



# LEGAL NOTICES

Continued from Page # 9

be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

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

A HEARING on the petition will be held on May 1, 2023 at 9:00 AM in Dept. No. 204 located at 400 MC ALLISTER ST, SAN FRANCISCO CA 94102.

1. Remote Access to Department 204  
A) Appearance by Video and/or Audio via Zoom:  
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 1-669-254-5252 and key in meeting ID 160 225 4765.

B) Appearance by Audio via CourtCall:  
Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. CourtCall appearances may require the payment of a fee, even for parties with fee waivers.

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:  
**SAMUEL D SHAPIRO ESQ**  
SBN 187718  
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11400 OLYMPIC BLVD  
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LOS ANGELES CA 90064  
CN995260 HODGSON  
4/5, 4/6, 4/12/23

**NOTICE OF PETITION TO ADMINISTER ESTATE OF: ROBERT HOLT**  
**CASE NO. PES-23-306139**  
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of ROBERT HOLT.

A PETITION FOR PROBATE has been filed by BARBARA KAY NORTHERN in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that BARBARA KAY NORTHERN 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: 05/01/23 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  
SOMITA BASU - SBN 284442,  
ZAKIYA J. NORTON - SBN 291339,  
NORTON BASU LLP  
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SUITE 1  
LOS GATOS CA 95032  
3/29, 3/30, 4/5/23

SF-3685233#

**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**IN AND FOR THE CITY AND COUNTY OF SAN FRANCISCO**  
**NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE**  
**Estate of DONALD VINCENT BLANCH, Decedent**

Case No. PES-23-305937  
Notice is hereby given that on or after the 6<sup>th</sup> day of April, 2023, 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 DONALD VINCENT BLANCH, 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 or in addition to that of the decedent at the time of his death, in and to the improved real property located at 55 Red Rock Way, Unit #105-D, San Francisco, CA 94131; APN: Block 7517; Lot 425.

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 sale, the balance on confirmation of sale 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 Donald Vincent Blanch," and may be delivered to Andrew De Vries at any time after the first publication of this notice and before the making of this sale.

An Exclusive Authorization and Right to Sell the above described real property, has been 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 said real estate office.

Dated: March 21, 2023  
Lucas Swanson, Supervising Deputy San Francisco Public Administrator  
BRIANNA K. MANNION, Esq. (SBN 286760)  
SAN FRANCISCO PUBLIC ADMINISTRATOR'S OFFICE  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103  
Telephone: (415) 355-3555  
Facsimile: (415) 355-6737  
Email: brianna.mannion@sfgov.org  
Attorney for the Administrator  
San Francisco Public Administrator  
3/23, 3/30, 4/5/23

SF-3683356#

## TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No. D077-509 APN# 11-1536-024-01 Title Order No.: 2216987CAD Property Address: 470 9TH AVENUE, SAN FRANCISCO, CA 94118 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/16/2020, 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 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 will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Lawrence P Placido and Kenneth P Placido, each as to an undivided one-half tenancy in common interest. Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 6/22/2020 as Instrument No. 2020-K942958-00 in book N/A, page N/A of Official Records in the office of the Recorder of San

Francisco County, California. Date of Sale: 4/27/2023 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: \$167,926.17 Street Address or other common designation of real property: 470 9TH AVENUE SAN FRANCISCO, CA 94118 A.P.N.: 11-1536-024-01 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: 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 the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 683-2468 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case D 077-509. 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 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 (800) 683-2468, or visit this internet website www.servicelinkasap.com, using the file number assigned to this case D 077-509 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. Date: 3/28/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd, #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-4779103 04/05/2023, 04/12/2023, 04/19/2023

SF-3685787#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 0000009626912 Title Order No. : DEF2250505CA FHA/VA/PMI No. : ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 04/06/2007, 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. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 04/12/2007 as Instrument No. 2007-1368040-00, Book No. REEL J368 and Page No. IMAGE 0206, and Deed of Trust re-recorded on October 02, 2007 Doc No. 2007-1468564-00, reel J488 image 0172 of official records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA, EXECUTED BY: BRUGNARA PROPERTIES VI, A CALIFORNIA CORPORATION, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 05/04/2023 TIME OF SALE: 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. STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 224 SEA CLIFF AVE, SAN FRANCISCO, CALIFORNIA 94121-1028 APN#: 10-1307-001S-01 AKA 1307-001S 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 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$6,525,565.73. 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. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a

trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned to this case 0000009626912. 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 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 0000009626912 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

SF-3685615#



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