

LEGAL NOTICES

Continued from Page # 9

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 or 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: G. JACQUELINE PELAEZ (SBN 207067), SIMONIAN LAW, APC, 131 N. EL MOLINO AVENUE, SUITE 300, PASADENA, CA 91101-1873. Telephone: 626-584-0043 9/7, 9/8, 9/14/23

SF-3729767#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE T.S. No. 23-20196-SP-CA Title No. 230208180-CA-VOI A.P.N. 6306-029 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/12/2006. 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(s) must be made payable to National Default Servicing Corporation), 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; 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 in an "as is" condition, 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: Romeo E. Mercado and Rosario S. Mercado, husband and wife Duly Appointed Trustee: National Default Servicing Corporation Recorded 01/24/2006 as Instrument No. 2006-118491-00 (or Book, Page) of the Official Records of San Francisco County, California. Date of Sale: 09/28/2023 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 Estimated amount of unpaid balance and other charges: \$547,307.38 Street Address or other common designation of real property: 171 Peabody Street, San Francisco, CA 94134 A.P.N.: 6306-029 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. 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 requirements of California Civil Code Section 2923.5(b)(2)(923.55(c)) were fulfilled when the Notice of Default was recorded. 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 714-730-2727 or visit this internet website www.ndscorp.com/sales, using the file number assigned to this case 23-20196-SP-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 website. 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 a "representative of all eligible tenant buyers" 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 auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 888-264-4010, or visit this internet website www.ndscorp.com, using the file number assigned to this case 23-20196-SP-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid placed at the trustee's sale, 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 a "representative of all eligible tenant buyers" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. *Pursuant to Section 2924m of the California Civil Code, the potential rights described herein shall apply only to public auctions taking place on or after January 1, 2021, through December 31, 2025, unless later extended. Date: 08/23/2023 National Default Servicing Corporation c/o Tiffany and Bosco, P.A., its agent, 1455 Frazee Road, Suite 820 San Diego, CA 92108 Toll Free Phone: 888-264-4010 Sales Line 714-730-2727; Sales Website: www.ndscorp.com Connie Hernandez, Trustee Sales Representative A-4794373 08/31/2023, 09/07/2023, 09/14/2023

SF-3733476#

T.S. No.: 3230515053 Notice of Trustee's Sale APN: 7544-142 Property Address: 41 Digby Street San Francisco, CA 94131 You Are In Default Under A Notice Of Delinquent Assessment Dated 5/16/2023. 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 9/14/2023 at 1:30 PM Van Ness Ave. entrance to City Hall 400 Van Ness Ave., San Francisco, CA. As the duly appointed Trustee under and pursuant to Notice of Delinquent Assessment, recorded on 4/4/2023 as Instrument No. 2023024543 Book Page of Official Records in the Office of the Recorder of San Francisco County, California, property owned by: Mary E Manning 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 of 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: Van Ness Ave. entrance to City Hall 400 Van Ness Ave., San Francisco, CA All right, title and interest under said Notice of Delinquent Assessment in the property situated in said County, describing the land therein: The street address and other common designation, if any of the real property described above is purported to be: 41 Digby Street San Francisco, CA 94131 *See attached legal description A.P.N.: 7544-142 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 due under said Notice of Delinquent Assessment, with interest thereon, as provided in said notice, advances, if any, estimated fees, charges, and expenses of the Trustee, to-wit: \$21,969.48 Estimated Accrued Interest and additional advances, if any, will increase this figure prior to sale The Homeowner's Association, Diamond Heights Homeowners Association, under said Notice of Delinquent Assessment 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. Pursuant To Civil Code §5715(b), This Sale is Subject To A Right Of Redemption Which May Be Exercised On Or Before The End Of The 90' Day Following The Foreclosure 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 3230515053. 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 Occurring On Or 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 (877) 440-4460, or visit this internet website www.mkconsultantsinc.com, using the file number assigned to this case 3230515053 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. TLS Assessment Services, Inc. is a Debt Collector And is Attempting To Collect A Debt. Any Information Obtained May Be Used For That Purpose. Date: 8/17/2023 TLS Assessment Services, Inc. 10505 Sorrento Valley Road, Suite 125 San Diego, CA 92121 Phone: (866) 595-0040 Sale Line: (877) 440-4460 Rachel Seropian, Trustee Sale Officer Exhibit A Legal Description Parcel 1 Unit No 42, As Shown On The Map Entitled, "Diamond Heights/Alpha Homes", Which Map Was Filed In The Office Of The Recorder Of The City And County Of San Francisco, State Of California, On October 24, 1972, In Condominium Map Book 2, Pages 71 To 88, Inclusive Together With The Following Appurtenant Easements 1 The Exclusive Right To Use The Balcony Shown On Said Condominium Map As Balcony No B-42, Adjacent To The Aforementioned Unit 2 The Exclusive Right To Use The Deck Shown On Said Condominium Map As Patio No None, Adjacent To The Aforementioned Unit 4 The Exclusive Right To Use The Fireplace Shown On Said Condominium Map As Fireplace No F-42, Adjacent To The Aforementioned Unit 5 The Exclusive Right To Use The Open Parking Space Shown On Said Condominium Map As Open Parking No O 42, Adjacent To The Aforementioned Unit Excepting Therefrom That Portion Thereof Conveyed To The City And County Of San Francisco For Street Widening Purposes, As Described In The Deed By Diamond Heights Associates, Dated December 13, 1972, Recorded March 15, 1973, Series No V-60892 Parcel 2 An Undivided 2.3545% Interest In And To The Common Area Of Said Condominium Project, As Said Area Is Shown On Said Map, And As Said Area And The Respective Interest Applicable Thereto Are Defined In The Said Declaration Of Restrictions, Recorded July 13, 1973, In Book B785 Page 384, Series No W-3186, Being All The Property Within The Boundaries Of Said Tract, Except For The Units Also Excepting Therefrom That Portion Thereof Conveyed To The City And County Of San Francisco For Street

Widening Purposes, As Described In The County Of Diamond Heights Associates, Dated December 13, 1972, Recorded March 15, 1973, Series No V-60892 8/24, 8/31, 9/7/23

SF-3731648#

T.S. No. 109381-CA APN: 5943-019 NOTICE OF TRUSTEE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 7/9/2022. 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 10/5/2023 at 1:30 PM. CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 7/14/2022 as Instrument No. 2022068327 of Official Records in the office of the County Recorder of San Francisco County, State of CALIFORNIA executed by: JOHN ALBERT QUIROGA, AS CONSERVATOR FOR CLARENCE JOSEPH SUGHROU, AN UNMARRIED MAN PURSUANT TO THE CALIFORNIA SUPERIOR COURT COUNTY OF SAN FRANCISCO PROBATE NUMBER PCN21304423 AS LETTERS OF CONSERVATORSHIP FILED ON AUGUST 5, 2021 AND RECORDED IN SAN FRANCISCO COUNTY, STATE OF CALIFORNIA ON AUGUST 26, 2021, DOCUMENT NUMBER 2021136737 AND GRANTED ORDER ON PETITION TO AUTHORIZE FILED JUNE 7, 2022 UNDER THE SAME. 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: 747 PERU AVE., 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: \$638,257.48 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 109381-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 109381-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 8880 Rio San Diego Drive, Suite 725 San Diego, California 92108 8/31, 9/7, 9/14/23

SF-3731540#



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