

LEGAL NOTICES

Continued from Page # 9

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: GILBERT Y. JAY - SBN 071336 - NICHOLAS K. JAY - SBN 264760, LAW OFFICES OF GILBERT Y. JAY, 210 POST STREET, SUITE 208, SAN FRANCISCO, CA 94108, Telephone: 415-788-7300 12/7, 12/8, 12/14/22

SF-3649875#

TRUSTEE SALES

T.S. No. 104516-CA APN: 7018-001A NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 12/7/2004. 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 ON 1/19/2023 at 1:30 PM. CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 12/23/2004 as Instrument No. 2004-H87773-00 in Book 1790 Page 0724 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: DERONG JIANG, A SINGLE MAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE. Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 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 described as: MORE FULLY DESCRIBED ON SAID DEED OF TRUST The street address and other common designation, if any, of the real property described above is purported to be: 89 BRIGHTON AVENUE, SAN FRANCISCO, CA 94112 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 held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the

initial publication of the Notice of Sale is: \$145,859.08 If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. 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 (844) 477-7869 or visit this Internet Web site WWW.STOXPOSTING.COM, using the file number assigned to this case 104516-CA. 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 on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, 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 may purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," 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) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 104516-CA 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 think you may qualify as an eligible tenant buyer or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional

immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (844) 477-7869 CLEAR RECON CORP 4375 Julliard Drive San Diego, California 92117 12/14, 12/21, 12/28/22 SF-3649477#

Trustee Sale No. 1142502 Notice of Trustee's Sale Loan No. Title Order No. APN Block 0254, Lot 24 TRA No. You Are In Default Under A Deed Of Trust Dated 09/14/2018. Unless You Take Action To Protect Your Property, It May Be Sold At A Public Sale. If You Need An Explanation Of The Nature Of The Proceedings Against You, You Should Contact A Lawyer. On 12/22/2022, at 01:30PM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on September 17, 2018 as document Number 2018-4673128-00 of official records in the Office of the Recorder of San Francisco County, California, executed by: WRG Huntington, LLC, as Trustor, Deutsche Bank AG, New York Branch, as Beneficiary, Will Sell At Public Auction To The Highest Bidder For Cash (payable at time of sale in lawful money of the United States, by cash, a cashier's 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). At: outside Memorial Court gates by Van Ness Avenue, between 301 and 401 Van Ness Avenue, San Francisco, CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the property therein: See Exhibit "A" attached hereto and incorporated by reference herein for real property; and See Exhibit "B" attached hereto and incorporated by reference herein for personal property The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: The Scarlett Huntington Hotel, 1075 California Street, San Francisco, CA 94108. 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, 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: \$64,422,223.31 (Estimated Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned 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 recordation. 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 visit the website below using the file number assigned to this case. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected 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 may be able to purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. For information on sale dates please visit our website at: http://www.firstam.com/title/commercial/foreclosure/ DATE: 11/28/22 First American Title Insurance Company 4380 La Jolla Village Drive Suite 110 San Diego, CA 92122 (858) 410-2158 David Z. Bark Foreclosure Trustee Exhibit "A" Beginning At The Point Of Intersection Of The Southerly Line Of California Street And The Easterly Line Of Taylor Street; Running Thence Southerly And Along Said Line Of Taylor Street 137 Feet And 6 Inches; Thence At A Right Angle Easterly 137 Feet and 6 inches; and At Right Angle Southerly 137 Feet And 6 Inches To The Southerly Line Of California Street; Thence At A Right Angle Westerly Along Said Line Of California Street 137 Feet And 6 Inches To The Point Of Beginning. Being A Portion Of 50 Vara Block No. 191. APN: LOT: 024 BLK: 0254 Exhibit "B" (a) Equipment, "equipment," as such term is defined in Article 9 of the Uniform Commercial Code under the laws of the State of California (the "Uniform Commercial Code"), now owned or hereafter acquired by Trustor, which is held at or in connection with the improvements or the Land (as defined in the Deed of Trust) or is located thereon or therein (including, but not limited to, all machinery, equipment, furnishings, and all electronic data-processing and other office equipment owned or acquired by Trustor (as defined in the Deed of Trust) and all additions, substitutions and replacements

of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "Equipment"). (b) Fixtures. All the Equipment owned by Trustor which is so related to the Land or Improvements forming part of the Property that it is deemed fixtures or real property under the law of the State of California including, without limitation, all building or construction materials intended for the construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, hearing, ventilating, plumbing, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, apparatuses and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others and, if owned jointly, to the extent of Trustor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessories, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "Fixtures"). (c) Personal Property. All furniture, furnishings, wall coverings, objects of art, machinery, goods, tools, supplies, appliances, general machinery, apparatuses and equipment, accounts receivable, franchises, licenses (including all Licenses as defined in the Deed of Trust), certificates and permits, and all other personal property of any kind or character whatsoever (defined in and subject to the provisions of the Uniform Commercial Code), together with all accessories, replacements and substitutions thereto or therefore and the proceeds thereof (collectively, the "Personal Property"), and the right, title and interest of Trustor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, superior in lien to the lien of the Deed of Trust, and all proceeds and products of any of the above. 11/30, 12/7, 12/14/22 SF-3647783#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. : 0000009574047 Title Order No. : 220461127 FHA/VA/PMI No. : ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY APPLIES ONLY TO COPIES PROVIDED TO THE TRUSTOR, NOT TO THIS RECORDED ORIGINAL NOTICE. YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 01/27/2005. 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.

BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP, as duly appointed Trustee under and pursuant to Deed of Trust Recorded on 02/02/2005 as Instrument No. 2005-H897379-00, Book No. REEL 1818 and Page No. IMAGE 0055 of official records in the office of the County Recorder of San Francisco County, State of CALIFORNIA, EXECUTED BY: ERLINDA Q. COM-UI TITUS AND EDWARD R. TITUS, WIFE AND HUSBAND, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by California Civil Code 2924(b), (payable at time of sale in lawful money of the United States). DATE OF SALE: 01/05/2023 TIME OF SALE: 1:30 PM PLACE OF SALE: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102 STREET ADDRESS and other common designation, if any, of the real property described above is purported to be: 5853 MISSION STREET #2, SAN FRANCISCO, CALIFORNIA 94112 APN#: 6472-032 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, 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, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$110,572.88. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned 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. 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 833-561-0243 for information regarding the trustee's sale or visit this Internet Web site WWW.SALES.BDFGROUP.COM for information regarding the sale of this property, using the file number assigned

to this case 0000009574047. 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 an "eligible bidder," 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 833-561-0243, or visit this internet website WWW.SALES.BDFGROUP.COM using the file number assigned to this case 0000009574047 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 think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP IS ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. BARRETT DAFFIN FRAPPIER TREDER and WEISS, LLP as Trustee 3990 E. Concourse Street, Suite 350 Ontario, CA 91764 (866) 795-1852 Dated: 11/18/2022 A-4765404 11/30/2022, 12/07/2022, 12/14/2022 11/30, 12/7, 12/14/22

SF-3646211#

LEGAL NOTICES

SUMMONS IN A CIVIL CASE CASE NO. 122-CV-00369-SAB UNITED STATES DISTRICT COURT EASTERN DISTRICT OF CALIFORNIA Scottsdale Insurance Company, vs. Larry Buehner, et al., TO: Larry Buehner, Adelaide Bumgardner, Arthur Comado, Eagle Valley Investments, Brandon Garcia, LK Enterprises, Inc. Defendant's Address: YOU ARE HEREBY SUMMONED and required to serve on: Eldon S Edson Selman Brettman LLP 17768 Wiltshire Blvd., 6th Floor Los Angeles, CA 90025 an answer to the complaint which is served on you with this summons, within 21 days after service of this summons on you, exclusive of the day of service. If you fail to do so, judgement by default will be taken against you for the relief demanded in the complaint. Any answer that you serve on the parties to this action must be filed with the Clerk of this Court within a reasonable period of time after service. KEITH HOLLAND CLERK /s/ E. Flores (SEAL) /s/ E. DEPUTY CLERK 12/14, 12/21, 12/28/22, 1/14/23 SF-3651294#

“The settlement says we have to publish next week in thirty newspapers.”

CLASS ACTION / PROPOSITION 65 / BANKRUPTCY

If you've ever had to compose, place, pre-pay and confirm your own advertising project, you know how much work it is.

The *California Newspaper Service Bureau* specializes in notification by publication. That means publishing Class Action, Proposition 65, Bankruptcy and all other public notices are as simple as one phone call.

We'll do what the statute says, what the judge requires, what the other counsel demands, what the client needs... and what you want.

PUBLIC NOTICE ADVERTISING SPECIALISTS

Leave the advertising to us.

CALIFORNIA NEWSPAPER SERVICE BUREAU A DAILY JOURNAL COMPANY

For more information, call us at 800/640-4829

