

LEGAL NOTICES

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A hearing on the petition will be held in this court on JULY 5, 2022 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.

Petitioner/Attorney for Petitioner: MARK A. WALTHER, ESQ., WALTHER LAW & FIDUCIARY SERVICES, APC, 540 PACIFIC AVENUE, SAN FRANCISCO, CA 94133, Telephone: 415-981-9490 6/13, 6/14, 6/20/22

SF-3595117#

NOTICE OF PETITION TO ADMINISTER ESTATE OF JEAN YUKE CHAN

CASE NO. PES-22-305354
To all heirs, beneficiaries, creditors, contingent creditors, and persons

who may otherwise be interested in the will or estate, or both, of: JEAN YUKE CHAN

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

The Petition for Probate requests that HOWELL CHAN 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 JULY 26, 2022 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.

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Attorney for Petitioner: MICHAEL E. PITTS, ESQ., 600 ALLERTON STREET, SUITE 200, REDWOOD CITY, CA 94063, Telephone: 650-620-9435 6/10, 6/13, 6/20/22

SF-3594646#

NOTICE OF PETITION TO ADMINISTER ESTATE OF DAVID I-H. SHAW

CASE NO. PES-22-305385

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DAVID I-H. SHAW

A Petition for Probate has been filed by ROBIN S-H. SHAW in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that ROBIN S-H. SHAW 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 JUNE 27, 2022 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.

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a creditor. You may want to consult with an attorney knowledgeable in California law.

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Attorney for Petitioner: MICHAEL E. PITTS, ESQ., 600 ALLERTON STREET, SUITE 200, REDWOOD CITY, CA 94063, Telephone: 650-620-9435 6/10, 6/13, 6/20/22

SF-3594646#

NOTICE OF PETITION TO ADMINISTER ESTATE OF WENDY WAN GIN WONG

CASE NO. PES-22-305394

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: WENDY WAN GIN WONG

A Petition for Probate has been filed by SUSAN S. F. WONG in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that SUSAN S. F. WONG 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.

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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: MICHAEL E. PITTS, ESQ., 600 ALLERTON STREET, SUITE 200, REDWOOD CITY, CA 94063, Telephone: 650-620-9435 6/10, 6/13, 6/20/22

SF-3594646#

NOTICE OF PETITION TO ADMINISTER ESTATE OF WENDY WAN GIN WONG

CASE NO. PES-22-305394

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Other California statutes and legal authority may affect your rights as

BYRON SUN, 75 BROADWAY, STE. 202, SAN FRANCISCO, CA 94111, Telephone: 415-767-0630 6/10, 6/13, 6/20/22

SF-3594575#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE. YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT. IF 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. Date of Sale: 06/27/2022 at 9:00 AM, Place of Sale: AT THE VAN NESS AVENUE ENTRANCE TO THE CITY HALL AT 400 VAN NESS AVE, SAN FRANCISCO, CA 94102. **NOTICE is hereby given that** First American Title Insurance Company, a Nebraska Corporation, 1 First American Way, Santa Ana, CA in care of: 400 S. Rampart Blvd, #290 Las Vegas, NV 89145 - Phone: (800) 251-8736, duly appointed Trustee under Notice of Delinquent Assessment ("NDA"), and pursuant to Notice of Default and Election to Sell ("NOD"), will sell at public auction for cash, lawful money of the United States of America, (a cashier's check payable to said Trustee drawn on a state or national bank, a state or federal savings and loan association, or savings bank as specified in section 5102 of the Financial Code and authorized to do business in this state) **all right, title and interest now held under said NDA, to wit:** Multiple Timeshare Estates as shown as Legal Description Variables on **Schedule "1"** (as described in the Declaration recorded on **05/15/2008 as Doc. No. 2008-4581423-00 as amended**) located at **750 Sutter Street, San Francisco, CA 94109** with APN shown herein. The Trustee disclaims any liability for any incorrectness of the street address shown herein. All recording references contained herein and on **Schedule "1"** attached hereto are in the County of **San Francisco**, California. Said sale will be made, without covenant or warranty, expressed or implied, as to title, possession, or encumbrances, to pay the remaining principal sum due under said NDA, plus accrued interest thereon to the date of sale, estimated fees, charges, as shown in sum due on **Schedule "1"** together with estimated expenses of the Trustee in the amount of **\$600.00**. The claimant, **San Francisco**

Property Owners Association, Inc., a California nonprofit mutual benefit corporation, under NDA delivered to Trustee a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. **First American Title Insurance Company, a Nebraska Corporation**, APN: **03-0282-022-01**, Batch ID: **Foreclosure HOA 16135-SF56-HOA**, **Schedule "1": Lien Recording Date and Reference: 02/22/2022; Inst: 2022017931; NOD Recording Date and Reference: 03/02/2022; 2022021664**; Contract No. Legal Description Variables, Owner(s), Sum Due: 1651007700, POINTS: 2038000 FREQUENCY: Annual UNDIVIDED INTEREST: 2,038,000/2,010,068,000 UNIT TYPE: STANDARD, LAWRENCE W. KEEFE and ROSEMARY H. KEEFE, Trustees of the KEEFE FAMILY REVOCABLE LIFETIME A-B TRUST, DATED APRIL 11, 1995, AMENDED AND RESTATED AS OF MARCH 1, 2007, \$6,742.30; 1651400624, POINTS: 6050000 FREQUENCY: Annual UNDIVIDED INTEREST: 605,000/2,010,068,000 UNIT TYPE: STANDARD, JAY GILBERT HOULE and HILDA HOULE, \$2,051.94; 1651800772, POINTS: 8050000 FREQUENCY: Annual UNDIVIDED INTEREST: 805,000/2,010,068,000 UNIT TYPE: STANDARD, CLAUDIA L. RICHARDSON, and successors in trust, as Trustee of the Claudia L. Richardson Revocable Trust dated February 28, 2007, \$2,233.80; 2191301712, POINTS: 3254000 FREQUENCY: Annual UNDIVIDED INTEREST: 3,254,000/2,010,068,000 UNIT TYPE: STANDARD, JOHN HOLMES and BARBARA HOLMES, \$12,122.37; 410904031, POINTS: 5000000 FREQUENCY: Annual UNDIVIDED INTEREST: 500,000/2,010,068,000 UNIT TYPE: STANDARD, ROBERT W. SAGEHORN and ELIZABETH T. SAGEHORN, \$1,695.76; 430813287, POINTS: 6540000 FREQUENCY: Annual UNDIVIDED INTEREST: 654,000/2,010,068,000 UNIT TYPE: STANDARD, RICHARD K. YANCEY and JUDITH A. YANCEY, Trustees of the RICHARD K. AND JUDITH A. YANCEY LIVING TRUST UTA JANUARY 17, 2005, \$2,415.98; 580822310, POINTS: 1680000 FREQUENCY: Odd UNDIVIDED INTEREST: 84,000/2,010,068,000 UNIT TYPE: STANDARD, RICHARD C. MOREY, SR. and KATHLEEN J. MOREY, \$589.90; 580822336, POINTS: 640000 FREQUENCY: Odd UNDIVIDED INTEREST: 64,000/2,010,068,000 UNIT TYPE: STANDARD, GARY EDWARD JENNINGS and CORRINA ALICE JENNINGS, \$545.64, 6/6, 6/13, 6/20/22

SF-3591808#

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