

LEGAL NOTICES

Continued from Page # 13

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
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RIORDAN SYKES MCFADDEN, P.C.
381 WEST PORTAL AVENUE
SAN FRANCISCO CA 94127
Telephone (415) 661-9050
3/11, 3/12, 3/18/24

SF-3791277#

NOTICE OF PETITION TO ADMINISTER ESTATE OF KATHLEEN BURNS

Case No. PES-24-307084
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **KATHLEEN BURNS**

A PETITION FOR PROBATE has been filed by Nancy Burns in the Superior Court of California, County of SAN FRANCISCO.
THE PETITION FOR PROBATE requests that Nancy Burns 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 on April 2, 2024 at 9:00 a.m. in Probate Dept. # 204 located at 400 MCALLISTER ST, 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 5b(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:
TASHA K JAHN ESQ.
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STE 106
AUBURN CA 95603
CN104909
3/8, 3/11, 3/15/24

SF-3790187#

NOTICE OF PETITION TO ADMINISTER ESTATE OF SHERALYN RITA WEBER

Case No. PES-24-307077
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of **SHERALYN RITA WEBER**

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

The Petition for Probate requests that ILENE HIRSCH 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 3/27/2024 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 5b(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: MARTA EISENBERG, 235 MONTGOMERY STREET, SUITE 1220, SAN FRANCISCO, CA 94104, Telephone: 415-974-5715
3/4, 3/5, 3/11/24

SF-3789101#

PUBLIC AUCTION/ SALES

Extra Space Storage, on behalf of itself or its affiliates, Lien Storage or Storage Express, will hold a public auction to satisfy Extra Space's lien, by selling personal property belonging to those individuals listed below at the location and on the date indicated.
Facility 1: 2501 Cesar Chavez St San Francisco, CA 94124 (415) 642-1034,

03/28/2024, 10:00 AM
Jose Campos Tools and personal items
Willow Sarah Grace Gallitt 2 canvas Art, king bed, 8 totes, pavers
Amber Jackson Furnitures and household items
Laura Milan Mechanic tools and items from the shop
Thomas Arballo Tools and supplies
Benjamin Reid Furnitures and household items, clothes
Facility 1: 1701 Egbert Ave. San Francisco, CA 94124, (415) 650-6098, 03/28/2024, 10:30 AM
Kevin rosado Furniture, household, clothes & personal items
Pedro Matias Boxes, books, clothes, household & kitchenware
BLST EVENTS and Creativevei Design Events items party, equipment supply
Antonio Rivera Tools, boxes, personal items
Facility 3: 190 Otto St. San Francisco CA 94103, (415) 214-5706, 03/28/2024, 12:00 PM
Anna Clark Clothes
Maurice Joseph paperwork, personal items
Francisco Santa Ana Aguirre artwork, art supplies
Coulney Wartilko furniture household items
David Grijalva boxes
Facility 4: 1400 Folsom St. San Francisco CA 94103, (415) 535-5081, 03/28/2024, 2:00 PM
Bryon Heinrich Personal items
Lencol Metayer Books, bags and clothes
Kalis Payne Electronics, Clothes
Jeffrey Scott Mackey Household items, furniture,
Nicole Jones-Baumal Household full of items living room items, kitchen, bedroom and TV, computer other items
Cierra Cuellar Cloths in box's and bags kitchenware and furniture
Taylor Davis Dresser, bikes, furniture, tools, Motor bike Helmets and boxes
Grande Taylor Household items
Felicia Dugas Clothes and household goods
The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility to complete the transaction. Extra Space Storage may refuse any bid and may rescind any bid or withdraw the winning bidder takes possession of the personal property.
3/11, 3/18/24

SF-3790653#

Lien Sale Auction Advertisement
Notice is hereby given that Pursuant to the California Self-Service Storage Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/or other items.
Auction to be held at **49mOn 3/18/2024at** **www.selfstorageauction.com**.
The property is stored at:
StoragePro 429 Beale St San Francisco, CA 94102
NAME OF TENANT
Jinghua zhu
Khai Huy
Cody Williams
uplight
Regina Thornton
Sarah Noel Miller
3/4, 3/11/24

SF-3786071#

TRUSTEE SALES

APN: 6247-027 TS No.: 23-06770CA TSG Order No.: 230482322-CA-VOI Commonly Known As: 169 Raymond Ave, San Francisco, CA 94134 NOTICE OF TRUSTEE SALE UNDER A DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED MARCH 29, 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. Affinia Default Services, LLC, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded April 12, 2007 as Document No. 2007-0369066-00 of Official Records in the office of the Recorder of San Francisco County, California, executed by: Fredy Martinez, a single man, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by 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 Financial Code and authorized to do business in this state). All right, title, and interest conveyed to and now held by it under said deed of trust in the property situated in said county and state, and as more fully described in the above referenced deed of trust. As more fully described in the attached legal description. See Exhibit A. Sale Date: April 2, 2024 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 File No. 23-06770CA The street address and other common designation, if any, of the real property described above is purported to be: 169 Raymond Ave, San Francisco, CA 94134. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made in an "AS IS" condition, 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, 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, to-wit: \$714,870.56 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. It is possible that at the time of sale the opening bid may be less than the total indebtedness due. 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) 758-0052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-06770CA. 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 a "junior lien," 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) 976-3916, or visit this internet website www.auction.com/sb1079, using the file number assigned to this case 23-06358 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 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) 758-0052 for information regarding the trustee's sale or visit this internet website, www.xome.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 23-06770CA. 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. 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