco, CA 94104 7/12, 7/19, 7/26/24

SF-3832073#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF MICHAEL P. BARRETT AKA MICHAEL PATRICK BARRETT

**CASE NO. PES-24-307402**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of MICHAEL P. BARRETT AKA MICHAEL PATRICK BARRETT. A PETITION FOR PROBATE has been filed by MARGARET MARY TUCKER in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that MARGARET MARY TUCKER 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 lost 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: 08/20/24 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: PETER H. BRESLER, 3338 SACRAMENTO STREET, SAN FRANCISCO, CA 94118, Telephone: 415-776-7177 7/12, 7/15, 7/22/24

SF-3831894#

## AMENDED NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF DOUGLAS J. OERTEL

**CASE NO. PES-24-307292**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of DOUGLAS J. OERTEL AKA DOUGLAS OERTEL AKA DOUG OERTEL. AN AMENDED Petition for Probate has been filed by STEVEN OERTEL in the Superior Court of California, County of San Francisco. The AMENDED Petition for Probate requests that STEVEN OERTEL be appointed as personal representative to administer the estate of the decedent. The AMENDED 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 on AUGUST 20, 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: GARY A. WOLLIN, 3406 JUDAH ST, SAN FRANCISCO CA 94122 Telephone (415) 753-5245 7/11, 7/12, 7/18/24

SF-3831919#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF GARY A. WOLLIN

**CASE NO. PES-24-307358**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of GARY A. WOLLIN AKA G. WOLLIN A Petition for Probate has been filed by LONNIE WOLLIN in the Superior Court of California, County of San Francisco.

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 AUGUST 6, 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: MICHAEL L. DOBROV, LAW OFFICES OF MICHAEL L. DOBROV, 2134 VAN NESS AVENUE, SAN FRANCISCO, CA 94109, Telephone: 415-885-5030 7/12, 7/15, 7/22/24

SF-3831897#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF SANH VAN LUONG

**CASE NO. PES-24-307473**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SANH VAN LUONG A Petition for Probate has been filed by JOHNSON TRUONG in the Superior Court of California, County of San Francisco. The Petition for Probate requests that JOHNSON TRUONG 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 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 7/22/2024 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: WILLIAM L. DAWKINS, 13606 ARNOLD DRIVE SUITE 4, GLEN ELLEN, CA 95442, Telephone: 707-939-9690 7/5, 7/8, 7/12/24

SF-3830136#

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: STEPHANIE BARBER HESS, 400 AVIATION BLVD., SUITE 200, SANTA ROSA, CA 95403, Telephone: 707-543-4900 7/12, 7/15, 7/22/24

SF-3831892#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF SARAH ANNE LUM

**CASE NO. PES-24-307437**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of SARAH ANNE LUM A Petition for Probate has been filed by SHARI M. LUM AND JENIFER K. LUM in the Superior Court of California, County of San Francisco. The Petition for Probate requests that SHARI M. LUM AND JENIFER K. LUM 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 on 7/22/2024 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: Suzanne M. McDonnell SBN 59718 McDonnell & Weaver 4091 - 24th Street, San Francisco, CA 94114 Telephone: (415) 641-0700 7/5, 7/8, 7/12/24

SF-3829782#

## NOTICE OF PETITION TO ADMINISTER ESTATE OF JAMES COTTER

**CASE NO. PES-24-307456**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of James Cotter A PETITION FOR PROBATE has been filed by Eileen Cotter in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that Eileen Cotter 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 with limited authority. (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 07/30/2024 at 9:00 am in Dept. Probate Room No: 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE. 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: Suzanne M. McDonnell SBN 59718 McDonnell & Weaver 4091 - 24th Street, San Francisco, CA 94114 Telephone: (415) 641-0700 7/5, 7/8, 7/12/24

SF-3829782#

## TRUSTEE SALES

Title Order No.: 15950918 Trustee Sale No.: 87159 Loan No.: 399299007 APN: 3504-027 Property Address: 32 GOUGH STREET SAN FRANCISCO, CA 94123 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/27/2020. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. ON 7/25/2024 AT 1:30 PM, CALIFORNIA TRUSTEE'S AS TRUSTEE AS THE duly appointed Trustee under and pursuant to a Deed of Trust Recorded on 4/6/2020 as Instrument No. 2020-K921027-00 in book N/A, page N/A of official records in the Office of the Recorder of San Francisco County, California, executed by: ANNA SELIUK AN UNMARRIED WOMAN, as Trustor FEINBERG IRREVOCABLE TRUST, FBO ROBERTA FEINBERG, ELY MALKIN & ROBERTA FEINBERG TRUSTEES, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, 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 Financial Code and authorized to do business in this state.) At: Outside the Memorial Gate gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, NOTICE OF SALE - continuing with all right title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" Attached Hereto And Made A Part Hereof. 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 recorded in the undersigned Trustee's Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the property is located and more than three months have elapsed since such recalculation. DATE: 6/24/2024 CALIFORNIA TRUSTEE SPECIALISTS, AS TRUSTEE FOR THE BANK OF AMERICA, NA, 400 KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869. NOTICE TO PROPERTY OWNERS: PRESIDENT CALIFORNIA TRUSTEE SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 on 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 the outstanding lien 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 2924c 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 T.S.# 87159. 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." For sales conducted after January 1, 2021: 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 the right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87159 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: by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; 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. TS#87159 / APN # 3504-027 LEGAL DESCRIPTION EXHIBIT "A" Parcel One: Beginning at a Point on the Northwestern line of Crocker Street as said street existed prior to its vacation pursuant to Resolution No. 9659, Series of 1939, adopted March 27, 1950, distant thereon 22 Feet Southeasterly from the Southeasterly line of Colton Street; running thence Southeasterly and along said Northeasterly line of Crocker Street, now Vacated, 21 Feet 9-5/8 inches; thence at a right angle Northeasterly 99 Feet; thence at a Right Angle Northwesterly 21 Feet 9-5/8 inches; thence at Right Angles Southeasterly 99 Feet to the Northeasterly Line of Crocker Street, now vacated and the point of beginning. Being a Portion of the Northeasterly line of Crocker Street, as said street existed prior to its vacation pursuant to Resolution No. 9659, Series of 1939, adopted by the Board of Supervisors on March 27, 1950 described as follows: Beginning at a point on the Northeasterly line of Crocker Street according to "Map of the Pacific Improvement Company's Subdivision of Mission Block 13 and 14", dated February 7, 1896, and filed in the Office of the Recorder of the City and County of San Francisco, February 8, 1896, Parcel Two: All that Portion of the Northeasterly line of Crocker Street as said street existed prior to its vacation pursuant to Resolution No. 9659, Series of 1939, adopted by the Board of Supervisors on March 27, 1950 described as follows: Beginning at a point on the Northeasterly line of Crocker Street according to "Map of the Pacific Improvement Company's Subdivision of Mission Block 13 and 14", recorded November 16, 1896 in Map Book "E and F", Page 66 in the Office of the Recorder of the City and County of San Francisco; running thence Southeasterly along said line of Crocker Street 21 Feet 9-5/8 inches; thence at a right angle Northwesterly 8 Feet to the Northeasterly line of Gough Street, as said street now exists; thence Northwesterly along said line of Gough Street 21 Feet 9-5/8 Inches; thence at a Right Angle Northeasterly 8 feet to the point of Beginning. 7/5, 7/12, 7/19/24

SF-3827499#

## LEGAL NOTICES

**NOTICE OF PUBLIC SALE.** On July 19, 2024, at 10:00 am Pacific Time, a foreclosure sale of substantially all of the assets of Arena Innovation Corp ("Debtor"), pursuant to the Delaware Uniform Commercial Code, will take place via Microsoft Teams video conference and will be conducted by DLA Piper LLP (US), legal counsel to Elysian Park Ventures, LLC ("EPV"), which serves as Collateral Agent to, and is authorized to act on behalf of, all secured creditors, and will be acting in such capacity. The sale may be cancelled or continued from time to time at the direction of EPV.

The Debtor was a fitness equipment start-up and creator of an all-in-one home strength training system. The assets to be sold include inventory, intellectual property, accounts, documents, furniture, fixtures & equipment, general intangibles, and goods. Additional information about the sale can be obtained by contacting Max Feldstein of EPV via email at: max@elysianpark.ventures 7/11, 7/12/24

SF-3831988#

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