



ESTATE INFORMATION	
FILE NUMBER:	PTR-18-302121
DECEASED NAME:	Dan Robert Sukiennik Living Trust
ATTORNEY NAME:	Patrick J. Larsen
ATTORNEY #:	(415) 362-0900
ATTORNEY EMAIL:	patrick@watsonmachado.com

CONTACT INFORMATION	
PR NAME:	Daniele R. Lasher
PR ADDRESS:	62 Buena Vista Terrace
San Francisco	CA 94117
PR RELATIONSHIP:	Domestic Partner
PR PHONE #:	Not Found
TYPE:	Trustee

COURT LETTERS AND PR COURT DATE	
PR Court Date:	11/14/18
DEPT & TIME:	204 9:00 AM
FULL OR LIMITED AUTHORITY:	N/A

ESTATE INFORMATION	
ESTATE ADDRESS:	1545 Posen Ave
Berkeley	CA 94706
Estimated Value:	1100000
LIEN:	BOND: N/A
PERSONAL PROP:	

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **1545 Posen Ave Berkeley CA 94706**

Owner Information

Owner Name : **Sukiennik Dan R**

Mailing Address : **1545 Posen Ave, Berkeley CA 94706-2524**

Vesting Codes : **Unmarried Man / / Separate Property**

Location Information

Legal Description : **Lot 120**

County : **Alameda, Ca**

Subdivision : **Peralta Park**

Census Tract / Block : **4213.00 / 4**

School District : **Berkeley**

Legal Lot : **120**

Munic/Township : **Berkeley Incorp**

APN : **061-2620-022**

Owner Transfer Information

Recording/Sale Date : **03/28/2017 / 03/27/2017**

Deed Type : **Interspousal Deed Transfer**

Document # : **70949**

Last Market Sale Information

Recording/Sale Date : **08/26/1996**

Document # : **211195**

Sale Price : **\$253,000**

Deed Type : **Grant Deed**

Sale Type : **Full**

Seller Name : **Braun Terry A;mary F**

Prior Sale Information

Prior Rec/Sale Date : **12/18/1990 / 12/00/1990**

Prior Doc Number : **329221**

Prior Sale Price : **\$250,000**

Property Characteristics

Gross Area : **1,142**

Bath(F/H) : **1**

Construction : **Wood**

Living Area : **1,142**

Year Built / Eff : **1923 / 1923**

Style : **L-shape**

Total Rooms : **5**

of Stories : **1**

Quality : **Average**

Bedrooms : **2**

Parking Type : **Garage**



ESTATE INFORMATION
FILE NUMBER: PES-18-302122
DECEASED NAME: Susan Heather Bolstad
ATTORNEY NAME: Robert T. Roddick
ATTORNEY #: (415) 641-8687
ATTORNEY EMAIL: Fax: (415) 641-4737

CONTACT INFORMATION
PR NAME: Virginia Bolstad
PR ADDRESS: 411 Clipper St
San Francisco CA 94114
PR RELATIONSHIP: Mother
PR PHONE #: (415) 824-9239
TYPE: Administrator

COURT LETTERS AND PR COURT DATE
PR Court Date: 8/28/18
DEPT & TIME: 204 9:00 AM
FULL OR LIMITED AUTHORITY: Full

ESTATE INFORMATION
ESTATE ADDRESS: 411 Clipper St
San Francisco CA 94114
Estimated Value: 2300000
LIEN: BOND: No Bond
PERSONAL PROP:

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **411 Clipper St San Francisco CA 94114**

Owner Information

Owner Name : **Bolstad Virginia**
Mailing Address : **411 Clipper St, San Francisco CA 94114-3622**
Vesting Codes : **/ / Revocable Trust**

Location Information

County : San Francisco, Ca	APN : 6555-046
Census Tract / Block : 213.00 / 1	Subdivision : Horners Add Bl 181
Legal Lot : 46	School District : San Francisco
Legal Block : 6555	Neighbor Code : 05C

Owner Transfer Information

Recording/Sale Date : 01/29/2010 / 01/28/2010	Deed Type : Grant Deed
Document # : K069-206	

Property Characteristics

Gross Area : 1,470	Bath(F/H) : 1	# of Stories : 1
Living Area : 1,470	Year Built / Eff : 1900	Construction : Wood
Total Rooms : 6		

Property Information

Land Use : Sfr	Zoning : RH2	Lot Acres : 0.07
County Use : 1 Dwelling Unit	Res/Comm Units : 1	Lot Size : 3,036



ESTATE INFORMATION	
FILE NUMBER:	PES-18-302123
DECEASED NAME:	Albert Nalbandian
ATTORNEY NAME:	Jon R. Vaught
ATTORNEY #:	(510) 430-1518
ATTORNEY EMAIL:	jon@vaughtbouttris.com

CONTACT INFORMATION		
PR NAME:	Ayda Nalbandian	
PR ADDRESS:	153 17th Ave	
San Francisco	CA	94121
PR RELATIONSHIP:	Spouse	
PR PHONE #:	Not Found	
TYPE:	Spousal Petition	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	11/14/18	
DEPT & TIME:	204	9:00 AM
FULL OR LIMITED AUTHORITY:	N/A	

ESTATE INFORMATION		
ESTATE ADDRESS:	151 17th Ave	
San Francisco	CA	94121
Estimated Value:	2000000	
LIEN:	BOND: N/A	
PERSONAL PROP:		

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **151-153 17th Ave San Francisco CA 94121**

Owner Information

Owner Name : **Nalbandian Albert / Harvey Nalbandian Rev Tr 2004**

Mailing Address : **153 17th Ave, San Francisco CA 94121-1317**

Vesting Codes : **/ / Revocable Trust**

Location Information

County : **San Francisco, Ca**

APN : **1377-012**

Census Tract / Block : **426.02 / 2**

Subdivision : **Outside Land BI 87**

Legal Lot : **12**

School District : **San Francisco**

Legal Block : **1377**

Neighbor Code : **01D**

Owner Transfer Information

Recording/Sale Date : **12/13/2004 / 11/16/2004**

Deed Type : **Trustee's Deed(transfer)**

Document # : **1782-656**

Last Market Sale Information

Recording/Sale Date : **12/13/1968**

Sale Type : **Unknown**

Sale Price : **\$40,000**

Deed Type : **Deed (reg)**

Property Characteristics

Gross Area : **2,388**

Bath(F/H) : **2**

Basement Area : **300**

Living Area : **2,388**

Year Built / Eff : **1912**

Basement Type : **Basement**

Total Rooms : **11**

of Stories : **2**

Construction : **Wood**

Property Information

Land Use : **Duplex**

Zoning : **RH2**

Lot Acres : **0.08**

County Use : **Flats Or Duplex**

Res/Comm Units : **2**

Lot Size : **3,463**



ESTATE INFORMATION
FILE NUMBER: PES-18-302128
DECEASED NAME: James Pingfoon Lau
ATTORNEY NAME: Pro Per
ATTORNEY #: (415) 672-7675
ATTORNEY EMAIL: N/A

CONTACT INFORMATION
PR NAME: Becky P. Lau
PR ADDRESS: 48 Allison St
San Francisco CA 94112
PR RELATIONSHIP: Spouse
PR PHONE #: (415) 672-7675
TYPE: Spousal Petition

COURT LETTERS AND PR COURT DATE
PR Court Date: 11/19/18
DEPT & TIME: 204 9:00 AM
FULL OR LIMITED AUTHORITY: N/A

ESTATE INFORMATION
ESTATE ADDRESS: 48 Allison St
San Francisco CA 94112
Estimated Value: 1000000
LIEN: BOND: N/A
PERSONAL PROP:

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **48 Allison St San Francisco CA 94112**

Owner Information

Owner Name : **Lau James P**

Mailing Address : **46 Allison St, San Francisco CA 94112-3702**

Vesting Codes : **Married Man / / Separate Property**

Location Information

Legal Description : **Blk 5 Part Of Lot 78**

County : **San Francisco, Ca**

APN : **6461-005**

Census Tract / Block : **263.01 / 2**

Subdivision : **Bernal Homestead Association**

Legal Lot : **5**

School District : **San Francisco**

Legal Block : **6461**

Neighbor Code : **10B**

Owner Transfer Information

Recording/Sale Date : **08/13/2002 / 06/17/2002**

Deed Type : **Grant Deed**

Document # : **I200-71**

Last Market Sale Information

Recording/Sale Date : **05/20/1981**

Document # : **D0204-887**

Sale Price : **\$92,000**

Deed Type : **Deed (reg)**

Sale Type : **Full**

Seller Name : **Moy James**



ESTATE INFORMATION	
FILE NUMBER:	PES-18-302132
DECEASED NAME:	Dillon T. Wong
ATTORNEY NAME:	Pro Per
ATTORNEY #:	(213) 446-2427
ATTORNEY EMAIL:	N/A

CONTACT INFORMATION	
PR NAME:	Gary Wong
PR ADDRESS:	413 N. Ardmore Ave
Los Angeles	CA 90004
PR RELATIONSHIP:	Cousin
PR PHONE #:	(213) 446-2427
TYPE:	Administrator

COURT LETTERS AND PR COURT DATE	
PR Court Date:	9/4/18
DEPT & TIME:	204 9:00 AM
FULL OR LIMITED AUTHORITY:	Full

ESTATE INFORMATION	
ESTATE ADDRESS:	2130 27th Ave
San Francisco	CA 94116
Estimated Value:	1500000
LIEN: 675000	BOND: No Bond
PERSONAL PROP:	

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **2130 27th Ave San Francisco CA 94116**

Owner Information

Owner Name : **Wong Dillon**

Mailing Address : **2130 27th Ave, San Francisco CA 94116-1729**

Location Information

Legal Description : **Blk 1052**

County : **San Francisco, Ca**

APN : **2191-014J**

Census Tract / Block : **328.01 / 3**

Subdivision : **Outside Land BI 1052**

Legal Lot : **14J**

School District : **San Francisco**

Legal Block : **2191**

Neighbor Code : **02D**

Owner Transfer Information

Recording/Sale Date : **04/07/2015 / 04/03/2015**

Document # : **K043014**

Sale Price : **\$432,500**

Deed Type : **Grant Deed**

Last Market Sale Information

Recording/Sale Date : **01/28/1999 / 01/21/1999**

Document # : **H0310-213**

Sale Price : **\$385,000**

Deed Type : **Grant Deed**

Sale Type : **Full**

1st Mtg Term : **30**

Seller Name : **Phan Anh Van & Aile**

Prior Sale Information

Prior Rec/Sale Date : **01/22/1993**

Prior Doc Number : **F0800-468**

Property Characteristics

Gross Area : **1,370**

Bath(F/H) : **1**

Basement Area : **160**

Living Area : **1,370**

Year Built / Eff : **1948**

Basement Type : **Basement**

Total Rooms : **7**

of Stories : **1**

Construction : **Wood**

Property Information

Land Use : **Sfr**

Res/Comm Units : **1**

Lot Size : **3,000**

County Use : **1 Dwelling Unit**

Lot Acres : **0.07**

Lot Width/Depth : **25 X 120**

Zoning : **RH1**



ESTATE INFORMATION

FILE NUMBER: PES-18-302098

DECEASED NAME: Glen Douglas Quan

ATTORNEY NAME: Reece Halpern

ATTORNEY #: (510) 527-4337

ATTORNEY EMAIL: rh@halpernlawoffice.com

CONTACT INFORMATION

PR NAME: Gregory Lewis

PR ADDRESS: 1320 Solano Ave, Ste 203

Albany CA 94706

PR RELATIONSHIP: Friend

PR PHONE #: (510) 418-0428

TYPE: Administrator

COURT LETTERS AND PR COURT DATE

PR Court Date: 8/28/18

DEPT & TIME: 204 9:00 AM

FULL OR LIMITED AUTHORITY: Full

ESTATE INFORMATION

ESTATE ADDRESS: 561 Darien Way

San Francisco CA 94127

Estimated Value: 2000000

LIEN: 600000 BOND: No Bond

PERSONAL PROP: 71000

NOTES

Personal Prop

PTS NOTES

Date 1st call:_____

Date 2nd call:_____

Date 3rd call:_____

Mail Date:_____

CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **561 Darien Way San Francisco CA 94127**

Owner Information

Owner Name : **Quan Glen Douglas**

Mailing Address : **561 Darien Way, San Francisco CA 94127-2522**

Vesting Codes : **Unmarried Man / /**

Location Information

Legal Description : **Map L Pg 29 Blk 3260 Lot 7**

County : **San Francisco, Ca**

APN : **3260-007**

Census Tract / Block : **309.00 / 2**

Subdivision : **Balboa Terrace Add**

Legal Lot : **7**

School District : **San Francisco**

Legal Block : **3260**

Neighbor Code : **04A**

Owner Transfer Information

Recording/Sale Date : **10/31/2003 / 10/29/2003**

Deed Type : **Interspousal Deed Transfer**

Document # : **I505-295**

Last Market Sale Information

Recording/Sale Date : **12/31/1975**

Sale Type : **Unknown**

Sale Price : **\$86,500**

Deed Type : **Deed (reg)**

Property Characteristics

Gross Area : **2,164**

Bedrooms : **3**

of Stories : **1**

Living Area : **2,164**

Bath(F/H) : **2**

Construction : **Wood**

Total Rooms : **7**

Year Built / Eff : **1928**

Property Information

Land Use : **Sfr**

Res/Comm Units : **1**

Lot Size : **4,996**

County Use : **1 Dwelling Unit**

Lot Acres : **0.11**

Lot Width/Depth : **45 X 100**

Zoning : **RH1D**



ESTATE INFORMATION

FILE NUMBER: PES-18-302101

DECEASED NAME: Richard Marshall Dixon

ATTORNEY NAME: SF Public Administrator

ATTORNEY #: (415) 355-3518

ATTORNEY EMAIL: pglegal1@sfgov.org

CONTACT INFORMATION

PR NAME: SF Public Administrator

PR ADDRESS: 1650 Mission St, 4th Flr

San Francisco CA 94103

PR RELATIONSHIP: Public Administrator

PR PHONE #: (415) 355-3518

TYPE: Administrator

COURT LETTERS AND PR COURT DATE

PR Court Date: 8/27/18

DEPT & TIME: 204 9:00 AM

FULL OR LIMITED AUTHORITY: Full

ESTATE INFORMATION

ESTATE ADDRESS: 806 Potrero Ave

San Francisco CA 94110

Estimated Value: 1500000

LIEN: **BOND:** No Bond

PERSONAL PROP:

NOTES

Personal Prop

PTS NOTES

Date 1st call:_____

Date 2nd call:_____

Date 3rd call:_____

Mail Date:_____

CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **806 Potrero Ave San Francisco CA 94110**

Owner Information

Owner Name : **Dixon Richard M**
Mailing Address : **806 Potrero Ave, San Francisco CA 94110-2841**

Location Information

County : San Francisco, Ca	APN : 4089-003
Census Tract / Block : 228.02 / 2	School District : San Francisco
Legal Lot : 3	Neighbor Code : 09C
Legal Block : 4089	

Owner Transfer Information

Recording/Sale Date : 04/25/1984 /	Deed Type : Deed (reg)
Document # : D0667-1161	

Last Market Sale Information

Recording/Sale Date : 07/31/1973	Sale Type : Unknown
Sale Price : \$23,000	Deed Type : Deed (reg)

Property Characteristics

Gross Area : 1,133	Bath(F/H) : 1	# of Stories : 1
Living Area : 1,133	Year Built / Eff : 1900	Construction : Wood
Total Rooms : 6		

Property Information

Land Use : Sfr	Zoning : RH2	Lot Acres : 0.05
County Use : 1 Dwelling Unit	Res/Comm Units : 1	Lot Size : 2,395



ESTATE INFORMATION	
FILE NUMBER:	PES-18-302102
DECEASED NAME:	Patricia Ann Crowley
ATTORNEY NAME:	Margaret M. O'Dowd
ATTORNEY #:	(415) 442-5030
ATTORNEY EMAIL:	podowd@sbcglobal.net

CONTACT INFORMATION	
PR NAME:	Sandra B. Crowley
PR ADDRESS:	1830 Susquehannock Dr.
McLean	VA 22101
PR RELATIONSHIP:	Sister-in-Law
PR PHONE #:	(703) 893-0017
TYPE:	Administrator

COURT LETTERS AND PR COURT DATE	
PR Court Date:	8/20/18
DEPT & TIME:	204 9:00 AM
FULL OR LIMITED AUTHORITY:	Full

ESTATE INFORMATION	
ESTATE ADDRESS:	510 Douglass St
San Francisco	CA 94114
Estimated Value:	2000000
LIEN:	BOND: 21000
PERSONAL PROP:	1000000

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **510 Douglass St San Francisco CA 94114**

Owner Information

Owner Name : **Crowley / Crowley Sandra B (te)**

Mailing Address : **510 Douglass St, San Francisco CA 94114-2728**

Vesting Codes : **/ / Trust**

Location Information

County : **San Francisco, Ca**

APN : **2766-002**

Census Tract / Block : **212.00 / 3**

Subdivision : **Noe Garden Homestead Union**

Legal Lot : **2**

School District : **San Francisco**

Legal Block : **2766**

Neighbor Code : **05K**

Owner Transfer Information

Recording/Sale Date : **12/15/2014 / 10/15/2014**

Deed Type : **Affidavit**

Document # : **J992425**

Property Characteristics

Gross Area : **1,205**

Bath(F/H) : **1**

of Stories : **1**

Living Area : **1,205**

Year Built / Eff : **1928**

Construction : **Wood**

Total Rooms : **5**

Property Information

Land Use : **Sfr**

Zoning : **RH2**

Lot Acres : **0.07**

County Use : **1 Dwelling Unit**

Res/Comm Units : **1**

Lot Size : **2,857**



ESTATE INFORMATION	
FILE NUMBER:	PES-18-302111
DECEASED NAME:	Duciana Thomas
ATTORNEY NAME:	Amanda Ebev
ATTORNEY #:	(415) 989-8070
ATTORNEY EMAIL:	amandaebev@aol.com

CONTACT INFORMATION		
PR NAME:	Deana Wilkins	
PR ADDRESS:	2051 Palou Ave	
San Francisco	CA	94124
PR RELATIONSHIP:	Mother	
PR PHONE #:	Not Found	
TYPE:	Not Specified	

COURT LETTERS AND PR COURT DATE		
PR Court Date:	8/29/18	
DEPT & TIME:	204	9:00 AM
FULL OR LIMITED AUTHORITY:	Full	

ESTATE INFORMATION		
ESTATE ADDRESS:	2051 Palou Ave	
San Francisco	CA	94124
Estimated Value:	950000	
LIEN:	BOND:	No Bond
PERSONAL PROP:		

NOTES

Personal Prop

PTS NOTES
Date 1st call:_____
Date 2nd call:_____
Date 3rd call:_____
Mail Date:_____
CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **2051 Palou Ave San Francisco CA 94124**

Owner Information

Owner Name : **Thomas Duciana C F / Walls Cecelia A**
Mailing Address : **2051 Palou Ave, San Francisco CA 94124-2044**

Location Information

County : San Francisco, Ca	APN : 5331-045
Census Tract / Block : 230.01 / 1	Subdivision : Oneil & Heley
Legal Lot : 45	School District : San Francisco
Legal Block : 5331	Neighbor Code : 10G

Owner Transfer Information

Recording/Sale Date : 10/21/2004 / 10/21/2004	Deed Type : Quit Claim Deed
Document # : 1748-982	

Property Characteristics

Gross Area : 995	Bath(F/H) : 1	# of Stories : 1
Living Area : 995	Year Built / Eff : 1944	Construction : Wood
Total Rooms : 6		

Property Information

Land Use : Sfr	Zoning : RH1	Lot Acres : 0.06
County Use : 1 Dwelling Unit	Res/Comm Units : 1	Lot Size : 2,495



ESTATE INFORMATION
FILE NUMBER: PES-18-302114

DECEASED NAME: Jo Ann Yee

ATTORNEY NAME: Peter Bresler

ATTORNEY #: (415) 776-7177

ATTORNEY EMAIL: peter_bresler@yahoo.com

CONTACT INFORMATION
PR NAME: James Yee & Jackson Yee

PR ADDRESS: 28102 Dobbel Ave

Hayward CA 94542

PR RELATIONSHIP: Brothers

PR PHONE #: (510) 881-1366

TYPE: Co-Executors

COURT LETTERS AND PR COURT DATE
PR Court Date: 8/27/18

DEPT & TIME: 204 9:00 AM

FULL OR LIMITED AUTHORITY: Full

ESTATE INFORMATION
ESTATE ADDRESS: 2324 Cabrillo St

San Francisco CA 94121

Estimated Value: 1500000

LIEN: BOND: No Bond

PERSONAL PROP: 400000

NOTES

Personal Prop

PTS NOTES

Date 1st call:_____

Date 2nd call:_____

Date 3rd call:_____

Mail Date:_____

CRM Start Date:_____

CALL NOTES



Property Detail

Subject Property : **2324-2326 Cabrillo St San Francisco CA 94121**

Owner Information

Owner Name : **Yee Jo Ann**
Mailing Address : **2324 Cabrillo St, San Francisco CA 94121-3633**

Location Information

County : San Francisco, Ca	APN : 1620-011A
Census Tract / Block : 477.02 / 1	School District : San Francisco
Legal Lot : 11A	Neighbor Code : 01A
Legal Block : 1620	

Owner Transfer Information

Recording/Sale Date : 06/27/1991 /	Deed Type : Executor's Deed
Document # : F0406-348	

Property Characteristics

Gross Area : 3,282	Bedrooms : 4	# of Stories : 2
Living Area : 3,282	Bath(F/H) : 2	Construction : Wood
Total Rooms : 10	Year Built / Eff : 1923	

Property Information

Land Use : Duplex	Res/Comm Units : 2	Lot Size : 2,268
County Use : Flats Or Duplex	Lot Acres : 0.05	Lot Width/Depth : 28 X 81
Zoning : RH2		