

property or otherwise vested in the State of California, and that I have attached to said Return, a Notice that the money and personal property (if applicable), listed therein has escheated to, or vested in, the State of California. The above mentioned Return lists the money and personal property (if applicable), subject to being escheated to the State, or vested in the State of California as abandoned property, or otherwise vested in the State of California and a Notice that the money and property (if applicable), so listed has escheated to the State of California, or has vested in the State of California as abandoned property or has otherwise vested in the State of California which is attached thereto, is on display and open to public inspection during business hours at the following offices of the State of California:

SACRAMENTO
Office of the State Controller
300 Capitol Mall, Suite 300
Sacramento, CA 95834

RANCHO CORDOVA
Office of the State Controller
10600 White Rock Road, Suite 141
Rancho Cordova, CA 95670

LOS ANGELES
Office of the State Controller
901 Corporate Center Drive, Suite 200
Montebello Park, CA 91754

SAN FRANCISCO
California State Library - Sutro Library
1630 Holloway Avenue Room 610
San Francisco, CA 94132-4030
Date: 4/11, 4/12, 4/18/23

Margit Miller, Chief
Unclaimed Property Division
4/11, 4/18/23

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: 05/16/23 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 of personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

YOU MAY EXAMINE the file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Attorney for Petitioner
VIVIAN ZHANG - SBN 317128
1500 WILSON AVENUE, SUITE 200
SAN FRANCISCO, CA 94102
PC. 353 KEARNY ST
SAN FRANCISCO, CA 94108
4/11, 4/12, 4/18/23

COUNTY OF SAN FRANCISCO
IN RE: ADMINISTRATIVE ORDER OF THE PROBATE AND MENTAL HEALTH DIVISION COVID-19 PANDEMIC SEVENTH AMENDED GENERAL ORDER ADDITIONAL NOTICE REQUIREMENTS DURING COVID-19

THE COURT STRONGLY ENCOURAGES REMOTE APPEARANCES BY VIDEO OR TELEPHONE.

Counsel and parties 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 875 8017 7925 and password 722809. For an audio-only telephone appearance through Zoom, call 1-669-900-6833 and key in meeting ID "875 8017 7925", then participant ID "0#", then password "722809#". (Toll rates may apply.)

At the present time, that counsel and parties appear by video and that they input their first and last name into the "Your Name" dialogue box. Counsel and parties 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, scheduled date and time in Department 204. The requirement for advance permission to appear by CourtCall is suspended until further notice. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers. If counsel or any party appears in person, he or she should anticipate delays at the entrance to the courthouse and inside the courthouse. Masks must be worn at all times while in the courthouse and social distancing protocols and health directives will be strictly enforced, including inside the courtroom. Anyone making an in-person appearance must first familiarize themselves with the court's current pandemic-related requirements and protocols by reviewing the court website at <https://sfsuperiorcourt.org>. The petitioning party must inform all counsel, self-represented parties and all parties entitled to notice of the procedures for remote appearances via Zoom and CourtCall, as set out above.

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 of 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
KELLY A. KILKENNY, ESQ. - SBN 1513
HUIA JIANG, ESQ. - SBN 307455
VAN DE POEL, LEVY, THOMAS LLP
1600 S MAIN PLAZA, STE 325
WALNUT CREEK CA 94596
4/10, 4/11, 4/17/23

Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the Court.

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 of 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
ZEV S. BROOKS - SBN 162830
LAW OFFICE OF ZEV BROOKS
18627 BROOCHURST ST., PMB 435
FOUNTAIN VALLEY CA 92708
BSC 2323161
4/10, 4/11, 4/17/23

The following units will be sold on April 27th at 10:00 a.m. @ Uhaul Center of Bayshore 1575 Bayshore Blvd. San Francisco, CA 94124:
00113 JAMES PENA
05988 DUCLAS CRUZ
01001 KATHY ALARCON
01023 GARY SCIFORD
01060 ANDREA GONZALEZ
01079 NICHOLAS THOMAS
01137 JACOB SEYMORE
03042 KENNETH MARCH
03049 DANIEL BROWN
03119 EDWARD JOHNSON
03156 MOSHAUN SMITH
03206 IONNIE GILBERT
03283 TATIANA CROMBIE
04037 GWENDOLYN BANKS
04065 LARRY WILLIAMS
04083 MICHAEL METCALF
04171 SHARICE WASHINGTON
04288 SALVADOR GAMEZ
42678 MARCUS LEWIS
04279 LYAL POLINTAN
4283A FRANCIS ESCOTO
04440 BENITO AMBROSIO
04507 MARY JO PECSON
05011 GEORGE JACKSON
50588 NICOLETTE RAMIREZ
51898 LILLIAN WILLIAMS
05211 JOHN LINDT
06590 TERRANCE TIPTON
07003 JOHN DOY
07085 CHRISTOPHER RINEHART
08027 PETER OLMER
08158 YOLANDA BROWN
4/11, 4/18/23

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 (855) 978-3916 or visit this Internet Web site <https://tracker.auction.com/sb1079>, using the file number assigned to this case S.477-1194. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924a of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 978-3916, or visit this internet website <https://tracker.auction.com/sb1079>, using the file number assigned to this case S.477-1194 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: (855) 978-3916 Rita Terzyan, Trustee Sale Officer A-4779183 04/04/2023, 04/11/2023, 04/18/2023

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: Pavel I. Pogodin, an Unmarried Man Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 12/24/2014 as Instrument No. 2014-199345-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 4/20/2023 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: \$503,182.21 Street Address or other common designation of real property: 1 Daniel Burnham Court #914, San Francisco, CA 94109 A.P.N.: 05-0690 -197-01 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 (800) 683-2468 or visit this Internet Web site www.servicelinkasap.com, using the file number assigned to this case F.150-159. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For sales conducted after January 1, 2021: NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924a 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 F.150-159 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: 3/16/2023 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (800) 683-2468 Rita Terzyan, Trustee Sale Officer A-4778098 03/28/2023, 04/04/2023, 04/11/2023

PROBATE

NOTICE OF PETITION TO ADMINISTER ESTATE OF JOEL HEDGPETH III CASE NO. PES-23-306171

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOEL HEDGPETH III

A Petition for Probate has been filed by JOEL HEDGPETH IV in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that JOEL HEDGPETH IV be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court on MAY 8, 2023 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 of 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: LAUREN CAPPPELLONI, CAPPPELLONI LAW PC, 201 SPEAR STREET, SUITE 1160, SAN FRANCISCO, CA 94105, Telephone: 415-795-2910 4/11, 4/12, 4/18/23

NOTICE OF AMENDED PETITION TO ADMINISTER ESTATE OF JOSEPH D. OWEN, JR. AKA JOSEPH OWEN AKA JOSEPH DANIEL OWEN JR. CASE NO. PES-23-306082

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: JOSEPH D. OWEN, JR. AKA JOSEPH OWEN AKA JOSEPH DANIEL OWEN JR.

AN AMENDED Petition for Probate has been filed by GAYLE HASLEY in the Superior Court of California, County of San Francisco.

The AMENDED Petition for Probate requests that GAYLE HASLEY be appointed as personal representative to administer the estate of the decedent.

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

A hearing on the petition will be held in this court on 5/9/2023 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 of 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: LAUREN CAPPPELLONI, CAPPPELLONI LAW PC, 201 SPEAR STREET, SUITE 1160, SAN FRANCISCO, CA 94105, Telephone: 415-795-2910 4/11, 4/12, 4/18/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF R. GENE GEISLER AKA ROY GENE GEISLER AKA ROY GENE GEISLER CASE NO. PES-23-306090

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: R. GENE GEISLER AKA GENE GEISLER AKA ROY GENE GEISLER

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

THE PETITION FOR PROBATE requests that JOSEPH CAPKO 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: 05/09/23 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 of 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
KELLY A. KILKENNY, ESQ. - SBN 1513
HUIA JIANG, ESQ. - SBN 307455
VAN DE POEL, LEVY, THOMAS LLP
1600 S MAIN PLAZA, STE 325
WALNUT CREEK CA 94596
4/10, 4/11, 4/17/23

NOTICE OF TRUSTEE'S SALE TS No.: S.477-1194 APN: 3748-207 Title Order No.: 220727ZCAD Property Address: 355 1ST ST #5 505, SAN FRANCISCO, California 94105 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/7/2011, UNLESS YOU TAKE ACTION TO RESCUE 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 prided 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: SUZANNE M BEHNKE, AN UNMARRIED WOMAN Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 6/10/2011 as Instrument No. 2011-196666-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 5/3/2023 at 9:00 AM 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: \$327,524.53 Street Address or other common designation of real property: 355 1ST ST #5 505 SAN FRANCISCO, California 94105 A.P.N.: 3748-207 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

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No.: F.150-159 APN: 05-0690 -197-01 Title Order No.: 220727ZCAD Property Address: 1 Daniel Burnham Court #914, San Francisco, CA 94109 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/19/2014, 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 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: SUZANNE M BEHNKE, AN UNMARRIED WOMAN Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 6/10/2011 as Instrument No. 2011-196666-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 5/3/2023 at 9:00 AM 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: \$327,524.53 Street Address or other common designation of real property: 355 1ST ST #5 505 SAN FRANCISCO, California 94105 A.P.N.: 3748-207 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

NOTICE OF PETITION TO ADMINISTER ESTATE OF YVONNE S. HALEY CASE NO. PES-23-306161

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: YVONNE S. HALEY

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

THE PETITION FOR PROBATE requests that ROY RIGUERO 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: 05/08/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

Remote Appearance for Probate Proceedings in Department 204.

Probate Proceedings Not Noticed as Equivocal Hearing or Trial. A party or counsel may appear in-person or remotely by video or telephone at a proceeding set in Department 204 at the following address: an evidentiary hearing or trial unless the Court orders an in-person appearance for the particular proceeding. It is not necessary for a party or counsel to file a NOTICE OF REMOTE APPEARANCE (RA010) before making a remote appearance. Probate Proceedings Noticed as Evidentiary Hearing or Trial. Evidentiary Hearings and Trials held in Department 204 will be conducted through the use of remote technology unless the Court orders an in-person appearance or proceeding. It is not necessary for a party, counsel or witness to file a NOTICE OF REMOTE APPEARANCE (RA-010) before making a remote appearance at a proceeding noticed as an evidentiary hearing or trial. Appearance or Public Access 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#; then participant ID 0#, 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. 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.

NOTICE OF PETITION TO ADMINISTER ESTATE OF FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN CASE NO. PES-23-305903

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN

A PETITION FOR PROBATE has been filed by JENNIFER ALICE GRAFELMAN in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that JENNIFER ALICE GRAFELMAN 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: 04/26/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE

NOTICE OF PETITION TO ADMINISTER ESTATE OF FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN CASE NO. PES-23-305903

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN

A PETITION FOR PROBATE has been filed by JENNIFER ALICE GRAFELMAN in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that JENNIFER ALICE GRAFELMAN 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: 04/26/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE

NOTICE OF PETITION TO ADMINISTER ESTATE OF YVONNE S. HALEY CASE NO. PES-23-306161

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both of: YVONNE S. HALEY

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

THE PETITION FOR PROBATE requests that ROY RIGUERO 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: 05/09/23 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 of 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
KELLY A. KILKENNY, ESQ. - SBN 1513
HUIA JIANG, ESQ. - SBN 307455
VAN DE POEL, LEVY, THOMAS LLP
1600 S MAIN PLAZA, STE 325
WALNUT CREEK CA 94596
4/10, 4/11, 4/17/23

NOTICE OF TRUSTEE'S SALE TS No.: F.150-159 APN: 05-0690 -197-01 Title Order No.: 220727ZCAD Property Address: 1 Daniel Burnham Court #914, San Francisco, CA 94109 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/19/2014, 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 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: SUZANNE M BEHNKE, AN UNMARRIED WOMAN Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 6/10/2011 as Instrument No. 2011-196666-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 5/3/2023 at 9:00 AM 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: \$327,524.53 Street Address or other common designation of real property: 355 1ST ST #5