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2 355 Serrano Drive
3 San Francisco, California 94132
4 415-374-1502
5 sandradhefner@gmail.com
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ELECTRONICALLY
FILED
Superior Court of California,
County of San Francisco

03/21/2022
Clerk of the Court
BY: KAREN VALDES
Deputy Clerk

10 SUPERIOR COURT FOR THE STATE OF CALIFORNIA
11 COUNTY OF SAN FRANCISCO – UNLIMITED

CGC-22-598796

Sandra Hefner
Personal Representative for the Estate of
Christopher Hefner,
Plaintiff,
vs.
Linda Steinholf-Holmes,
Defendant.

Case No.

Plaintiff's Complaint for Damages and
Demand for Jury Trial
Wrongful Death
Survival

- 12
13
14 1. The Plaintiff is the Personal Representative of the Estate of Christopher Hefner and the
15 mother and next of kin of Christopher Hefner. Both the Plaintiff and Christopher Hefner were
16 at all times relevant herein citizens and residents of San Francisco, California and over the
17 age of eighteen.
- 18 2. The Defendant is a citizen and resident of San Francisco, California, is over the age of
19 eighteen and was conducting business in the City and County of San Francisco.
- 20 3. The Defendant is the owner of real property located at 884-886 14th Street San Francisco,
21 California.
- 22 4. The Court has personal jurisdiction over the parties and subject matter jurisdiction over the
23 claims asserted herein. Venue is proper in San Francisco County because the Defendant
24 transacts business in San Francisco.
- 25 5. Christopher Hefner ("Decedent"), resided at apartment 884 14th Street San Francisco,
26 California, as a subtenant under the lease of Daniel J. Feldman, Ph.D.

6. By reason of the landlord-tenant and subtenant relationship the Defendant owed various statutory and non-statutory duties to the Decedent, including but not limited to, a duty of care to provide a habitable apartment, free from mold and providing potable water.
7. The apartment was not habitable and was defective and dangerous.
8. The water was not potable but was contaminated, and the concentration of mold particles in the air far exceeded safety guidelines for habitability.
9. The Defendant was provided with written notice of the problems that made the apartment uninhabitable and dangerous, and that it threatened the life of the Decedent.
10. The contaminated water and mold caused an infection that prevented the Decedent from receiving chemotherapy for Non-Hodgkin's Lymphoma which would have provided 50% survival rate at 5 years.
11. The inability to receive chemotherapy due to the infection caused by the contaminated water was the actual, direct and proximate cause of his death within 3 months of notifying Defendant of the risk of the uninhabitable conditions in the residence at 884 14th St.
12. The Decedent experienced physical pain and suffering. The Decedent's awareness that the failure to receive chemotherapy treatment, due to the infection caused by the conditions in the apartment, would result in death caused severe emotional distress for several months.
13. The Defendant also had a duty to warn the Decedent of any non-obvious hazards, including contaminants being released into the apartment and through the water.
14. The Defendant's breach of her duty to provide potable water, her negligence to address serious issues with mold, and her breach of her statutory duties and her warranty of habitability and to warn of non-obvious hazards was the direct and proximate cause of the Decedent's death.

1
2 **For A First Cause of Action**
3 **(Wrongful Death)**

4 **California Code of Civil Procedure Section 377.60**

5 15. The Plaintiff realleges and incorporates all prior allegations as though fully set forth
6 herein.

7 16. By reason of the landlord/tenant relationship the Defendant owed the duties set forth
8 above.

9 17. The Defendant breached those duties by failing to warn of non-obvious hazards including
10 but not limited to contaminants in the water the Plaintiff provided to the apartment.

11 18. The Defendant further breached her duties to provide a habitable apartment suitable for
12 human habitation including the duty to provide potable water.

13 19. The Defendant's breach of these duties caused the Decedent to develop an infection that
14 prevented the Decedent from obtaining medical treatment for non-Hodgkin's lymphoma resulting
15 in his death.

16 20. The Defendant's breach of her duties was the direct and proximate cause of the death of
17 Christopher Hefner and corresponding damages in an amount to be proved at trial.

18
19 **For A Second Cause of Action**
20 **(Survival)**

21 **California Code of Civil Procedure 377.30**
22

23
24 21. The Plaintiff realleges and incorporates all prior allegations as though fully set forth
25 herein.

26 22. The Decedent experienced physical pain and suffering and severe emotional distress for
27 several months after becoming infected from the contaminated water the Defendant provided to
28 the apartment.

1 23. The Decedent was aware that without the chemotherapy the non-Hodgkin's lymphoma
2 would go untreated and hasten his death.

3 24. The Defendant owed the duties set forth above.


4 25. The Defendant's breach of those duties, including but not limited to failing to warn of
5 non-obvious hazards and to provide potable water was the direct and proximate cause of
6 damage to the Decedent in an amount to be proved at trial.

7 26. The Defendant's conduct, as set forth herein, was grossly negligent.

8 The Plaintiff seeks judgment against the Defendant as follows:

- 9 1. For general damages
- 10 2. For special damages
- 11 3. For punitive damages
- 12 4. For the costs of this litigation
- 13 5. For attorney's fees
- 14 6. For all other relief the Court deems just and proper.

15 Respectfully submitted,
16
17



18 Sandi Hefner
19 355 Serrano Drive APT 1L
20 San Francisco, California 94132
21 Phone 415-374-1502
22

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):

Sandra Hefner
355 Serrano Drive #1L, San Francisco 94132

TELEPHONE NO.: (415) 374-1502

FAX NO. (Optional):

E-MAIL ADDRESS: sandradhefner@gmail.com

ATTORNEY FOR (Name): Pro Se

FOR COURT USE ONLY

ELECTRONICALLY
FILED
Superior Court of California,
County of San Francisco03/21/2022
Clerk of the Court
BY: KAREN VALDES
Deputy Clerk

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Francisco

STREET ADDRESS: 400 McAllister Street

MAILING ADDRESS:

CITY AND ZIP CODE: San Francisco 94102

BRANCH NAME:

CASE NAME:

Hefner v. Holmes

CIVIL CASE COVER SHEET

☒ **Unlimited**
(Amount
demanded
exceeds \$25,000)
 ☐ **Limited**
(Amount
demanded is
\$25,000 or less)

Complex Case Designation

☐ Counter ☐ Joinder
Filed with first appearance by defendant
(Cal. Rules of Court, rule 3.402)

CASE NUMBER:

CGC-22-598796

JUDGE:

DEPT.:

Items 1–6 below must be completed (see instructions on page 2).

1. Check **one** box below for the case type that best describes this case:

Auto Tort

☐ Auto (22)
☐ Uninsured motorist (46)
Other PI/PD/WD (Personal Injury/Property
Damage/Wrongful Death) Tort
☐ Asbestos (04)
☐ Product liability (24)
☐ Medical malpractice (45)
☒ Other PI/PD/WD (23)

Non-PI/PD/WD (Other) Tort

☐ Business tort/unfair business practice (07)
☐ Civil rights (08)
☐ Defamation (13)
☐ Fraud (16)
☐ Intellectual property (19)
☐ Professional negligence (25)
☐ Other non-PI/PD/WD tort (35)

Employment

☐ Wrongful termination (36)
☐ Other employment (15)

Contract

☐ Breach of contract/warranty (06)
☐ Rule 3.740 collections (09)
☐ Other collections (09)
☐ Insurance coverage (18)
☐ Other contract (37)

Real Property

☐ Eminent domain/Inverse
condemnation (14)
☐ Wrongful eviction (33)
☐ Other real property (26)

Unlawful Detainer

☐ Commercial (31)
☐ Residential (32)
☐ Drugs (38)

Judicial Review

☐ Asset forfeiture (05)
☐ Petition re: arbitration award (11)
☐ Writ of mandate (02)
☐ Other judicial review (39)
Provisionally Complex Civil Litigation
(Cal. Rules of Court, rules 3.400–3.403)
☐ Antitrust/Trade regulation (03)
☐ Construction defect (10)
☐ Mass tort (40)
☐ Securities litigation (28)
☐ Environmental/Toxic tort (30)
☐ Insurance coverage claims arising from the
above listed provisionally complex case
types (41)

Enforcement of Judgment

☐ Enforcement of judgment (20)

Miscellaneous Civil Complaint

☐ RICO (27)
☐ Other complaint (not specified above) (42)

Miscellaneous Civil Petition

☐ Partnership and corporate governance (21)
☐ Other petition (not specified above) (43)
2. This case ☐ is ☒ is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:

- a. ☐ Large number of separately represented parties d. ☐ Large number of witnesses
- b. ☐ Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve e. ☐ Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
- c. ☐ Substantial amount of documentary evidence f. ☐ Substantial postjudgment judicial supervision

3. Remedies sought (check all that apply): a. ☒ monetary b. ☐ nonmonetary; declaratory or injunctive relief c. ☒ punitive

4. Number of causes of action (specify): 2

5. This case ☐ is ☒ is not a class action suit.

6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: March 18, 2022

Sandra Hefner

(TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Page 1 of 2

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the Civil Case Cover Sheet contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the Civil Case Cover Sheet to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)—Personal Injury/Property Damage/Wrongful Death
Uninsured Motorist (46) (*if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto*)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/
Wrongful Death
Product Liability (*not asbestos or toxic/environmental*) (24)
Medical Malpractice (45)
Medical Malpractice—
Physicians & Surgeons
Other Professional Health Care
Malpractice
Other PI/PD/WD (23)
Premises Liability (e.g., slip and fall)
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
Intentional Infliction of
Emotional Distress
Negligent Infliction of
Emotional Distress
Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

Business Tort/Unfair Business Practice (07)
Civil Rights (e.g., discrimination, false arrest) (*not civil harassment*) (08)
Defamation (e.g., slander, libel) (13)
Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malpractice (*not medical or legal*)
Other Non-PI/PD/WD Tort (35)

Employment

Wrongful Termination (36)
Other Employment (15)

Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract (*not unlawful detainer or wrongful eviction*)
Contract/Warranty Breach—Seller
Plaintiff (*not fraud or negligence*)
Negligent Breach of Contract/
Warranty
Other Breach of Contract/Warranty
Collections (e.g., money owed, open book accounts) (09)
Collection Case—Seller Plaintiff
Other Promissory Note/Collections Case
Insurance Coverage (*not provisionally complex*) (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse
Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property (*not eminent domain, landlord/tenant, or foreclosure*)

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) (*if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential*)

Judicial Review

Asset Forfeiture (05)
Petition Re: Arbitration Award (11)
Writ of Mandate (02)
Writ—Administrative Mandamus
Writ—Mandamus on Limited Court Case Matter
Writ—Other Limited Court Case Review
Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal—Labor
Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims
(*arising from provisionally complex case type listed above*) (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment (*non-domestic relations*)
Sister State Judgment
Administrative Agency Award
(*not unpaid taxes*)
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

RICO (27)
Other Complaint (*not specified above*) (42)
Declaratory Relief Only
Injunctive Relief Only (*non-harassment*)
Mechanics Lien
Other Commercial Complaint Case (*non-tort/non-complex*)
Other Civil Complaint (*non-tort/non-complex*)

Miscellaneous Civil Petition

Partnership and Corporate Governance (21)
Other Petition (*not specified above*) (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult Abuse
Election Contest
Petition for Name Change
Petition for Relief From Late Claim
Other Civil Petition

NOTICE TO PLAINTIFF

A Case Management Conference is set for:

DATE: AUG 24, 2022

TIME: 10:30 am

**PLACE: Department 610
400 McAllister Street
San Francisco, CA 94102-3680**

All parties must appear and comply with Local Rule 3.

CRC 3.725 requires the filing and service of a case management statement form CM-110 no later than 15 days before the case management conference. However, it would facilitate the issuance of a case management order **without an appearance** at the case management conference if the case management statement is filed and served twenty-five days before the case management conference.

Plaintiff must serve a copy of this notice upon each party to this action with the summons and complaint. Proof of service subsequently filed with this court shall so state. **This case is eligible for electronic filing and service per Local Rule 2.11. For more information, please visit the Court's website at www.sfsuperiorcourt.org under Online Services.**

[DEFENDANTS: Attending the Case Management Conference does not take the place of filing a written response to the complaint. You must file a written response with the court within the time limit required by law. See Summons.]

ALTERNATIVE DISPUTE RESOLUTION REQUIREMENTS

IT IS THE POLICY OF THE SUPERIOR COURT THAT EVERY CIVIL CASE SHOULD PARTICIPATE IN MEDIATION, ARBITRATION, NEUTRAL EVALUATION, AN EARLY SETTLEMENT CONFERENCE, OR OTHER APPROPRIATE FORM OF ALTERNATIVE DISPUTE RESOLUTION PRIOR TO A TRIAL.

(SEE LOCAL RULE 4)

Plaintiff **must** serve a copy of the Alternative Dispute Resolution (ADR) Information Package on each defendant along with the complaint. (CRC 3.221.) The ADR package may be accessed at www.sfsuperiorcourt.org/divisions/civil/dispute-resolution or you may request a paper copy from the filing clerk. All counsel must discuss ADR with clients and opposing counsel and provide clients with a copy of the ADR Information Package prior to filing the Case Management Statement.

**Superior Court Alternative Dispute Resolution Administrator
400 McAllister Street, Room 103-A
San Francisco, CA 94102
(415) 551-3869**

See Local Rules 3.3, 6.0 C and 10 B re stipulation to judge pro tem.

FW-003**Order on Court Fee Waiver
(Superior Court)****1 Person who asked the court to waive court fees:**Name: Sandra HefnerStreet or mailing address: 355 Serrano Dr #1LCity: San Francisco State: CA Zip: 94132**2 Lawyer, if person in 1 has one (name, address, phone number, e-mail, and State Bar number):****3 A request to waive court fees was filed on (date):** MAR 21 2022☐ The court made a previous fee waiver order in this case on (date):**Read this form carefully. All checked boxes ☒ are court orders.**

FILED San Francisco County Superior Court MAR 22 2022 CLERK OF THE COURT BY: <u>J. Valdes</u> Deputy Clerk
Fill in court name and street address: Superior Court of California, County of San Francisco 400 McCallister St San Francisco, CA 94102
Fill in case number and name: Case Number: CGC-22-598796 Case Name: Hefner vs. Steinhoff

Notice: The court may order you to answer questions about your finances and later order you to pay back the waived fees. If this happens and you do not pay, the court can make you pay the fees and also charge you collection fees. If there is a change in your financial circumstances during this case that increases your ability to pay fees and costs, you must notify the trial court within five days. (Use form FW-010.) If you win your case, the trial court may order the other side to pay the fees. If you settle your civil case for **\$10,000** or more, the trial court will have a lien on the settlement in the amount of the waived fees. The trial court may not dismiss the case until the lien is paid.

4 After reviewing your: ☒ **Request to Waive Court Fees** ☐ **Request to Waive Additional Court Fees**
the court makes the following orders:a. ☐ The court grants your request, as follows:(1) ☒ **Fee Waiver.** The court grants your request and waives your court fees and costs listed below. (Cal. Rules of Court, rules 3.55 and 8.818.) You do not have to pay the court fees for the following:

- Filing papers in Superior Court
- Making copies and certifying copies
- Sheriff's fee to give notice
- Court fee for phone hearing
- Reporter's fee for attendance at hearing or trial, if reporter provided by the court
- Assessment for court investigations under Probate Code section 1513, 1826, or 1851
- Preparing, certifying, copying, and sending the clerk's transcript on appeal
- Holding in trust the deposit for a reporter's transcript on appeal under rule 8.130 or 8.834
- Making a transcript or copy of an official electronic recording under rule 8.835
- Giving notice and certificates
- Sending papers to another court department
- Court-appointed interpreter in small claims court

(2) ☐ **Additional Fee Waiver.** The court grants your request and waives your additional superior court fees and costs that are checked below. (Cal. Rules of Court, rule 3.56.) You do not have to pay for the checked items.

- | | |
|---|---|
| <input type="checkbox"/> Jury fees and expenses | <input type="checkbox"/> Fees for a peace officer to testify in court |
| <input type="checkbox"/> Fees for court-appointed experts | <input type="checkbox"/> Court-appointed interpreter fees for a witness |
| <input type="checkbox"/> Other (specify): _____ | |

Your name: _____

Case Number: _____

- b. ☐ The court **denies** your fee waiver request because:

Warning! If you miss the deadline below, the court cannot process your request for hearing or the court papers you filed with your original request. If the papers were a notice of appeal, the appeal may be dismissed.

- (1) Your request is incomplete. You have **10 days** after the clerk gives notice of this Order (see date of service ☐ on next page) to:

- Pay your fees and costs, or
- File a new revised request that includes the incomplete items listed:
☐ Below ☐ On Attachment 4b(1)

- (2) ☐ The information you provided on the request shows that you are not eligible for the fee waiver you requested for the reasons stated: ☐ Below ☐ On Attachment 4b(2)

The court has enclosed a blank *Request for Hearing About Court Fee Waiver Order (Superior Court)* (form FW-006). You have **10 days** after the clerk gives notice of this order (see date of service below) to:

- Pay your fees and costs in full or the amount listed in c below, or
- Ask for a hearing in order to show the court more information. (*Use form FW-006 to request hearing.*)

- c. (1) ☐ The court needs more information to decide whether to grant your request. You must go to court on the date on page 3. The hearing will be about the questions regarding your eligibility that are stated:
☐ Below ☐ On Attachment 4c(1)

- (2) ☐ Bring the items of proof to support your request, if reasonably available, that are listed:
☐ Below ☐ On Attachment 4c(2)

This is a Court Order.

Your name: _____

Case Number:

CGC-22-598796

Name and address of court if different from above:

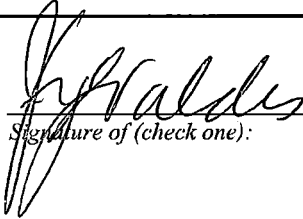
**Hearing
Date**

→ Date: _____ Time: _____

Dept.: _____ Room: _____

Warning! If item c(1) is checked, and you do not go to court on your hearing date, the judge will deny your request to waive court fees, and you will have 10 days to pay your fees. If you miss that deadline, the court cannot process the court papers you filed with your request. If the papers were a notice of appeal, the appeal may be dismissed.

Date: MARCH 21, 2022


Signature of (check one):

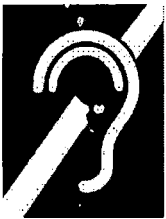
☐

Judicial Officer

☒

Clerk, Deputy

Request for Accommodations



Assistive listening systems, computer-assisted real-time captioning, or sign language interpreter services are available if you ask at least five days before the hearing. Contact the clerk's office for *Request for Accommodations by Persons With Disabilities and Response* (form MC-410). (Civ. Code, § 54.8.)

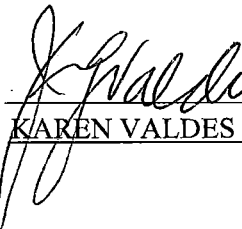
Clerk's Certificate of Service

I certify that I am not involved in this case and (check one):

- ☐ I handed a copy of this Order to the party and attorney, if any, listed in ① and ②, at the court, on the date below.
- ☒ This order was mailed first class, postage paid, to the party and attorney, if any, at the addresses listed in ① and ②, from (city): SAN FRANCISCO, California, on the date below.
- ☐ A certificate of mailing is attached.

Date: MARCH 22, 2022

Clerk, by



, Deputy

Name:

KAREN VALDES

This is a Court Order.

SUMMONS (CITACION JUDICIAL)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):

Linda Steinhoff-Holmes
999 Lohrman Lane
Petaluma, CA 94952

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):

Sandra Hefner
355 Serrano Dr #1L
San Francisco, CA 94132

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. ¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is: San Francisco Superior Court
(El nombre y dirección de la corte es): Civil Division
400 McAllister St
San Francisco, CA 94102

CASE NUMBER: (Número del Caso):

CGC-22-598796

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is: (El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): Sandra Hefner, 355 Serrano Dr. #1L,
San Francisco, CA 94132, (415) 374-1502

DATE:
(Fecha) **03/22/2022**

Clerk, by
(Secretario) **KAREN VALDES**, Deputy
(Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010)).

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

[SEAL]



NOTICE TO THE PERSON SERVED: You are served

- ☒ as an individual defendant.
- ☐ as the person sued under the fictitious name of (specify):
- ☐ on behalf of (specify):
under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
☐ other (specify):
- ☐ by personal delivery on (date):

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

**Order Continuing Case
Management Conference**

TO: ALL COUNSEL AND SELF-REPRESENTED LITIGANTS

The Aug-24-2022 CASE MANAGEMENT CONFERENCE is canceled, and it is hereby ordered:

This case is set for a case management conference on Oct-26-2022 in Department 610 at 10:30 am.

CRC 3.725 requires the filing and service of a case management statement form CM-110 no later than fifteen (15) days before the case management conference. However, it would facilitate the issuance of a case management order without an appearance at the case management conference if the case management statement is filed and served twenty-five (25) days before the case management conference.

PLAINTIFF(S) must serve a copy of this notice on all parties not listed on the attached proof of service within five (5) days of the date of this order.

DATED: AUG-17-2022

SAMUEL K. FENG

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on AUG-17-2022 I served the attached Order Continuing Case Management Conference by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : AUG-17-2022

By: VANESSA WU

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

Case Management Department 610
Case Management Order

NO.: CGC-22-598796

Order To Show Cause

TO: PLAINTIFF'S COUNSEL AND/OR SELF-REPRESENTED PLAINTIFF(S)

The Oct-26-2022 CASE MANAGEMENT CONFERENCE is canceled.

YOU ARE HEREBY ORDERED TO APPEAR in Department 610 on Dec-06-2022 at 10:30 am, pursuant to Local Rule 3.0 C to show cause why this action should not be dismissed or why sanctions should not be imposed for failure to:

file proof of service on defendant(s) and obtain answer(s), or enter default(s).

CRC 3.110(i) requires that responsive papers to an order to show cause must be filed and served at least 5 calendar days before the hearing.

However, it would facilitate the issuance of a case management order prior to the Order to Show Cause hearing if the Response to Order to Show Cause is filed and served twenty (20) days before the Order to Show Cause hearing.

PLAINTIFF(S) must serve a copy of this notice on all parties not listed on the attached proof of service within five (5) days of the date of this order.

You may call (415) 551-4000 after 12:00 noon the day before the hearing to determine whether your compliance has taken the order to show cause off calendar.

DATED: OCT-05-2022

SAMUEL K. FENG

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on OCT-05-2022 I served the attached Order To Show Cause by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : OCT-05-2022

By: VERA MU

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Continued Order to Show Cause

TO: PLAINTIFF'S COUNSEL AND/OR SELF-REPRESENTED PLAINTIFF(S)

The Dec-06-2022 ORDER TO SHOW CAUSE is canceled.

YOU ARE HEREBY ORDERED TO APPEAR in Department 610 on Mar-07-2023 at 10:30 am, pursuant to Local Rule 3.0 C to show cause why this action should not be dismissed or why sanctions should not be imposed for failure to:

file proof of service on defendant(s) and obtain answer(s), or enter default(s).

CRC 3.110(i) requires that responsive papers to an order to show cause must be filed and served at least 5 calendar days before the hearing.

However, it would facilitate the issuance of a case management order prior to the Order to Show Cause hearing if the Response to Order to Show Cause is filed and served twenty (20) days before the Order to Show Cause hearing.

PLAINTIFF(S) must serve a copy of this notice on all parties not listed on the attached proof of service within five (5) days of the date of this order.

You may call (415) 551-4000 after 12:00 noon the day before the hearing to determine whether your compliance has taken the order to show cause off calendar.

DATED: DEC-07-2022

SAMUEL K. FENG

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on DEC-07-2022 I served the attached Continued Order to Show Cause by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : DEC-07-2022

By: VANESSA WU

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Sanction Order

TO: SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE

You are hereby ordered to pay sanctions in the amount of \$400.00 for failure to: appear at the order to show cause hearing on: Dec-06-2022.

This amount must be paid to the San Francisco Superior Court on or before Dec-22-2022, in Room 103 at 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102.

DATED: DEC-07-2022

SAMUEL K. FENG

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on DEC-07-2022 I served the attached Sanction Order by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : DEC-07-2022

By: VANESSA WU

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Order To Show Cause

AMENDED ORDER

TO: PLAINTIFF'S COUNSEL AND/OR SELF-REPRESENTED PLAINTIFF(S)

YOU ARE HEREBY ORDERED TO APPEAR in Department 610 on Mar-07-2023 at 10:30 am, pursuant to Local Rule 3.0 C to show cause why this action should not be dismissed or why sanctions should not be imposed for failure to:

file proof of service on defendant(s) and obtain answer(s), or enter default(s).

CRC 3.110 (i) requires that responsive papers to an order to show cause must be filed and served at least 5 calendar days before the hearing.

However, it would facilitate the issuance of a case management order prior to the Order to Show Cause hearing if the Response to Order to Show Cause is filed, served and lodged in Department 610 twenty (20) days before the Order to Show Cause hearing.

PLAINTIFF(S) must serve a copy of this notice on all parties not listed on the attached proof of service within five (5) days of the date of this order.

You may call (415) 551-4000 after 12:00 noon the day before the hearing to determine whether your compliance has taken the order to show cause off calendar.

DATED: DEC-12-2022

SAMUEL K. FENG

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on DEC-12-2022 I served the attached Order To Show Cause by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : DEC-12-2022

By: VANESSA WU

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Continued Order to Show Cause

TO: PLAINTIFF'S COUNSEL AND/OR SELF-REPRESENTED PLAINTIFF(S)

YOU ARE HEREBY ORDERED TO APPEAR in Department 610 on Jul-11-2023 at 10:30 am, pursuant to Local Rule 3.0 C to show cause why this action should not be dismissed or why sanctions should not be imposed for failure to:

file proof of service on defendant(s) and obtain answer(s), or enter default(s).

CRC 3.110(i) requires that responsive papers to an order to show cause must be filed and served at least 5 calendar days before the hearing.

However, it would facilitate the issuance of a case management order prior to the Order to Show Cause hearing if the Response to Order to Show Cause is filed and served twenty (20) days before the Order to Show Cause hearing.

PLAINTIFF(S) must serve a copy of this notice on all parties not listed on the attached proof of service within five (5) days of the date of this order.

You may call (415) 551-4000 after 12:00 noon the day before the hearing to determine whether your compliance has taken the order to show cause off calendar.

DATED: MAR-07-2023

ANNE-CHRISTINE MASSULLO

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on MAR-07-2023 I served the attached Continued Order to Show Cause by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : MAR-07-2023

By: SHIRLEY LE

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Order Vacating Sanction

GOOD CAUSE APPEARING,

IT IS HEREBY ORDERED that the \$400.00 sanction imposed on SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE ESTATE OF CHRISTOPHER HEFNER for failure to appear at the Dec-06-2022 order to show cause hearing is vacated.

DATED: MAR-07-2023

ANNE-CHRISTINE MASSULLO

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on MAR-07-2023 I served the attached Order Vacating Sanction by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : MAR-07-2023

By: SHIRLEY LE

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Continued Order to Show Cause

TO: PLAINTIFF'S COUNSEL AND/OR SELF-REPRESENTED PLAINTIFF(S)

YOU ARE HEREBY ORDERED TO APPEAR in Department 610 on Sep-12-2023 at 10:30 am, pursuant to Local Rule 3.0 C to show cause why this action should not be dismissed or why sanctions should not be imposed for failure to:

file proof of service on defendant(s) and obtain answer(s), or enter default(s).

CRC 3.110(i) requires that responsive papers to an order to show cause must be filed and served at least 5 calendar days before the hearing.

However, it would facilitate the issuance of a case management order prior to the Order to Show Cause hearing if the Response to Order to Show Cause is filed and served twenty (20) days before the Order to Show Cause hearing.

PLAINTIFF(S) must serve a copy of this notice on all parties not listed on the attached proof of service within five (5) days of the date of this order.

You may check the case information at <https://sf.courts.ca.gov/online-services/case-information> before the hearing to determine whether your compliance has taken the order to show cause off calendar.

DATED: JUL-12-2023

SAMUEL K. FENG

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on JUL-12-2023 I served the attached Continued Order to Show Cause by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : JUL-12-2023

By: SHIRLEY LE

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132

**SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN FRANCISCO**
400 MCALLISTER STREET, SAN FRANCISCO, CA 94102-4514

SANDRA HEFNER, PERSONAL
REPRESENTATIVE FOR THE

PLAINTIFF (S)

VS.

LINDA STEINHOLFF-HOLMES

DEFENDANT (S)

**Case Management Department 610
Case Management Order**

NO.: CGC-22-598796

Order Dismissing Entire Action

TO: ALL COUNSEL AND SELF-REPRESENTED LITIGANTS

An order to show cause for failure of Plaintiff to comply with court orders and rules was called for hearing on Sep-12-2023 at 10:30 am in Department 610.

There was an appearance by Plaintiff in Pro Per.

Having reviewed the file,

IT IS HEREBY ORDERED that this case is dismissed without prejudice.

This dismissal is pursuant to plaintiff's request.

DATED: SEP-15-2023

ANNE-CHRISTINE MASSULLO

JUDGE OF THE SUPERIOR COURT

CERTIFICATE OF SERVICE BY MAIL

I, the undersigned, certify that I am an employee of the Superior Court of California, County of San Francisco and not a party to the above-entitled cause and that on SEP-15-2023 I served the attached Order Dismissing Entire Action by placing a copy thereof in an envelope addressed to all parties to this action as listed below. I then placed the envelope in the outgoing mail at 400 McAllister Street, San Francisco, CA 94102, on the date indicated above for collection, sealing of the envelope, attachment of required prepaid postage, and mailing on that date, following standard court practice.

Dated : SEP-15-2023

By: SHIRLEY LE

SANDRA HEFNER, PERSONAL REPRESENTATIVE FOR THE
355 SERRANO DRIVE
#1L
SAN FRANCISCO, CA 94132