

LEGAL NOTICES

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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 12/11/2023 at 9:00 a.m. in Dept. 204 located at 400 McAllister Street San Francisco CA 94102 CIVIC CENTER COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code.

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

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

Attorney for Petitioner: Donald J. Dowling, Esq. SBN# 88249 Ross, Hackett, Dowling, Valencia & Waiti 600 El Camino Real, 2nd Flr. San Bruno, CA 94066 Telephone: (650) 588-0367 11/17, 11/20, 11/24/23 **SF-3758499#**

NOTICE OF PETITION TO ADMINISTER ESTATE OF MITSUKO OKUDA KNIGHT CASE NO. PES-23-30675#

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **MITSUKO OKUDA KNIGHT** A Petition for Probate has been filed by **JUDY KNIGHT KAHN** in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that **JUDY KNIGHT KAHN** 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.

A HEARING on the petition will be held in this court as follows: 12/05/23 at 9:00AM in Dept. Probate 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.

Petitioner/Attorney for Petitioner: **PETER SHELTON, PETER SHELTON LAW, 2041 BANCROFT WAY, SUITE 206, BERKELEY, CA 94704**, Telephone: 510-394-5483 11/13, 11/14, 11/20/23 **SF-3756615#**

NOTICE OF PETITION TO ADMINISTER ESTATE OF ROBERT C. BENETTI CASE NO. PES-23-30677#

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **ROBERT C. BENETTI AKA ROBERT CHARLES BENETTI AKA ROBERT BENETTI AKA BOB BENETTI** A Petition for Probate has been filed by **JEFFREY NEAL WOOLEY** in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that **JEFFREY NEAL WOOLEY** 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.

A HEARING on the petition will be held in this court on **DECEMBER 6, 2023** at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

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: **GILBERT Y. JAY - SBN 071336; NICHOLAS K. JAY - SBN 264760, LAW OFFICES OF GILBERT Y. JAY, 210 POST STREET, STE. 208, SAN FRANCISCO, CA 94108, Telephone: 415-788-7300 11/13, 11/14, 11/20/23 **SF-3756606#****

NOTICE OF PETITION TO ADMINISTER ESTATE OF SHEPPARD T. POWELL II CASE NO. PES-23-30676#

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: **SHEPPARD T. POWELL II**

A PETITION FOR PROBATE has been filed by **PAMELA P. MCMULLIN** in the Superior Court of California, County of San Francisco. THE PETITION FOR PROBATE requests that **PAMELA P. MCMULLIN** 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: 12/05/23 at 9:00AM in Dept. Probate 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: **ANDREW K. SCHULTZ - SBN 215917 WITHERSPOON & SIRACUSA, LLP VAN NESS AVENUE, SUITE 601 SAN FRANCISCO CA 94102 Telephone (415) 552-1814 11/13, 11/14, 11/20/23 **SF-3756606#****

TRUSTEE SALES

APN: 3609-088 TS No: CA08000871-23-1 TO No: 230347475-CA-VOI Commonly known as: 353-355 LEXINGTON STREET SAN FRANCISCO, CA 94110 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED December 17, 2019 UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On January 16, 2024 at 01:30 PM, Outside the Memorial Court Gates by VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on December 23, 2019 as Instrument No. 2019-0880675-00, of official records in the Office of the Recorder of San Francisco County, California, executed by ISABELLE RODRIGUEZ, AN UNMARRIED WOMAN, as Trustor(s), in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for FINANCE OF AMERICA REVERSE LLC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: A PORTION OF MMISSION BLOCK 66, THE EASTERLY LINE OF LEXINGTON STREET DISTANT THEREON 217 FEET NORTHERLY FROM THE NORTHERLY LINE OF 21ST STREET, RUNNING WESTERLY 335 FEET TO THE EASTERLY LINE OF LEXINGTON STREET 22 FEET THENCE AT A RIGHT ANGLE EASTERLY 22 FEET, AND THENCE AT A RIGHT ANGLE WESTERLY 75 FEET TO THE EASTERLY LINE OF LEXINGTON STREET AND THE POINT OF COMMENCEMENT BEING A PORTION OF MISSION BLOCK NO. 66. 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: 353-355 LEXINGTON 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 without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon,

as provided in said Note(s), advances if any under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the Note(s) and advances thereon, estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$1,088,817.14. The amount of the prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition, there is a "representative of a cashier's check drawn on a state or national bank, a check drawn by a state or federal credit union or a check drawn by a state or federal savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until the cash is received by the Trustee. The property offered for sale excludes all funds held on account by the property receiver, if any. If the Trustee receives a bid that is a convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee and the successful bidder shall have no further recourse. The requirements of default in Section 2924m of the California Civil Code were fulfilled when the Notice of Default was recorded. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding in bidding at a trustee 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 Trustee's 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 (855) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case: CA08000871-23-1. Information about trustee sale postponements is to be made available 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) 986-9342 or visit this Internet Web site www.superiordefault.com, using the file number assigned to this case: CA08000871-23-1. Information about trustee sale postponements is to be made available to those not present at the sale. 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