

LEGAL NOTICES

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WILLIAMS - 03228 ROSA CRUZ - 04015 ALEJANDRO RAMIREZ - 04284 ANGELA MITCHEL - 04304 KELSEY KIRTON - 04386 ADAM TILFORD - 04449 TERESITA WILLIAMS - 05017 GERALD RANKIN - 05042 JAMES LEE - 05181 DELANNA MALCOLM - 05207 CAROLYN ANN JOHNSON - 07008 WILLIAM ALEXANDER BENTON - 08039 SHELTON SILAS - 08097 MOSES PINKERTON - 08127 ROBERT ROSE - 5070A SANDRA WATSON - 5189A JOEL CRUZ
1/4, 1/11/23

SF-3656775#

Notice is hereby given that a public LIEN SALE of the following described personal property will be held on Thursday January 12th of 2023 at 10:00am. The sale will be conducted at AMERICAN STORAGE 600 Amador Street San Francisco, CA 94124, County of San Francisco, State of California the items that will be sold are generally described as: AccountSpace #, Names and Description: Unit# 333, Malik Ngumezi, Household goods., Unit# 450, Angela Brock, Household goods., Unit# D-10, Waco Marvin Seppo, Household goods., Unit# 12-06, Gerard Reid, Household goods., Unit# U-14, Joseph Ruiz, Household goods., Unit# AA-34, Greta Huang, Household goods., Unit# FF-10, Harry Melio, Household goods., Sales subject to prior cancellations in the event of settlement between owner and obligated party.
12/28/22, 1/4/23

SF-3654911#

TRUSTEE SALES

T.S. No.: 220923244
Notice of Trustee's Sale
Loan No.: 21051702 Order No. 95526377
APN: 0762-123 Property Address: 601 Van Ness Ave #123 San Francisco, CA 94102 You Are In Default Under A Deed Of Trust Dated 5/25/2021. 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 Proceeding Against You, You Should Contact A Lawyer. A public auction sale to the highest bidder for cashier's check drawn on a state or national bank, cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. No cashier's checks older than 60 days from the day of sale will be accepted. Trustor: Kristopher Twomey, a single man Duly Appointed Trustee: Total Lender Solutions, Inc. Recorded 5/28/2021 as Instrument No. 2021088266 in book page of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 1/29/2023 at 1:30 PM Place of Sale: Outside Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco Amount of unpaid balance and other charges: \$291,397.48 Street Address or other common designation of real property: 601 Van Ness Ave #123 San Francisco, CA 94102 A.P.N.: 0762-123 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (877) 440-4460 or visit this internet Web site www.mkconsultantsinc.com, using the file

number assigned to this case 220923244. 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 (877) 440-4460, or visit this internet website site www.tlssales.info, using the file number assigned to this case 220923244 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. Date: 12/28/2022 Total Lender Solutions, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: 866-535-3736 Sale Line: (877) 440-4460 BY: Rachel Seropian, Trustee Sale Officer 1/4, 1/11, 1/18/23

SF-365708#

NOTICE OF TRUSTEE'S SALE
Trustee Sale No. : 00000009579855
Title Order No. : 220473772 FHA/VAJ
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 09/25/2009. 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 10/02/2009 as Instrument No. 2009-854240-00, Book No. J990 and Page No. 0110 of official records in the office of the County Recorder of SAN FRANCISCO County, State of CALIFORNIA, EXECUTED BY: MARIE RAY, AN UNMARRIED WOMAN, 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 2924a(h), (payable at time of sale in lawful money of the United States), DATE OF SALE: 01/19/2023 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: 40 MURRAY STREET, SAN FRANCISCO, CALIFORNIA 94112APN#: 5835-063 AKA LOT 063 BLOCK 5835 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 \$202,031.75. 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 00000009579855. 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 00000009579855 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: 12/13/2022 A-4767759 12/21/2022, 12/28/2022, 01/04/2023 12/21, 12/28/22, 1/4/23

SF-3653708#

NOTICE OF TRUSTEE'S SALE TS No.: MACC-377-586 APN: 30-4991-465-01 Title Order No.: 2180037CAD Property Address: 501 CRESCENT WAY 5404, SAN FRANCISCO, California 94134-3351 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/2/2013. 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. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The 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 the Deed of Trust, with interest and late charges thereon, as

provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: Scott A. Harms, a Single man Duly Appointed Trustee: PROBER AND RAPHAEL, ALC Recorded 5/9/2013 as Instrument No. 2013-J654969-00 in book N/A, page N/A of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 1/25/2023 at 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 Amount of unpaid balance and other charges: \$534,795.41 Street Address or other common designation of real property: 501 CRESCENT WAY 5404 SAN FRANCISCO, California 94134-3351 A.P.N.: 30-4991-465-01 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. 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 (855) 976-3916 or visit this internet Web site https://tracker.auction.com/sb1079, using the file number assigned to this case MACC-377-586. 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 (855) 976-3916, or visit this internet website https://tracker.auction.com/sb1079, using the file number assigned to this case MACC-377-586 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. DATE: 12/13/2022 PROBER AND RAPHAEL, ALC 20750 Ventura Blvd. #100 Woodland Hills, California 91364 Sale Line: (855) 976-3916 Rita Terzyan, Trustee Sale Officer A-4767872 12/21/2022, 12/28/2022, 01/04/2023 12/21, 12/28/22, 1/4/23

SF-3653705#

LEGAL NOTICES

SUMMONS IN A CIVIL CASE
CASE NO: 1:22-CV-00869-SAB
UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF CALIFORNIA
Scottsdale Insurance Company,
vs.
Lary Buehner, et al.,
TO: Lary Buehner, Adelaide Bumgardner, Arthur Comato, Gales Valley Investments, Brandon Garcia, LK Enterprises, Inc. Defendant's Address:
YOU ARE HEREBY SUMMONED and required to serve on:
Eldon S Edson
Selman Breitman LLP
11766 Wilshire 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)
12/14, 12/21, 12/28/22, 1/4/23

SF-3651294#

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