

Call (800) 640-4829

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BULK SALES

NOTICE TO CREDITORS OF BULK SALE

NOTICE IS HEREBY GIVEN to creditors of the within named seller that a bulk sale is about to be made of the assets described below... The names and business address of the Seller(s) is/are: K Miao Inc. 3914 Judah Street San Francisco, California 94122...

PETITION FOR DISSOLUTION (DIVORCE) OF MARRIAGE

CASE NUMBER: FDI-22-796808 LEGAL RELATIONSHIP: WIFE AND HUSBAND RESIDENCE REQUIREMENTS: a. PETITIONER has been a resident of this state for at least six months and one day... b. PETITIONER has been a resident of this state for at least six months and one day immediately preceding the filing of this Petition...

SUMMONS (CITACION JUDICIAL) CASE NUMBER (Número de Caso): XU ZHI, 108 SUMMIT WAY, SAN FRANCISCO, CA 94132 / 415-606-1330

NOTICE TO DEFENDANT (AVISO AL DEMANDADO): Judah Terrace Owners Association; AGH Realty Group Corp., a California Corporation; L.F. George Properties Corp., a California Corporation; Chunling Liu, an individual; Doe Tenant, an individual; Does 1 through 75; and Roes 1 through 75, inclusive... YOU ARE BEING SUED BY PLAINTIFF (LO ESTA DEMANDANDO EL DEMANDADO): Natalie Epibeam... NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days...

STATEMENT OF ABANDONMENT OF USE OF FICTITIOUS BUSINESS NAME

The following person(s) has (have) abandoned the use of the fictitious business name: 210 REAL ESTATE GROUP, 580 4TH STREET, SAN FRANCISCO, CA 94107, County of SAN FRANCISCO... The fictitious business name referred to above was filed in the County Clerk's office in San Francisco County on 7/23/2021... The business is conducted by A CORPORATION... I declare that all information in this statement is true and correct...

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): INFORMATION FLOW, 5758 GEARY BLVD #109, SAN FRANCISCO, CA 94112, County of SAN FRANCISCO... Registered Owner(s): INFORMATION FLOW, LLC (CA), 5758 GEARY BLVD #109, SAN FRANCISCO, CA 94112... The business is conducted by: A LIMITED LIABILITY COMPANY... The registrant commenced to transact business under the fictitious business name or names listed above on 7/13/2022... I declare that all information in this statement is true and correct...

SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF SAN FRANCISCO

THE JOANNE HOPE JEPSON, M.D. 2001 TRUST NOTICE TO CREDITORS OF JOANNE HOPE JEPSON, M.D. DECEASED TRUSTEE OF THE JOANNE HOPE JEPSON, M.D. 2001 TRUST (Probate Code §19040) Notice is hereby given to the creditors and contingent creditors of the above named decedent, that all persons having claims against the decedent are required to file them with the Superior Court, at 400 McAllister Street, San Francisco, CA 94102, and deliver pursuant to Section 1215 of the California Probate Code a copy to JOHN SULLIVAN and LAURA CLAIRE SULLIVAN, as trustees of THE JOANNE HOPE JEPSON, M.D. 2001 TRUST dated March 5, 2001, care of CLAIRE SULLIVAN, wherein the decedent was the settlor, at 300 Montgomery Street, Suite 1050, San Francisco, CA 94104, within the later of four months after DECEMBER 16, 2022 (the date of the first publication of notice to creditors) or, if notice is mailed or personally delivered to you, 60 days after the date this notice is mailed or personally delivered to you...

NOTICE TO CREDITORS OF BULK SALE AND OF INTENTION TO TRANSFER ALCOHOLIC BEVERAGE LICENSE

Notice is hereby given that a bulk sale of assets and a transfer of alcoholic beverage license is about to be made. The names, Social Security of Federal Tax Numbers, and addresses of the Seller/Licensee are: Summin & Son Enterprises, Inc., 2642 Ocean Avenue, San Francisco, CA 94132... The business is known as: Wang Dae Bak The names, Social Security of Federal Tax Number, and addresses of the Buyer/Transferee are: Jae Hyun Seo, 2642 Ocean Avenue, San Francisco, CA 94132... As listed by the Seller/Licensee, all other business names and addresses used by the Seller/Licensee within three years before the date such list was sent or delivered to the Buyer/Transferee are: None... The assets to be sold are described in general as: -fixture, equipment, leasehold interest, ABC license, good will... And are located at: 2642 Ocean Avenue, San Francisco, CA 94132... The kind of license to be transferred is: -41 -On Sale Beer and Wine - Eating Place Now issued for the premises located at: 2642 Ocean Avenue, San Francisco, CA 94132... The anticipated date of the sale/transfer is January 13th, 2023 at the office of Law Offices of Joon Kim, 11501 Dublin Blvd., Ste. 319, Dublin, CA 94568... The amount of the purchase price or consideration in connection with the transfer of the above-entitled assets, including the estimated inventory, is the sum of \$30,000.00, which consists of the following: Description Amount Fixture and equipment \$30,000.00 Good Will \$142,500.00 ABC License \$2,500.00 Leasehold Improvement \$25,000.00 Covenant Not to Compete \$50,000.00... It has been agreed between the Seller/Licensee and the intended Buyer/Transferee, as required by Sec. 24073 of the Business and Professions Code, that the consideration for the transfer of the business and license is to be paid only after the transfer has been approved by the Department of Alcoholic Beverage Control... S/dae Hyun Seo, Buyer/Transferee 12/23/2022 SF-3655009#

ORDER TO SHOW CAUSE FOR CHANGE OF NAME

Case No. CNC-22-557603 Superior Court of California, County of SAN FRANCISCO Petition of: NANCY SUSAN MING for Change of Name TO ALL INTERESTED PERSONS: Petitioner NANCY SUSAN MING filed a petition with this court for a decree changing her name as follows: NANCY SUSAN MING TO SUSI NANCY MING... The Court orders that all persons interested in this matter appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted... Any person objecting to the name changes herein must file a written objection to the petition which is timely filed, the court may grant the petition without a hearing... Notice of Hearing: Date: JANUARY 19, 2023, Time: 9:00AM, Dept.: 103N, Room: 103N... The address of the court is 400 MCALLISTER ST., SAN FRANCISCO, CA 94102... A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: SAN FRANCISCO DAILY JOURNAL... Date: DEC 07, 2022 S/AMYL FENYI, Judge of the Superior Court 12/16, 12/23, 12/30/22, 1/6/23 SF-3651231#

REAL PROPERTY SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SAN FRANCISCO Jason Lee SUEY, et al. v. Henry Wing Wong et al. NOTICE IS HEREBY GIVEN that on or before January 4, 2023 at 12:00 p.m., at the offices of the listing agent, Allison Chapeau (LIC# 01369080), Vanguard Properties, 2501 Mission Street, San Francisco, California 94110-2511, (415) 516-0648... The real property which is to be sold is located at 154-156 Funston Avenue, San Francisco, California, 94116, Block #1372, Lot #032, and described more specifically as: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERLY CORNER OF FUNSTON AVENUE, DISTANT THEREON 250 FEET NORTHERLY FROM THE NORTHERLY LINE OF CALIFORNIA STREET; RUNNING THENCE NORTHERLY ONE HUNDRED AND FIFTY FEET TO A RIGHT ANGLE EASTERLY 120 FEET; THENCE AT A RIGHT ANGLE SOUTHERLY 25 FEET; THENCE AT A RIGHT ANGLE WESTERLY 120 FEET TO THE POINT OF BEGINNING... BEING A PORTION OF OUTSIDE LAND BLOCK NO. 83... PNP/Parcel ID(s): Lot 032, Block 1372... The parcel will be sold at private sale and bids or offers shall be sealed, in writing and delivered to: AMY HARRINGTON, c/o Allison Chapeau, Vanguard Properties, 2501 Mission Street, San Francisco, California 94110-2511, (415) 516-0648... The property is being offered for \$1,895,000.00. All bids shall include a 3% deposit for the bid amount payable by check to Chicago Title... Prospective bidders refer to section 701.510 to 701.680 inclusive of the code of Civil Procedure for provisions governing the terms, conditions and method of sale and the liability of defaulting bidders. The principles of sale may be reviewed at the office of Vanguard Realty, address and telephone number listed above... A. The property is being offered "as is", without condition, representation, warranty or covenant of any kind, express or implied... All submitted bids must strictly comply with the terms herein. Prospective buyer(s) should not submit offers containing any additional terms. The property will be sold for cash or for a combination of cash or such credit terms and conditions as the Court may approve... B. No personal property is to be included; C. Deposit of three percent (3%) of the amount bid must accompany the offer. Balance to be paid on or before forty-five (45) days after the confirmation of the sale by the above Court... D. Subject to the rights of the Partition Referee to accept or reject any or all bids received. If no acceptable offer is received at the bid opening, offers may be considered on a first come first serve basis... E. All interested parties for inspection of said property may be made through Allison Chapeau, Vanguard Properties, 2501 Mission Street, San Francisco, California 94110-2511, (415) 516-0648, which has entered into an Exclusive Listing Agreement with the Partition Referee... F. Commission, if any, subject to approval by the Superior Court and to be paid only out of proceeds of sale... G. No signs are to be posted except as authorized in writing by the Partition Referee... H. Fees for examination of title, recording and transfer taxes, escrow charges and any title insurance policy shall be paid entirely by purchaser(s)... I. Subject to tenants' rights under local Rent Control Ordinance, if any... Escrow to be handled by Chicago Title, Maria Santos, Escrow Officer, 455 Market Street #1520, San Francisco, CA 94105, telephone: (415) 291-5180; fax: (415) 896-9427... K. The court makes further orders. They are enforceable anywhere in California by any law enforcement officer who has received or sent a copy of them... A. The name and address of the court are: SUPERIOR COURT OF THE COUNTY OF SAN FRANCISCO, 400 MCALLISTER STREET, SAN FRANCISCO, CA 94102... B. The name, address, and telephone of the petitioner without an attorney are: (El nombre, dirección y número de

FICTITIOUS BUSINESS NAME STATEMENT

Fictitious Business Name(s)/Trade Name (DBA): MAILMUNCH, 2261 MARKET ST. #4946, SAN FRANCISCO, CA 94114, County of SAN FRANCISCO Registered Owner(s): S/BRIGITTE PROFF, (DE), 2261 MARKET ST. #4946, SAN FRANCISCO, CA 94114... The business is conducted by: A CORPORATION... The registrant commenced to transact business under the fictitious business name or names listed above on 10/12/2022... I declare that all information in this statement is true and correct... (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000.)) S/ADHEEL RAZA This statement was filed with the San Francisco County Clerk on NOVEMBER 16, 2022... 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LEGAL NOTICES

Continued from Page # 7

as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on October 4, 2005 as Instrument No. 2005-1046170-00, in Book 1988, on Page 0047 of official records in the Office of the Recorder of San Francisco County, California, executed by ZENAIDA JOSE AND IRINEO JOSE, WIFE AND HUSBAND AS JOINT TENANTS, as Trustor(s), in favor of WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST 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: 131 OXFORD ST, SAN FRANCISCO, CA 94134-1033 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 without covenant or warranty, express 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. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$429,603.96 (Estimated). However, prepayment premiums, accrued interest and advances will increase this figure prior to sale. Beneficiary's bid at said sale may include all or part of said amount. In addition to cash, the Trustee will accept a 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 California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorse as a matter of right. The property offered for sale excludes all funds held on account by the property receiver, if applicable. 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. 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 Mortgagee, 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 In Source Logic at 702-659-7766 for information regarding the Trustee's Sale or visit the Internet Website address listed below for information regarding the sale of this property, using the file number assigned to this case, CA08000063-22-1. 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 Website. The best way to verify postponement information is to attend the scheduled sale. Notice to Tenant NOTICE TO TENANT FOR FORECLOSURES AFTER 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 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 702-659-7766 or visit this internet website www.insourcelogic.com, using the file number assigned to this case CA08000063-22-1 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. 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. Date: December 19, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA08000063-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660 4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.insourcelogic.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 88072, Pub Dates: 12/23/2022, 12/30/2022, 1/6/2023, SAN FRANCISCO DAILY JOURNAL 12/23, 12/30/22, 1/6/23

SF-3654896#

Title Order No.:95526330 Trustee Sale No.: 86051 Loan No.: 399338468 APN: LOT 038, BLOCK 6991 Property Address: 72-74 PARK ST SAN FRANCISCO, CA 94110 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/21/2021. 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 1/5/2023 at 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 5/26/2021 as Instrument No. 2021086811 in book III/, page III/ of official records in the Office of the Recorder of San Francisco County, California, executed by: MATTHEW LEE, A SINGLE MAN AND INTERNATIONAL HOME REDEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS JOINT TENANTS, as Trustor PS FUNDING, INC., A DELAWARE CORPORATION, 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 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). At Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, ca 94102, NOTICE OF TRUSTEE'S SALE - continued 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 land therein: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF PARK STREET, FORMERLY WEST PARK STREET, DISTANT THEREON 125 FEET WESTERLY FROM THE WESTERLY LINE OF MISSION STREET; RUNNING THENCE WESTERLY AND ALONG THE SOUTHERLY LINE OF PARK STREET 25 FEET; THENCE SOUTHERLY AND PARALLEL WITH THE WESTERLY LINE OF MISSION STREET 100 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF PARK STREET 25 FEET;

THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF MISSION STREET 100 FEET TO THE SOUTHERLY LINE OF PARK STREET AND THE POINT OF BEGINNING, BEING LOT NO. 13, IN BLOCK "D" FRENCH AND GILMAN TRACT, AS PER MAP THEREOF RECORDED SEPTEMBER 13, 1890, IN THE OFFICIAL OF THE COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA. 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: 72-74 PARK ST SAN FRANCISCO, CA 94110. 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 trusts created by said Deed of Trust, to-wit: \$ 1,143,368.57 (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 of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. DATE: 12/19/2022 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD, ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 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 the outstanding lien 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 mortgagee, 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 T.S.# 86051. 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." For sales conducted after January 1, 2021: 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 (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 86051 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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; 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. 12/16, 12/23, 12/30/22

SF-3651781#

T.S. No. 100688-CA APN: 5709-004 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/25/2007, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 1/25/2023 at 9:00 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/31/2007 as Instrument No. 2007-429423-00 in Book J444 Page 0065 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: ALPHA SENERES AND LUZVIMINDA

G SENERES HUSBAND AND WIFE AS JOINT TENANTS 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; San Francisco City Hall - Outside the Memorial Court 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: THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF BENNINGTON STREET DISTANT THEREON 75 FEET SOUTHERLY FROM THE SOUTHERLY LINE OF ELLERT STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF BENNINGTON STREET 25 FEET THENCE AT A RIGHT ANGLE WESTERLY 100 FEET THENCE AT A RIGHT ANGLE NORTHERLY 25 FEET; AND THENCE AT A RIGHT ANGLE EASTERLY 100 FEET TO THE WESTERLY LINE OF BENNINGTON STREET AND THE POINT OF BEGINNING, BEING LOT NO. 15, IN BLOCK NO. 7, FAIR'S SUBDIVISION OF HOLLY PARK TRACT, APN: 5709-004 The street address and other common designation, if any, of the real property described above is purported to be: 216-218 BENNINGTON ST, SAN FRANCISCO, CA 94110 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: \$374,100.69 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 mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (800) 280-2832 or visit this internet Web site WWW.AUCTION.COM, using the file number assigned to this case 100688-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 or 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 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 (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 100688-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: (800) 280-2832 CLEAR RECON CORP. 875 Jutland Drive San Diego, California 92117 12/9, 12/16, 12/23/22

SF-3646854#



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