

LEGAL NOTICES

Continued from Page # 9

cause why the court should not grant the authority.

A HEARING on the petition will be held on 04/03/2023 at 9:00 in Dept. Probate Room No: 204 located at 400 McAllister Street San Francisco, CA 94102 CIVIC CENTER COURTHOUSE.

IF YOU OBJECT to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

IF YOU ARE A CREDITOR or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing of personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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 (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.

Attorney for Petitioner: Mary Gemma O'Keefe, SB#1224477 Attorney at Law at 1514 Taraval Street San Francisco, CA 94116-2350, Telephone: (415) 664-6788 3/13, 3/14, 3/20/23

SF-3678985#

NOTICE OF PETITION TO ADMINISTER ESTATE OF STEVEN MARK SELTZER AKA STEPHEN SOLTZER CASE NO. PES-23-306072

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of STEVEN MARK SELTZER AKA STEPHEN SOLTZER

A Petition for Probate has been filed by ERIC S. SELTZER in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that ERIC S. SELTZER be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on MARCH 27, 2023 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing of personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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.

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.

Attorney for Petitioner: CAROLE M. SCAGNETTI (SBN 135916); NATHAN D. BORRIS (SBN 266090); JOHNSTON, KINNEY & ZULAICA LLP, 101 MONTGOMERY STREET, SUITE 1600, SAN FRANCISCO, CA 94104, Telephone: 415-693-0550 3/13, 3/14, 3/20/23

SF-3678902#

NOTICE OF PETITION TO ADMINISTER ESTATE OF LYNDA DARNEL SIMS-RYANS AKA LYNDA DARNEL RYANS AKA LYNDA SEMIEN-RYANS AKA LYNDA S. SEMIEN AKA LYNDA SIMS CASE NO. PES-23-306051

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: LYNDA DARNEL SIMS-RYANS AKA LYNDA DARNEL RYANS AKA LYNDA SEMIEN-RYANS AKA LYNDA S. SEMIEN AKA LYNDA SIMS

A Petition for Probate has been filed by DUSAN LORENS SEMIEN, SR. in the Superior Court of California, County of San Francisco.

The Petition for Probate requests that DUSAN LORENS SEMIEN, SR. be appointed as personal representative to administer the estate of the decedent.

The Petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court on MARCH 27, 2023 at 9:00 A.M. in Probate Dept. Room 204 located at 400 McAllister Street, San Francisco, CA 94102.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent, you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing of personal delivery to you of a notice under section 9052 of the California Probate Code.

Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

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.

Attorney for Petitioner: ROWENA C. NAVIA AND MELANIE J. EMMONS, KATO, FEDER & SUZUKI, LLP, 235 MONTGOMERY STREET, SUITE 1220, SAN FRANCISCO, CA 94104, Telephone: 415-974-5715 3/7, 3/8, 3/14/23

SF-3677198#

SUPERIOR COURT, STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO NOTICE TO CREDITORS OF ELEANOR E. BARRY DATE OF DEATH: DECEMBER 30, 2022 CASE NO. PTR-23-306031

In the Matter of: The Barry Family 1988 Trust Originally Dated July 28, 1988, as Amended and Restated, by Eleanor E. Barry, Decedent.

Notice is hereby given to the creditors and contingent creditors of the aboved-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 mail or deliver a copy to Diane Barry Welch, Sally B. Cella, Daniel D. Barry III, Patrick J. Barry, Paula Barry Paulsen, and Kevin R. Barry, as Trustees of the Barry Family 1988 Trust originally dated July 28, 1988, as amended and restated, of which the decedent was the Surviving Settlor, c/o Mario G. Paolini, Jr., Attorney at Law, 22 Ocean Avenue, San Francisco, CA 94102. Claims must be filed within the later of four (4) months after February 28, 2023, the date of the first publication of notice to creditors, or, if notice is mailed or personally delivered to you, or if you, 60 days after the date this notice is mailed or personally delivered to you, or you must petition to file a late claim as provided in Section 19103 of the Probate Code. A Claim form may be obtained from the court clerk. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested.

Dated: February 16, 2023 Mario G. Paolini, Jr. (SBN 118279) Attorney for Trustee, Diane Barry Welch, Sally B. Cella, Daniel D. Barry III, Patrick J. Barry, Paula Barry Paulsen, and Kevin R. Barry 22 Ocean Avenue San Francisco, CA 94112 Tele: (415) 586-3600 Fax: (415) 586-7169 2/28, 3/7, 3/14/23

SF-3673604#

PUBLIC AUCTION/ SALES

NOTICE OF PUBLIC SALE

Pursuant to business and Professions Code Secs. 21700-21707, notice is hereby given that a public lien sale of the following described personal property will be held on Wednesday, March 15th at 9:45 AM. The sale will be conducted at Island Park Storage 800 Ave H San Francisco, CA 94130, County of San Francisco, State of California. The items to be sold are generally described as: furniture, clothing, tools and/or other household items, stored by the following persons. Name of Account/Space Number: 22446 Lora Barrera 3305 Sara Perez 3302 Nursiani Syarif B24 Alexander Brendler A. Brandis AC6 Samuel Cole 22304 Kimberly Brown 2148 Richard Dabelow 463 Michelle Fraser 113 Eric Franchimon 22003 Carlen McKneely-Bolts 13 Carlos McClatchy 2593 Lamond Stornia 22032 Serge Kamga 22335 Melanie Jones 22047 Paullet Gaines 375R Lamond Stornia 301R Kamron Frugoli 12104 Bamidele Elegebe 22254 William Hart 4103 Eric Carlson 22909 Joseph Greenspan 22019 Tara Ames 22006 Michael Peterson 22505 Judith Santo-Finley 2115 Deanine Stevenson 22804 Connell Johnson 22100 Michael Chassereau 412R Hope Ramey AC5 Ashley Felt 2256 Lamarr Ousley B21 Santiago Reyna 22225 William Hart 4107 Julio Piloto 143 Martin Hill 1710 Ralph Jabali 240R Dannon Black 11011 Trent Simpson 394R Joel Martinez 1704 Lamond Stornia 22903 Tatyana Drevaleva B12 Jean-Jacques Zenger 44 Jonathan Herrera 22062 Mas Shibuya 378R John Stockdale 218 Carlos McClatchy 22286 Julius Loggins 266R Lily Huang 22101 Andrew Nahinu 361R Lino Fabiani 22800 Andrew Berger B34 Sarah Kimon AC52 Paul Fertig 22518 David Griffin 318R Daniel Small AC32 Sherrie Frias 73 Jean-Jacques Zenger 4909 Tanya Almaraz 22412 Phillip Perez 22501 Kimberly Brown 331 Carlos McClatchy 12101 Aleanndra Murray 2702 Marichu Flores 11 Carlos McClatchy AC3 Adisai Kasemsuksakul

Sales subject to prior cancellations in the event of settlement between owner and obligated party. Dated: 3/3/23 3/7, 3/14/23

SF-3677364#

Lien Sale Auction Advertisement Notice is hereby given that Pursuant to the California Self-Service Storage Facility Act, (B&P Code 21700 et. seq.), the undersigned will sell at public auction; personal property including but not limited to furniture, clothing, tools, and/or other misc. items. Auction to be held at 12pm On 3/21/2023 at www.selfserviceauction.com. The property is stored at StoragePro 429 Beale St San Francisco CA 94105 NAME OF TENANT Khai Huy 3/7, 3/14/23

SF-3676657#

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. The undersigned will sell at public sale by competitive bidding on **Tuesday, March 28, 2023 at 1 P.M.**, on the premises where said property has been stored and which is located at California Mini-Storage, 1111 Pennsylvania Ave, San Francisco, California, County of San Francisco, State of California, the personal property INCLUDING: Misc. boxes & bags, suitcases, rug, furniture, lights, tool boxes, job saw, cords, table, wood. Trautman, Nicholas N13 Saldana, Reynaldo 2060 Cohen, Hilary A. E2107 Owner' reserves the right to bid at the sale. Purchases must be paid for at the time of purchase in cash only. All purchased items are sold as is, where is, and must be removed at the time of sale. Sale is subject to cancellation in the event of settlement between owner and tenant. Call California Mini-Storage at (415) 826-7900. Dated: Tuesday, February 28, 2023. CALIFORNIA MINI-STORAGE Auctioneer. Bond #RDS0001657 - (415) 826-7900. California Mini-Storage reserves the right to reschedule auction to a later date if auctioneer is not available on auction date. 3/7, 3/14/23

SF-3676186#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE TS No.: 221014-851, Loan No.: 851 Lombard YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2013. 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. On March 28, 2023, at 1:30 p.m., outside the Memorial Court gates, between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, Lance Ahn, as the duly appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust recorded on 03/18/2013 as Instrument No. 2013-J620402-00 (reel K855, Image 0308) in the office of the Recorder of San Francisco County, California, executed by Leah Ahn, an unmarried person, as Trustor, WILL SELL YOUR PROPERTY TO THE HIGHEST BIDDER FOR CASH. THE HIGH BIDDER SHALL BE THE CASHIER DRAWN ON A STATE OR NATIONAL BANK, STATE OR FEDERAL CREDIT UNION, 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, ALL RIGHT, TITLE, AND INTEREST CONVEYED TO AND NOW HELD BY THE Trustee in the hereinafter described property. The street address and other common designation of the property is purported to be commonly known as 851 LOMBARD STREET, SAN FRANCISCO, CA 94133, a 21.5% undivided interest in property commonly known as 847 and Lombard Street, San Francisco, CA 94133, with the legal description: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOMBARD STREET, DISTANT THEREON 197 FEET AND 6 INCHES, EASTERLY FROM THE EASTERLY LINE OF JONES STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF LOMBARD STREET, 27 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE, SOUTHERLY 137 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE, WESTERLY 27 FEET AND 6 INCHES; AND THENCE AT A RIGHT ANGLE, NORTHERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING, BEING PART OF 50 VARA BLOCK NO. 207 LOT 018A, BLOCK 0073; Assessor's Parcel Number: 0073-018A. For informational purposes only. The Trustee disclaims any liability for any inaccuracy of the street address or other common designation or description, if any, shown herein. 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: 15 SAN GABRIEL AVENUE, SAN FRANCISCO, CA 94112. The undersigned Trustee disclaims any liability for any inaccuracy 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 \$28,963.02 (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 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

either of these resources, you should be aware that the same lender may hold more than one mortgage 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 or beneficiary, trustee, or 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 415-481-2478, or visit this internet website trusteeen@godaddy.com, using the file number assigned to this case, 221014-851. 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 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 415-481-2478, or visit this internet website site trusteeen@godaddy.com, using the file number assigned to this case, 221014-851, 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. Lance Ahn, TS No. 221014-851, c/o Simco, 635 Mariners Island Blvd. Ste. 204, San Mateo, CA 94404, Phone: 415-481-2478. Pub Dates: 3/7, 3/14, 3/21/2023.

SF-3677001#

cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or endorsee 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, 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 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, CA07001272-22-1. 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 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 CA07001272-22-1 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. 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: February 22, 2023 MTC Financial Inc. dba Trustee Corps TS No. CA07001272-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 711 949 252 8300 By: Amy Lemus, Authorized Signatory SALE INFORMATION CAN BE OBTAINED FROM TENANT OR ELIGIBLE BIDDER. YOU MAY HAVE A RIGHT TO PURCHASE THIS PROPERTY AFTER THE TRUSTEE AUCTION PLEASE CALL: In Source Logic AT 702-659-7766 Order Number 89661, Pub Dates: 3/20/2023; 3/7/2023; 2023, SAN FRANCISCO DAILY JOURNAL 2/28, 3/7, 3/14/23

SF-3674722#

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 131945-5 Loan No. 0108 Title Order No. 953-3489 APN 6916-009 Prop. 450 Urban Drive, San Francisco, CA YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 07/28/2021. 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. MORTGAGE LENDER SERVICES, INC. as the duly appointed Trustee 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 bank specified in section 5102 of the Financial Code and authorized to do business in this state) all right, title and interest conveyed to and now held by it under said Deed of Trust, described as follows: Trustor(s): CAMERON NAJI CARTER Deed of Trust: recorded on 08/05/2021 as Document No. 2021128119 of official records in the Office of the Recorder of SAN FRANCISCO County, California. Date of Trustee's Sale: 03/21/2023 at 01:30 PM Trustee's Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 The

property situated in said County, California describing the land therein: LOT NO. 28 IN BLOCK NO. 23 ACCORDING TO MAP ENTITLED 'AMENDED MAP OF INGLISIDE TERRACES,' FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, JANUARY 20, 1913 AND RECORDED IN BOOK 'G' OF MAPS, PAGES 93, 94, 95, 96, AND 97. 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: 450 URBANO DRIVE, SAN FRANCISCO, CA 94147. The undersigned Trustee disclaims any liability for any inaccuracy 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: \$945,512.78 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The Beneficiary may elect to bid less than the full credit bid. 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. 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, 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 916-939-0772 or visit this internet website www.nationwideposting.com, using the file number assigned to this case 131945-5. 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. IF THE SUBJECT PROPERTY CONTAINS FROM ONE TO FOUR SINGLE FAMILY RESIDENCES, THE FOLLOWING INFORMATION IS APPLICABLE TO TENANT OR ELIGIBLE BIDDER: 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" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 02/17/2023 MORTGAGE LENDER SERVICES, INC. 7844 Madison Ave. Suite 145 Fair Oaks, CA 95628 (916) 962-3453 Sale Information Line: 916-939-0772 or www.nationwideposting.com LAUREN MEYER, VICE PRESIDENT MORTGAGE LENDER SERVICES, INC. MAY BE A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. SF0421575 to: SAN FRANCISCO DAILY JOURNAL 02/28/2023, 03/07/2023, 03/14/2023 2/28, 3/7, 3/14/23

SF-3673220#

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