





# LEGAL NOTICES

Continued from Page # 9

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: ROBERT T. RODDICK, ATTORNEY AT LAW, 1330 CASTRO STREET, SAN FRANCISCO, CA 94114, Telephone: 415-641-8687  
11/4, 11/7, 11/14/22

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 NOVEMBER 29, 2022 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.

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Attorney for Petitioner: CHRISTOPHER COLE, 769 DE HARO STREET, SAN FRANCISCO, CA 94107, Telephone: 415-978-1114, 11/7, 11/14/22

requests that DAWSON MOORE be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 11/21/22 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.

Court appearances may be made either in person or virtually. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-609-254-5252 and key in meeting ID "160 225 4765", then participant ID "04", then password "514879". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.

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: ALEXANDRA COLEMAN - SBN 341059; KALE K. HEIMAN - SBN 262385; DEIDRE VON ROCK - SBN 188425; VON ROCK LAW, PC 215 WEST PORTAL AVENUE, SAN FRANCISCO, CA 94127  
10/28, 10/31, 11/4/22

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: ROSAMONDE MCNICHOL, ESQ. - SBN 163866  
TILLEM MCNICHOL & BROWN  
846 BROADWAY  
SONOMA CA 95476  
10/28, 10/31, 11/4/22

at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
10/28, 11/4/22

SF-363820#

## TRUSTEE SALES

T.S. No. 22-6090  
Notice of Trustee's Sale  
Case No. 22-3658 APN: 05-0680-010-01  
Property Address: 1737 Pierce Street, San Francisco, CA 94115 You Are In Default Under A Deed of Trust Dated 12/5/2000.  
Notice of Trustee's Sale  
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 a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.) At Outside the Memorial Court gates by Van Ness Avenue, San Francisco, CA 94102. NOTICE OF TRUSTEE'S SALE - continued all right, title and interest conveyed to and Notified by if under said Deed of Trust in the property situated in said County, California describing the land therein: LOT NO. 22 IN BLOCK NO. 1. AS SAID LOT AND BLK ARE DELINEATED AND DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "MAP OF FAIRS SUBDIVISION HOLLY PARK TRACT, SAN FRANCISCO," FILED NOVEMBER 18, 1933 IN LIBER "E" AND "F" OF MAPS AT PAGES 136 AND 137 IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. 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: 3535 MISSION STREET SAN FRANCISCO, CA 94110. The undersigned Trustee disclaims any liability for any inaccuracy 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 the trustee in the hereinbefore 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, 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. Trustee: Bettina M. Jones Duty Appointed Trustee: Prestige Default Services, LLC Recorded 12/8/2020 at 1:30 PM. Address: 2200-0873079-00 in book H780, page 0003 of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 12/13/2022 at 1:30 PM. Place of Sale: Outside Memorial Court gates by Van Ness Avenue, between 301 and 401 Van Ness Avenue, San Francisco Amount of unpaid balance and other charges: \$255,350.94 Street Address or other common designation of real property: 1737 Pierce Street San Francisco, CA 94115 APN: 05-0680-010-01 The undersigned Trustee disclaims any liability for any inaccuracy 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: 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 trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the same lender may hold more than one mortgage or deed of trust on the property. All checks payable to Prestige Default Services, LLC. 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 2924(g) of the California Civil Code. The last date that information may be made available to you and to the public, as a courtesy to those not present at the sale, is as follows: 10/28, 10/31, 11/4/22

SF-363908#

**NOTICE TO CREDITORS (PROB C SECTION 19040(b), 19052) OF THE ESTATE OF REAL PROPERTY OF THE COUNTY OF SAN FRANCISCO**  
In re: The Virginia Bolstad Revocable Trust Created January 28, 2010, by Virginia B. Bolstad. Decedent is deceased. Notice is hereby given to the creditors and contingent creditors of the above-named decedent that all persons having claims against the decedent are required to file them with the Superior Court at San Francisco, California, 400 McAllister Street, San Francisco, California 94102, and mail or deliver a copy to Robert T. Roddick, as Trustee of the Small Estate of Virginia B. Bolstad, deceased, at 1330 Castro Street, San Francisco, CA 94114 within the later of 4 months after October 28, 2022, or if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Probate Code Section 19103. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.  
Robert T. Roddick, Trustee 10/25/2022  
Attorney for Petitioner: ROSAMONDE MCNICHOL, ESQ. 10/28, 11/4, 11/11/22

SF-3638909#

**SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE CITY AND COUNTY OF SAN FRANCISCO NOTICE OF REAL PROPERTY AT PRIVATE SALE**  
Case No. PES-22-305504  
Estate of EDWARD ALLAN RONNS, Decedent.  
Notice is hereby given to you or after the 10<sup>th</sup> day of November, 2022, at ten o'clock a.m., subject to confirmation of this court on a petition subsequently to be filed, the San Francisco Public Administrator, as Administrator of the Estate of EDWARD ALLAN RONNS, Deceased, will sell the below-described property at a private sale to the highest and best bidder upon the terms and conditions hereinafter specified, with any and all bids or offers subject to rejection by the undersigned. The property offered is all of the right, title and interest of the decedent at the time of his death and all of the right, title and interest in the property that the estate has acquired, by operation of law or otherwise, other than by gift or devise, at the time of his death, in and to the improved real property located at **1645 Florida Street, San Francisco, CA 94110; APN: Block 5514, Lot 021.**

**TERMS AND CONDITIONS OF SALE:** Cash, in lawful money of the United States of America, ten percent (10%) of the purchase price to be paid at the time of auction, and the balance to be paid by the Court. Instruments of title at the expense of the purchaser. To be sold in an "as is" condition. All bids or offers must be in writing, sealed, accompanied by cash or certified check for ten percent (10%) of the amount bid payable to the "Estate of Edward Allan Ronns," and may be delivered to Andrew De Vries at any time after the date of publication of this notice and before the making of this sale. An Exclusive Authorization and Right to Sell the above described real property, located at 1645 Florida Street, San Francisco, CA 94110, is hereby granted to Andrew De Vries, 677 Portola Drive, San Francisco, CA 94117; telephone (415) 585-5200; email: Andrew@ProbateAgent.com. Any inquiries regarding said property should be made to Andrew De Vries at the following phone number: Dated: October 18, 2022  
Lucas Swanson, Supervising Deputy San Francisco Public Administrator  
TERMS AND CONDITIONS OF SALE: Cash, in lawful money of the United States of America, ten percent (10%) of the purchase price to be paid at the time of auction, and the balance to be paid by the Court. Instruments of title at the expense of the purchaser. To be sold in an "as is" condition. All bids or offers must be in writing, sealed, accompanied by cash or certified check for ten percent (10%) of the amount bid payable to the "Estate of Edward Allan Ronns," and may be delivered to Andrew De Vries at any time after the date of publication of this notice and before the making of this sale. An Exclusive Authorization and Right to Sell the above described real property, located at 1645 Florida Street, San Francisco, CA 94110, is hereby granted to Andrew De Vries, 677 Portola Drive, San Francisco, CA 94117; telephone (415) 585-5200; email: Andrew@ProbateAgent.com. Any inquiries regarding said property should be made to Andrew De Vries at the following phone number: Dated: October 18, 2022  
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Lucas Swanson, Supervising Deputy San Francisco Public Administrator

SF-363909#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: EVE BENSON**  
CASE NO. PES-22-305768  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EVE BENSON.  
A PETITION FOR PROBATE has been filed by AMY HARRINGTON in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that AMY HARRINGTON 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: 11/22/22 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: ALEXANDRA COLEMAN - SBN 341059; KALE K. HEIMAN - SBN 262385; DEIDRE VON ROCK - SBN 188425; VON ROCK LAW, PC 215 WEST PORTAL AVENUE, SAN FRANCISCO, CA 94127  
10/28, 10/31, 11/4/22

SF-363778#

## PUBLIC AUCTION/ SALES

Extra Space Storage will hold a public auction of the personal property listed below belonging to those individuals listed below at the location indicated:  
Facility 1: 2501 Cesar Chavez San Francisco, CA 9424 (415) 642-1034, 11/15/2022, 10:00AM  
Omar Herrera Personal Items, tools, electronics, furniture, Design Decorous mirrors, household items Rosa Sanchez Personal Items Claudia Leon Furniture, household & personal items Jose Garcia Tools, machines, painting equipment  
Facility 2: 1700 Egbert Ave. San Francisco, CA 94124, (415) 650-6098, 11/15/2022, 10:30 AM  
Juan Martinez Bed, Furniture, Household goods Steven Ho Wood and furniture said real estate personal household goods Kelvin Dunn Furniture, household items  
Facility 3: 190 Otis St. San Francisco CA 94103, (415) 214-5706, 11/15/2022, 12:00 PM  
Mario Esteve Martinez Misc. Ryan Dapello Clothes and household items Michele Harp Small Items Maya Ramirez Bed, Love-seat, Desk, Dresser, Boxes Diego McClinton Jostes Furniture, Tools Michelle Sarrait Boxes, Furniture  
Facility 4: 1400 Folsom St. San Francisco CA 94103, (415) 535-5081, 11/15/2022, 2:00 PM  
Carl Burks Inflatable mattress 6 boxes clothes Israel Dubon tv, household appliances, boxed, clothes, bikes Dadeb Shrivankoo mattress, dining table, shelf, workdesk Ricardo Reyes Clothes, bicycles Bernard Washington boxes crates bags 1368 Demetrice Jones clothes and boxes of books/literature Thomas Lamb Bed, 10 boxes 2 piece sectional Shirley Ann Morgan Personal Items and Luggage Israel Palacios Banners, flyers Betty Taylor Boxes, paperwork, furniture Pedro Garcia Mattress, boxes, food warmers June Grays Box of shoes, 3 pieces 6 feet Douglas Mitchell Homegoods  
The auction will be listed and advertised on www.storageandtreasures.com. Purchases must be made with cash only and paid

**NOTICE OF FIRST AMENDED PETITION TO ADMINISTER ESTATE OF: EDWARD J. GIETZEN**  
CASE NO. PES-22-305327  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of EDWARD J. GIETZEN.  
A FIRST AMENDED PETITION FOR PROBATE has been filed by JOHN HOBSON in the Superior Court of California, County of San Francisco.

SF-3641039#

THE FIRST AMENDED PETITION FOR PROBATE requests that JOHN HOBSON be appointed as personal representative to administer the estate of the decedent.

THE FIRST AMENDED 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 FIRST 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 as follows: 12/19/22 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: HOWARD OLSEN - SBN 255888  
LAW OFFICE OF MICHAEL HEATH  
3251 STEINER STREET  
SAN FRANCISCO CA 94123  
11/4, 11/7, 11/11/22

SF-3640704#

**NOTICE OF INTENTION TO SELL REAL PROPERTY**  
Case No. PCN-22-305307  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO  
CONSERVATORSHIP OF MARGUERITE ALEXOPILOS  
NOTICE is hereby given that Debra J. Dolch, the conservator of the person and estate of the Conservator of Marguerite Alexopoulos, will sell at private sale to the highest and best bidder on or after November 7, 2022 at the office of the Conservator of the Superior Court, all the right, title and interest of the Conservatorship of Marguerite Alexopoulos in and to all that certain real property known as 1163 Chicago Way, San Francisco, California, 94112, A.P.N.: 6422-030A, more specifically, that property situated in the City and County of San Francisco, State of California, legally described as follows:  
All that portion of Lot 30, Block 6422, according to map entitled "Map of Resubdivision of Lots 29, and 30, Block 6422, Crocker Amazon Highlands," Filed December 14, 1953, in Book "A" of Maps, Page 55, in the office of the Recorder of the City and County of San Francisco, California, described as follows:  
COMMENCING at the point of intersection of the southerly curved line of Chicago Way with the Northeastery line of said Lot 30; running thence South 38° 04' 07" East 103.870 feet to the Northeastery line of 103.870 feet to the Southerly line of Said Lot 30; thence North 75° 33' West along said Southerly line 103.7 feet; more or less to the Westerly line of that certain 10 foot Drainage Easement running North and South through said Lot 30 as said easement is shown on the above said Map; thence Northerly along the Westerly line of that easement 44 feet, more or less, to the Southerly curved line of said Chicago Way; thence Easterly along said Southerly curved line of Chicago Way 30 feet, more or less to the point of Commencement.  
APN: Lot 030A, Block 6422

SF-3640945#

An exclusive listing has been given to Tim Hawko of Park North Real Estate. The property is being sold subject to encumbrances, if any, (1) Sold "As-is" without warranty. (2) All cash in lawful money of the United States on confirmation of the sale. (3) Buyer to pay for the purchase price by Cashier's Check to the Conservatorship of Marguerite Alexopoulos. (4) Bids or offers to be in writing and will be received at the address of sale before date of sale. (5) Court confirmation required and subject to overbid at court. (6) Buyer waives all contingencies established by the Agreement. (7) Close of Escrow shall be no more than ten working days of the court order confirming the sale. (8) Commissions are payable by Seller only if the sale closes. Seller is not liable for a commission to any broker or associate licensee who is directly or indirectly a purchaser of the Property. At court confirmation of the sale, the court will determine the Broker's compensation. Only the Buyer's Broker representing the prevailing Buyer is entitled to a commission. (9) Examination of title, recording of conveyance, transfer taxes, and title insurance policy, escrow fees and all other expenses of closing shall be borne at the expense of the purchaser(s).  
Dated: October 26, 2022  
Marla Eisenberg  
KATO, FEDER & SUZUKI, LLP  
Attorneys for Conservator  
10/28, 10/31, 11/4/22

SF-3640945#

**AMENDED NOTICE OF PETITION TO ADMINISTER ESTATE OF: NORMA GALLANT AKA NORMA MARY GALLANT AKA NORMA M. GALLANT**  
CASE NO. PES-22-305774  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of NORMA GALLANT AKA NORMA MARY GALLANT AKA NORMA M. GALLANT  
A Petition for Probate has been filed by LENORE ELLEN GERARD in the Superior Court of California, County of San Francisco.  
The Petition for Probate requests that LENORE ELLEN GERARD be appointed as personal representative to administer the estate of the decedent.

SF-3640945#

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 11/22/22 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.

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Attorney for Petitioner: KATO, FEDER & SUZUKI, LLP  
Attorneys for Conservator  
10/28, 10/31, 11/4/22

SF-363942#

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT SIDNEY MOORE**  
CASE NO. PES-22-305755  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both, of ROBERT SIDNEY MOORE.  
A PETITION FOR PROBATE has been filed by DAWSON MOORE in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE

SF-363942#

requests that DAWSON MOORE be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority. A HEARING on the petition will be held in this court as follows: 11/22/22 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.

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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.

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Attorney for Petitioner: KATO, FEDER & SUZUKI, LLP  
Attorneys for Conservator  
10/28, 10/31, 11/4/22

SF-363942#

CLASS ACTION / PROPOSITION 65 / BANKRUPTCY  
"The settlement says we have to publish the next week in thirty newspapers."  
"Is this a law office or an advertising agency?"  
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NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST APN: 1521-008 LOAN NO. 2022-0024 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. NOTICE is hereby given that ROBIL, INC., A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by CARROL WASH SUNNYVALE DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY DEVELOPMENT. Records in 05/07/2019 as Instrument No. 2019-K740778-00 in Book N/A Page N/A of official records in the office of the County Recorder of San Francisco County, California, and pursuant to the Notice of Default and Election to Sell thereunder

SF-3638395#

NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST APN: 1521-008 LOAN NO. 2022-0024 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. NOTICE is hereby given that ROBIL, INC., A CALIFORNIA CORPORATION, as trustee, or successor trustee, or substituted trustee pursuant to the Deed of Trust executed by CARROL WASH SUNNYVALE DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY DEVELOPMENT. Records in 05/07/2019 as Instrument No. 2019-K740778-00 in Book N/A Page N/A of official records in the office of the County Recorder of San Francisco County, California, and pursuant to the Notice of Default and Election to Sell thereunder

SF-3638395#

recorded 5/27/2022 in Book N/A Page N/A, as Instrument No. 2022-04582 of said Official Records. WILL SELL ON 11/10/2022 AT 01:30PM Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco. ROBERT BASS, LC TRUSTEE FOR THE HIGHEST BIDDER FOR CASH (payable at the time of sale in lawful money of the United States), all right, title and interest conveyed to and now held by/and under said Deed of Trust in the property situated in said County and State hereinafter described: As more fully described on said Deed of Trust APN: 1521-008 Legal Description See Exhibit A attached to the land referred to in this report is situated in the City of San Francisco, State of California, and is described as follows: Beginning at a point on the Westerly line of 23RD Avenue, distant thereon 300 feet Southerly line of Geary Boulevard, running thence Southerly along the West line of 23RD Avenue 25 feet, thence at a right angle Westerly 25 feet, thence at a right angle Northerly 25 feet; and thence at a right angle Easterly 120 feet to the Westerly line of 23RD Avenue and the point of beginning. Being a portion of Outside Land Block No. 261. Assessor's Parcel Number(s): 1521-008 Beneficiaries See Exhibit "B" Exhibit "B" ROBERT BASS, Carol A Gallagher As Trustees of The Carol Annette Gallagher Living Trust Dated Jan. 14, 1996, As To An Undivided 27.777778% Jay H. Edwards, A Married Man, As His Sole And Separate Property, As To An Undivided 11.111111% Interest, The Patricia Lin Trust, As To An Undivided 11.111111% Interest, SRG Investments, LLC, A California Limited Liability Company, As To An Undivided 8.333333% Interest, Deborah K. Daly, A Single Woman And Evan Daly, A Single Man, As Joint Tenants, As To An Undivided 6.666667% Interest, Jerry Lee Sartain, And Jeanne Dee Sartain, Husband And Wife, As Joint Tenants, As To An Undivided 5.555556% Interest, Johanna M. Catti, An Unmarried Woman, As To An Undivided 5.555556% Interest, Frevert Investments, LLC, A California Limited Liability Company, As To An Undivided 5.555556% Interest, Maria Silvia Marquez Ramirez, A Married Woman, As To An Undivided 5.555556% Interest, Christi A. Henson, Trustee Of The Henson Spencer Revocable Family Trust Agreement Dated January 10, 2013, As To An Undivided 3.888889% Interest, The Henson and Successors In Trust, As Trustees Of The Kristen Lazzara Revocable Trust, Dated February 23, 2018, As To An Undivided 2.777778% Interest, UO18 Quadrado Family Trust Dated, 10-23-2018, As To An Undivided 2.388889% Interest, Geraldine Thomson, Trustee, Keller Revocable Living Trust Dated August 1, 1992, As To An Undivided 0.740741% Interest. The street address and other common designation, if any, of the real property described above is purported to be: 451-424 23RD AVENUE, SAN FRANCISCO, CA 94121 The undersigned Trustee disclaims any liability for any inaccuracy of the property