

CIVIL

Date: 04/02/2026
Michelle Tong
Judge of the Superior Court
4/23, 4/30, 5/7, 5/14/26

SF-4036056#

ORDER TO SHOW CAUSE

FOR CHANGE OF NAME
Case No. CNC-26-560618
Superior Court of California, County of SAN FRANCISCO

Petitioner: SHANNON JOSEPH ETCHEGOINCELHAY for Change of Name TO ALL INTERESTED PERSONS:
Petitioner SHANNON JOSEPH ETCHEGOINCELHAY filed a petition with this court for a decree changing names as follows:
SHANNON JOSEPH ETCHEGOINCELHAY to SHAWN JOSEPH ETCHEGOINCELHAY

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: MAY 26, 2026, Time: 9:00 A.M., Dept.: 103, 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 file your court's website, go to www.court.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: APRIL 13, 2026
MICHELLE TONG
Judge of the Superior Court
4/23, 4/30, 5/7, 5/14/26

SF-4035572#

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409247
Fictitious Business Name(s)/Trade Name (DBA):
Juan's Handyman Services, 1498 Underwood Ave #B, San Francisco, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
Juan A Garcia Torres, 1498 Underwood Ave #B, San Francisco, CA 94124

This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 04/28/2026.

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).)
S/ Juan A Garcia Torres
This statement was filed with the County Clerk of San Francisco County on 04/28/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4038521#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409236
Fictitious Business Name(s)/Trade Name (DBA):
Caroline Smith Photography, 1177 California St, #204, San Francisco, CA 94108 - 2218 County of SAN FRANCISCO
Registered Owner(s):
Caroline Rebecca Smith, 1177 California St, #204, San Francisco, CA 94108

This business is conducted by: an Individual
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).)
S/ Caroline Rebecca Smith, Owner
This statement was filed with the County Clerk of San Francisco County on 04/24/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4037862#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409114
Fictitious Business Name(s)/Trade Name (DBA):
ALTERCLEANERS, 201 SPEAR ST STE #180, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
SHOHREH RAHMANI, 201 SPEAR ST STE #180, SAN FRANCISCO, CA 94105

This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 04/20/2026.

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).)
S/ SHOHREH RAHMANI, Owner
This statement was filed with the County Clerk of San Francisco County on 04/20/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4037801#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409232
Fictitious Business Name(s)/Trade Name (DBA):
Sushi Daisuki, 253 Church Street, San Francisco, CA 94114 County of SAN FRANCISCO
Registered Owner(s):
Zhen Sushi LLC, (CA)148 Tallwood Drive,

Suite 1, Daly City, CA 94014
This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 04/24/2026.

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).)
Zhen Sushi LLC
S/ Yanjun Yu, Managing Member
This statement was filed with the County Clerk of San Francisco County on 04/24/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4037736#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409173
Fictitious Business Name(s)/Trade Name (DBA):
1. GRADE ACCELERATOR, 2. GRADEMEYESSAY.AI, 2261 MARKET STREET STE 08801., SAN FRANCISCO, CA 94102 County of SAN FRANCISCO
Registered Owner(s):
SKYTECH INNOVATIONS LLC, 2261 MARKET STREET STE 68801, SAN FRANCISCO, CA 94114

This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 03/27/2024.

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).)
S/ John M Albright, Vice President
This statement was filed with the County Clerk of San Francisco County on 04/15/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4037521#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409073
Fictitious Business Name(s)/Trade Name (DBA):
DELAXCO, 3450 3RD STREET UNIT 4B, SAN FRANCISCO, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
DELAXCO BUILDER LLC, 3450 3RD STREET UNIT 4B, SAN FRANCISCO, CA 94124

This business is conducted by: a limited liability company
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).)
S/ Juan A Garcia Torres
This statement was filed with the County Clerk of San Francisco County on 04/28/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4037521#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409078
Fictitious Business Name(s)/Trade Name (DBA):
SCS MEDIATION SERVICES, 1554 MASONIC AVE., SAN FRANCISCO, CA 94117 County of SAN FRANCISCO
Registered Owner(s):
SARAH CROSSMAN-SWENSON, 912 COLLETT STREET #209, SAN FRANCISCO, CA 94117

This business is conducted by: AN INDIVIDUAL
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).)
S/ Sarah Crossman Swenson
This statement was filed with the County Clerk of San Francisco County on 04/16/2026.

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).
4/30, 5/7, 5/14, 5/21/26

SF-4036041#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0408817
Fictitious Business Name(s)/Trade Name (DBA):
SKYNE BEAUTY, 201 SPEAR ST STE 1100, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
TRINITY GRESSCO CORPORATION, 201 SPEAR ST STE 1100, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO

This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 03/20/2026.

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).)
S/ SUNGBIN AN
This statement was filed with the County Clerk of San Francisco County on 04/17/2026.

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).
4/9, 4/16, 4/23, 4/30/26

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).
4/23, 4/30, 5/7, 5/14/26

SF-4034588#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409059
Fictitious Business Name(s)/Trade Name (DBA):
MERRIWETHER & WILLIAMS INSURANCE SERVICES, 44 RICHMOND STREET, SUITE 900, SAN FRANCISCO, CA 94104 County of SAN FRANCISCO
Registered Owner(s):
THE INTERNATIONAL INSURANCE SERVICES INC (CA), 3801 UNIVERSITY AVE, SUITE 400, RIVERSIDE, CALIFORNIA 92501

This business is conducted by: a corporation
The registrant commenced to transact business under the fictitious business name or names listed above on 3/25/2026.

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).)
S/ JOHN M ALBRIGHT, VICE PRESIDENT
This statement was filed with the County Clerk of San Francisco County on 04/15/2026.

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).
4/23, 4/30, 5/7, 5/14/26

SF-4034935#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0409024
Fictitious Business Name(s)/Trade Name (DBA):
Lane Auto, 2238 Lane Street, San Francisco, CA 94124 County of SAN FRANCISCO
Registered Owner(s):
Cruz Repair LLC, 2238 Lane Street, San Francisco, CA 94124

This business is conducted by: a limited liability company
The registrant commenced to transact business under the fictitious business name or names listed above on 04/10/2026.

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).)
S/ Jesus Ortiz, Manager
This statement was filed with the County Clerk of San Francisco County on 04/10/2026.

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).
4/16, 4/23, 4/30, 5/7/26

SF-4033087#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0408922
Fictitious Business Name(s)/Trade Name (DBA):
I. Magnin Flowers, 199 Stockton St., San Francisco, CA 94108 County of SAN FRANCISCO
Registered Owner(s):
Louise Nalbantian, 153 17th Avenue, San Francisco, CA 94121

This business is conducted by: an Individual
The registrant commenced to transact business under the fictitious business name or names listed above on 4/3/2026.

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).)
S/ Louise Nalbantian
This statement was filed with the County Clerk of San Francisco County on 04/03/2026.

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).
4/9, 4/16, 4/23, 4/30/26

SF-4033064#

FICTITIOUS BUSINESS NAME STATEMENT

File No. 2026-0408817
Fictitious Business Name(s)/Trade Name (DBA):
SKYNE BEAUTY, 201 SPEAR ST STE 1100, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO
Registered Owner(s):
TRINITY GRESSCO CORPORATION, 201 SPEAR ST STE 1100, SAN FRANCISCO, CA 94105 County of SAN FRANCISCO

This business is conducted by: A CORPORATION
The registrant commenced to transact business under the fictitious business name or names listed above on 03/20/2026.

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).)
S/ SUNGBIN AN
This statement was filed with the County Clerk of San Francisco County on 04/17/2026.

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).
4/9, 4/16, 4/23, 4/30/26

SF-4037782#

GOVERNMENT

NOTICE OF APPLICATION TO WITHDRAW

AS AN INSURER FROM CALIFORNIA
Notice is given that Applicant WELLCARE HEALTH INSURANCE COMPANY OF KENTUCKY, INC., Kentucky life and disability insurer admitted in California, applied to the California Insurance Commissioner to withdraw as an insurer. Applicant has no outstanding policies insuring California residents or covering California property.

Any person contending that Applicant has not satisfied the full of its liabilities to California residents may notify the Insurance Commissioner at CAB-SF-Intake@insurance.ca.gov within fifteen (15) days from the first publication. When Applicant has complied with all applicable laws, it will be allowed to withdraw.
Date: April 21, 2026
RICARDO LARA
Insurance Commissioner
4/23, 4/24, 4/27, 4/28, 4/29, 4/30, 5/1/26

SF-4036393#

PROBATE

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF

DAVID F JOHANSSON
CASE NO. PES-25-308957

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of David F Johansson

AN AMENDED PETITION FOR PROBATE has been filed by William Rames in the Superior Court of California, County of San Francisco. THE AMENDED PETITION FOR PROBATE requests that William Rames be appointed as personal representative to administer the estate of the decedent.

A HEARING on the petition will be held on May 20, 2025 at 9AM in Dept. 204 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 (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.

Petitioner In Pro Per: William Rames 184 Burlwood Dr. San Francisco, CA 94127 Telephone: (415) 595-1707 4/29, 4/30, 5/6/26

SF-4037790#

NOTICE OF PETITION TO ADMINISTER ESTATE OF:

RUBY LEE EVANS AKA CASE NO. PES-26-309408

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of RUBY LEE EVANS AKA RUBY EVANS. A PETITION FOR PROBATE has been filed by WILLETTE WILLIAMS in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that WILLETTE WILLIAMS 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 as follows: 05/26/26 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: CARLENA L. TAPELLA - SBN 160263 WEINTRAUB TOBIN CHEDIAK COLEMAN GRODIN 400 CAPITOL BLVD, 11TH FLOOR SACRAMENTO CA 95814 Telephone (916) 558-6000 4/29, 4/30, 5/6/26

SF-4037729#

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF ROGER ELIOT DODGE, ELIOT DODGE CASE NO. PES-26-309281
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of ROGER ELIOT DODGE, ELIOT DODGE
A AMENDED PETITION FOR PROBATE has been filed by JOHN W DODGE in the Superior Court of California, County of San Francisco. THE AMENDED PETITION FOR PROBATE requests that JOHN W DODGE 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 with full 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 5/20/2026 at 9:00 AM in Dept. 204 located at 400 McAllister St. San Francisco, CA 94102 Probate,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.

# LEGAL NOTICES

Continued from Page # 9

## NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF JOHN STANLEY PHILLIPS AKA J. STANLEY PHILLIPS CASE NO. PES-26-309330

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: John Stanley Phillips aka J. Stanley Phillips. A AMENDED PETITION FOR PROBATE has been filed by notice of Petition in the Superior Court of California, County of San Francisco. THE AMENDED PETITION FOR PROBATE requests that Donovan Phillips 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 with full 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 05/05/26 at 9 a.m in Dept. 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 (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. Petitioner In Pro Per: Donovan Phillips

1227 Hampshire St, Apt 21  
San Francisco CA 94110  
Telephone: (415) 866-6221  
4/23, 4/24, 4/30/26

SF-4036079#

## PUBLIC AUCTION/ SALES

NOTICE OF PUBLIC AUCTION Notice is hereby given that pursuant to Section 21700 of the Business and Professions Code, State of California, the undersigned will sell at Public Auction by competitive bidding on **May 14, 2026, at 11:30 a.m.** at Army Street Mini Storage 1100 26<sup>th</sup> Street, San Francisco CA 94107, State of California. The goods, chattels, or personal goods and property of the tenants/units are listed below. Tenant Unit # / Tenant Name: D009 Jose Pastrana E007 Luciano Delgadillo E071 Sean McCommons H040 Clifford Terrell

Purchased goods are sold as is and must be removed within one (1) day of purchase. Payment is to be made in cash only and made at the time of purchase along with a variable security deposit to be refunded at the time of emptying. This sale is subject to cancellation without notice in the event of settlement between owner and obligated party. **Auction to be conducted by Auctioneer Forrest O'Brien, Ca Bond No. 10638718 or Donna Wilson, Ca Bond No. 0562039 of Sale Maker Auctions 925.392.8508** Army Street Mini Storage 1100 26<sup>th</sup> Street San Francisco, CA 94107 (415) 282-0200 4/23, 4/30/26

SF-4033360#

ADVERTISEMENT OF SALE Property described below will be sold per the California Self-Service Storage Facility Act. Sale on THURSDAY the 7th day of May, 2026 at 09:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility, U-Haul Moving & Storage at Candlestick, 1575 Bayshore Blvd, San Francisco, CA, 94124: SHAHNAZ KOEGLER LESHAUN KELLEY 4/23, 4/30/26

SF-403136#

## TRUSTEE SALES

Trustee Sale No. 1225412 Notice of Trustee's Sale Loan No. 769620355 Title Order No. APN Lot 054; Block 3516 TR No. You Are In Default Under A Deed Of Trust Dated 08/06/2020. 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 11/20/2025 at 01:30PM. First American Title Insurance Company as the duly appointed Trustee under and pursuant to a Deed of Trust recorded on August 26, 2020 as Document Number 2020008734 of official records in the Office of the Recorder of San Francisco County, California, by: Stormm Development Group LLC, a California limited liability company, as Trustor, East West Bank, 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 Memorial Court Gates by Van Ness Avenue between 301 and 401 Van Ness Ave., San Francisco, CA, 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: Beginning At A Point On The Southeasterly Curved Line Of Howard Street, Distant Thereon 37 Feet And 6 Inches Northeasterly From The Northeasterly Line Of 12<sup>th</sup> Street; Thence Northeasterly Along The Said Southeasterly Curved Line Of Howard Street 50 Feet; Thence Southeasterly Parallel With The Northeasterly Line Of 12<sup>th</sup> Street To The Intersection With A Line Extended Northeasterly At A Right Angle To The Northeasterly Line Of 12<sup>th</sup> Street, And From A Point Thereon Which is Distant 87 Feet And 6 Inches Southeasterly From Its Intersection With The Southeasterly Curved Line Of Howard Street; Thence Southwesterly Along The Line So Extended To The Intersection With A Line Drawn From The Point Of Beginning Southeasterly Parallel With The Northeasterly Line Of 12<sup>th</sup> Street; And Thence Northwesterly Along A Line

So Drawn To The Point Of Beginning, Being A Portion of Mission Block No. 10, APN: LOT: 054 BLK: 3516 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: 1595-1595 Howard Street, San Francisco, CA 94103. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, 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 said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,009,327.47 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written 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 real property is located and more than three months have elapsed since such recordation. 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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. Notice To Tenant: You may have a

right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may 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 (858) 410-2154, or visit this internet website [See Link Below], using the file number assigned to this case [TS 1225412] 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. For information on sale dates please visit our website at: <https://foreclosure.firstam.com/#/foreclosure> Date: 4/24/26 First American Title Insurance Company 9255 Town Center Drive Suite 200 San Diego, CA 92121 (858) 410-2158 David Z. Bark, Foreclosure Trustee 4/30, 5/7, 5/14/26

SF-4038545#

TS. No.: 2601090021-5 Loan No.: 24-01 Order No. 95533045 APN: 2361120 Property Address: 2244 Taraval Street San Francisco, CA 94116 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/3/2024. 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 cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's 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. No cashier's checks

older than 60 days from the day of sale will be accepted. Trustor: Corinne Pusawong, Trustee under the Corinne Pusawong Revocable Living Trust Dated October 21, 1999 Duly Appointed Trustee: Mortgage Lender Services Recorded 4/8/2024 as Instrument No. 2024028122 in book xx, page xx of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 5/14/2026 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: \$226,596.91 (estimated) Street Address or other common designation of real property: 2244 Taraval Street San Francisco, CA 94116 Legal Description: PLEASE SEE ATTACHED EXHIBIT "A" EXHIBIT "A" LEGAL DESCRIPTION BEGINNING AT A POINT ON THE NORTHERLY LINE OF TARAVAL STREET, DISTANT THEREON 32 FEET AND 6 INCHES EASTERLY FROM THE EASTERLY LINE OF 33RD AVENUE, RUNNING THENCE EASTERLY ALONG SAID LINE OF TARAVAL STREET 25 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 100 FEET; THENCE AT A RIGHT ANGLE WESTERLY 25 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 100 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF OUTSIDE LAND BLOCK NO. 1134. The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (916) 939-

0772 or visit this Internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2601090021-5. 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: 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 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 internet website [www.nationwideposting.com](http://www.nationwideposting.com), using the file number assigned to this case 2601090021-5 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. When submitting funds for a bid subject to Section 2924m, please make the funds payable to "Total Lender Solutions, Inc. Holding Account". 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. Please be advised that the trustee may require entity or trust bidders at this trustee's sale to provide information, documentation and/or certification of the vesting instructions and the data required to be reported pursuant to FinCEN regulations effective for transfers of residential real property to covered transferees on or after March 1, 2025. The required information must be provided to the trustee before a trustee's deed upon sale will be issued for covered transfers. Additional information regarding these regulations and the required transferee information and certifications can be found at <https://www.federalregister.gov/documents/2024/08/29/2024-19198/anti-money-laundering-regulations-for-residential-real-estate-transfers> and [https://www.fincen.gov/irre-faqs#D\\_5](https://www.fincen.gov/irre-faqs#D_5) Date: 4/17/2026 Mortgage Lender Services 7844 Madison Avenue #145 Fair Oaks, CA 95628 Phone: 916-962-3453 Sale Line: (916) 939-0772 BY: Lauren Meyer, Vice President SF0488121 To: SAN FRANCISCO DAILY JOURNAL 04/23/2026, 04/30/2026, 05/07/2026 4/23, 4/30, 5/7/26

SF-4036148#

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