



LEGAL NOTICES

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clerk. Attorney for Petitioner: BRIANNA K. MANNION, Esq., 1650 Mission Street, Fourth Floor, San Francisco, CA 94103, Telephone: (415) 355-3512 5/2, 5/3, 5/9/23

CHARLOTTE HAIGHT A Petition for Probate has been filed by EBONY BRYANT HAIGHT in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that EBONY BRYANT HAIGHT 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.)

A hearing on the petition will be held in this court on 5/24/2023 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 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.

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: DAWNA TISH LOEB, GCA LAW PARTNERS LLP 2570 W. EL CAMINO REAL, SUITE 400, MOUNTAIN VIEW, CA 94040, Telephone: 650-428-3900 5/3, 5/4, 5/10/23

NOTICE OF SECOND AMENDED PETITION TO ADMINISTER ESTATE OF: FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN CASE NO. PES-22-305903 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the last will or estate, or both of FRED CARL GRAFELMAN AKA FRED C. GRAFELMAN.

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

THE SECOND AMENDED PETITION FOR PROBATE requests that JENNIFER ALICE GRAFELMAN be appointed as personal representative to administer the estate of the decedent.

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

THE SECOND 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: 05/24/23 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102

SUPERIOR COURT OF THE STATE OF CALIFORNIA FOR THE COUNTY OF SAN FRANCISCO IN RE: ADMINISTRATIVE ORDER OF THE PROBATE AND MENTAL HEALTH DIVISION RE 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 876 8017 7926 and password 722809. For an audio-only telephone appearance through Zoom, call 1-669-900-6833 and key in meeting ID "876 8017 7926", then participant ID "0#", then password "722809#". (Toll rates may apply.) The court prefers 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 1-888-882-8878 and obtaining an appearance access code for the hearing's 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 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: CHRISTOPHER D. JEW, BOWLES & VERNAL LLP, 2121 N. CALIFORNIA BLVD., SUITE 875, WALNUT CREEK, CA 94596, Telephone: 925-935-3300 5/2, 5/3, 5/9/23

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. PES-21-304737 In the Superior Court of the State of California, for the County of SAN FRANCISCO.

In the Matter of the Estate of RUTH LUCAS PARDINI, DECEASED. Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court on the 5TH day of JUNE, 2023 AT 9:00 A.M., at the office of SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO, 400 MCALLISTER ST. SAN FRANCISCO, CA 94102, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain REAL property situated in the City of SAN FRANCISCO, County of SAN FRANCISCO, State of California, particularly described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE UNINCORPORATED AREA COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA: LOT 507, ACCORDING TO "GIFT MAP NO. 2, FILED NOVEMBER 7, 1961, IN BOOK 2, "A" AND "B" OF MAPS, PAGE 13, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APN: 5716-023

More commonly known as: 553 GATES STREET, SAN FRANCISCO, CA 94110 Terms of sale are cash in lawful money at the United States or confirmed by sale or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid, and balance to be paid in writing and will be received at the aforesaid office at any time

Attorney for Petitioner: KELLY A. KILKENNY, ESQ. - SBN 136419 HUA JIANG, ESQ. - SBN 307455 VAN DEL POEL, LEVY, THOMAS LLP 1600 S MAIN PLAZA, STE 325 WALNUT CREEK CA 94596 5/3, 5/4, 5/10/23

NOTICE OF PETITION TO ADMINISTER ESTATE OF ALIIVAA PALEGA CASE NO. PES-23-306222 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: ALIIVAA PALEGA

A Petition for Probate has been filed by LUPE AMATAGA in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that LUPE AMATAGA 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 5/23/2023 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 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: CHRISTOPHER D. JEW, BOWLES & VERNAL LLP, 2121 N. CALIFORNIA BLVD., SUITE 875, WALNUT CREEK, CA 94596, Telephone: 925-935-3300 5/2, 5/3, 5/9/23

NOTICE OF SALE OF REAL PROPERTY AT PRIVATE SALE CASE NO. PES-21-304737 In the Superior Court of the State of California, for the County of SAN FRANCISCO.

In the Matter of the Estate of RUTH LUCAS PARDINI, DECEASED. Notice is hereby given that the undersigned will sell at Private Sale, to the highest and best bidder, subject to confirmation of said Superior Court on the 5TH day of JUNE, 2023 AT 9:00 A.M., at the office of SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO, 400 MCALLISTER ST. SAN FRANCISCO, CA 94102, all the right, title and interest of said deceased at time of death and all right, title and interest the estate has acquired in addition to that of said deceased, in and to all the certain REAL property situated in the City of SAN FRANCISCO, County of SAN FRANCISCO, State of California, particularly described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE UNINCORPORATED AREA COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA: LOT 507, ACCORDING TO "GIFT MAP NO. 2, FILED NOVEMBER 7, 1961, IN BOOK 2, "A" AND "B" OF MAPS, PAGE 13, IN THE OFFICE OF THE RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA APN: 5716-023

More commonly known as: 553 GATES STREET, SAN FRANCISCO, CA 94110 Terms of sale are cash in lawful money at the United States or confirmed by sale or part cash and balance upon such terms and conditions as are acceptable to the personal representative. Ten percent of amount bid to be deposited with bid, and balance to be paid in writing and will be received at the aforesaid office at any time

Attorney for Petitioner: KELLY A. KILKENNY, ESQ. - SBN 136419 HUA JIANG, ESQ. - SBN 307455 VAN DEL POEL, LEVY, THOMAS LLP 1600 S MAIN PLAZA, STE 325 WALNUT CREEK CA 94596 5/3, 5/4, 5/10/23

after the first publication hereof and before date of sale. Dated 4/26/2023 DOLORES LUCAS Personal Representative of the Estate. Attorney(s) at Law: M E R C Y L L H A L L A N N A J W J A N G H A L L L A W F I R M 3 5 4 P I N E S T 7 T H F L O O R , S A N F R A N C I S C O , C A 9 4 1 0 1 415-496-9273 5/2, 5/3, 5/9/23

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY Notice is hereby given that under and pursuant to Section 1988 of the California Civil Code the property listed below believed to be abandoned by San Francisco Art Institute, whose last address was 800 Chestnut St., San Francisco, CA 94133 will be sold at public auction at storageauctions.com on 05/15/2023 at 10 am

DESCRIPTION OF PROPERTY: office furniture, office supplies, maintenance supplies, cleaning supplies, paint. Dated 05/01/2023 5/3, 5/10/23

PUBLIC AUCTION/ SALES

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DESCRIPTION OF PROPERTY: office furniture, office supplies, maintenance supplies, cleaning supplies, paint. Dated 05/01/2023 5/3, 5/10/23

TRUSTEE SALES

Loan No.: 15749 - King TS No. 2022-10502 APN: 5339-015 Address: 6233 Quesada Avenue, San Francisco, CA 94124 NOTICE OF TRUSTEE'S SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER DEED OF TRUST, DATED 9/29/2021, 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 on 5/9/2023, at 1:30 PM of said day, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, Worldwide Lenders, Inc., a Delaware Corporation, as Trustee, and pursuant to the power of sale conferred in that certain Deed of Trust executed by Andrew M. King, a single man recorded on 10/7/2021 in Book n/a of Official Records of SAN FRANCISCO County, at page n/a, Recorder's Instrument No. 2021154764, by reason of a breach or default in payment or performance of the obligations secured thereby, including that breach or default, Notice of which was recorded 8/9/2022 as Recorder's Instrument No. 2022076313, in Book n/a, at page n/a, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH, lawful money of the United States, evidenced by a Cashier's Check drawn on a state or national bank, or the equivalent thereof drawn on any other financial institution specified in section 5102 of the California Financial Code, authorized to do business in the State of California, ALL PAYABLE AT THE TIME OF SALE, all right title and interest held by it as Trustee, in that real property situated in said County and State, described as follows: Portion of Lot 2, Block 34E, South of the City of San Francisco, Homebased Association, according to Map thereof recorded June 6, 1965, Book "C" and "D" of Maps, Pages 76 and 77. The street address of the property is 1623 Quesada Avenue, San Francisco, CA 94124. The undersigned disclaims all liability for any incorrectness in said street address or other common designation of the real property hereinabove described is purported to be: 1623 Quesada Avenue, San Francisco, CA 94124. The undersigned disclaims all liability for any incorrectness in said street address or other common designation. Said sale will be made without warranty, express or implied regarding title, possession, or other encumbrances, to satisfy the unpaid obligations secured by said Deed of Trust, with interest and other sums as provided therein; plus advances, if any, thereunder and interest thereon, and plus any charges, and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of said obligations at the time of initial publication of this Notice is \$890,203.47. In the event that the deed of trust described in this Notice of Trustee's Sale is secured by real property containing from one to four single-unit residential units, the following notices are provided pursuant to the provisions of Civil Code section 2924f: NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY

OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgage beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 2022-10502. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. 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 916-939-0772, or visit this internet website http://www.qualityloan.com, using the file number assigned to this foreclosure by the Trustee: CA-22-950806-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not be immediately reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. 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