

LEGAL NOTICES

Continued from Page # 7

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARIE DENISE GRETZ AKA M. DENISE GREZT AND DENISE GREZT
CASE NO. PES-25-308496
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL, or estate, or both of MARIE DENISE GREZT AKA M. DENISE GREZT AND DENISE GREZT
 A PETITION FOR PROBATE has been filed by ANNE AGANON AND GORDON CAVANAUGH in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that ANNE AGANON AND GORDON CAVANAUGH be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. THE WILL and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with limited authority. (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 as follows: 07/08/25 at 9:00AM in Dept. 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 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: MARY GERMA O'KEEFE, SB#124477 Attorney at Law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 6/11, 6/12, 6/18/25

SF-3936049#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY SANDEE
CASE NO. PES-25-308409
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARY SANDEE.

A PETITION FOR PROBATE has been filed by ARTHUR ANTHONY in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that ARTHUR ANTHONY 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 as follows: 06/30/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.

1. Remote Access to Department 204
 A) Appearance or Public Access by Video and/or Audio via Zoom:
 i. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 225 4765#", then participant ID "0#", then password "514879#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.

B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.

C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129865#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.

2. Remote Access to Room 202 (Ex Parte Proceeding)
 A) Appearance or Public Access by Video and/or Audio via Zoom:
 i. To appear by video, go to zoom.us, click "join a meeting" 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 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: MARY GERMA O'KEEFE, SB#124477 Attorney at Law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 6/11, 6/12, 6/18/25

SF-3936070#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JUDITH SERIN, AKA JUDITH A. SERIN, AKA JUDITH ANN SERIN
CASE NO. PES-25-308511
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: Judith Serin, aka Judith A. Serin, aka Judith Ann Serin

A PETITION FOR PROBATE has been filed by Nicholas John Christ in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Nicholas John Christ be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and codicils, if any, be admitted to probate. The will and any codicils are available for examination in the file kept by the

court. THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (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 on July 2, 2025 at 9:00 a.m. 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 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 (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 GERMA O'KEEFE, SB#124477 Attorney at Law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 6/11, 6/12, 6/18/25

SF-3936049#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: MARY SANDEE
CASE NO. PES-25-308409
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of MARY SANDEE.

A PETITION FOR PROBATE has been filed by ARTHUR ANTHONY in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that ARTHUR ANTHONY 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 as follows: 06/30/25 at 9:00AM in Dept. 204 located at 400 McAllister Street, San Francisco, CA 94102.

1. Remote Access to Department 204
 A) Appearance or Public Access by Video and/or Audio via Zoom:
 i. Parties, counsel and witnesses may appear by video or audio-only telephone through Zoom. For a video appearance, go to zoom.us, click "join a meeting" and input meeting ID 160 225 4765 and password 514879. For an audio-only telephone appearance through Zoom, call 1-669-254-5252 and key in meeting ID "160 225 4765#", then participant ID "0#", then password "514879#". (Toll rates may apply.) Counsel, parties and witnesses appearing by video must input their first and last name into the "Your Name" dialogue box.

B) Appearance by Audio via CourtCall: Parties, counsel, and witnesses may appear by audio-only telephone through CourtCall by calling CourtCall at 1-888-882-6878 and obtaining an appearance access code for the hearing's scheduled date and time. A CourtCall appearance may be made by mobile phone. A CourtCall appearance may require payment of a fee, even for parties with fee waivers.

C) Public Access by Audio via CourtCall: For audio-only access through CourtCall, call the mute public line for Department 204 at 1-415-796-6280 and enter access code 12129863#. This line will allow a member of the public to listen to the proceedings; it will not support an attempt to appear before the court.

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 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: MARY GERMA O'KEEFE, SB#124477 Attorney at Law 1514 Taraval Street San Francisco, CA 94116-2350 Telephone: (415) 664-6788 6/11, 6/12, 6/18/25

SF-3936049#

THOMAS S. WROBEL - SBN 189389
 T.S. WROBEL LAW GROUP, PC
 870 MARKET STREET, SUITE 645
 SAN FRANCISCO CA 94102
 Telephone (415) 928-4161
 6/5, 6/6, 6/12/25

SF-3933915#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: JEAN FEX AKA JEAN WATSON FEX AKA JEAN WATSON
CASE NO. PES-25-308486
 To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will and codicils, including a LOST CODICIL, or estate, or both, of: Jean Fex aka Jean Watson Fex aka Jean Watson

A PETITION FOR PROBATE has been filed by Daniel J. Cunningham in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that Daniel J. Cunningham be appointed as personal representative to administer the estate of the decedent.

THE PETITION requests the decedent's WILL and three codicils, INCLUDING A LOST FIRST CODICIL DTD 03/31/2010, be admitted to probate. The will and any codicils are available for examination in the file kept by the court.

THE PETITION requests authority to administer the estate under the Independent Administration of Estates Act with full authority. (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 on 07/01/2025 at 9:00 a.m. in Dept. 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 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: Elizabeth N. de Vires (227215) Kelly K. Dixon (191078) De Vires Law, P.C. 1388 Sutter Street, Suite 715 San Francisco, CA 94109 Telephone: (415) 909-4009 6/5, 6/6, 6/12/25

SF-3933545#

PUBLIC AUCTION/ SALES

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY
 Notice is hereby given that under and pursuant to Section 1988 of the California Civil Code the property listed below believed to be abandoned by Suzanne Berger, whose last address was 1695 18th St #314, San Francisco, California 94107 was sold at public auction at 1970 Ocean Ave. San Francisco, California 94127 on 06/19/25 at 10:00 o'clock A.M.

DESCRIPTION OF PROPERTY:
 Furniture and accessories, rugs, lamps, chairs, tables, artwork, exercise equipment, bed & frame, wardrobe cabinet, linens, kitchen supplies, food, plants and

planters, shelves and lockers, bric-a-brac, buddha statues, stools, plates, glasses dishes, bowls, shoe cabinet, dishes and accessories, shoes, toiletries and towels & cleaning supplies, tv.
 Dated 6/2/25
 6/5, 6/12/25

SF-393362#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 24-00055-2FNT APN Lot 11, Block 009 Property Address: 212 Stockton Street, San Francisco, CA 94108 -YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FIXTURE FILING DATED SEPTEMBER 16, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 25, 2025, at 01:30 PM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FIXTURE FILING recorded on September 26, 2013, as Instrument No. 2013-783123-00 in Reel K990 has Image 0004 of official records in the office of the Recorder of San Francisco County, CA, executed by: GEARY-STOCKTON REALTY LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of CITIGROUP GLOBAL MARKETS REALTY CORP., as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust". THE AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property sited and known as: California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND" EXHIBIT "A" THE LAND IS REFERRED TO HEREIN BELOW AS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: Beginning at the point of intersection of the Northernly line of Geary Street and the Easternly line of Stockton Street; running North 22 feet and 6 inches to the intersection of Stockton Street 58 feet and 6 inches; thence at a right angle Easternly 70 feet; thence at a right angle Northernly 1 foot and 6 inches; thence at a right angle Easternly 22 feet and 6 inches; thence at a right angle Southernly 60 feet to the Northernly line of Geary Street; thence at a right angle Westernly along said line of Geary Street 92 feet and 6 inches to the point of beginning. Being a part of 50 Vara Block No. 120. APN: Lot 11, Block 309 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 entitle you to 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 with the title office 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: Lizbeth N. de Vires (227215) Kelly K. Dixon (191078) De Vires Law, P.C. 1388 Sutter Street, Suite 715 San Francisco, CA 94109 Telephone: (415) 909-4009 6/5, 6/6, 6/12/25

SF-3933545#

PUBLIC AUCTION/ SALES

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY
 Notice is hereby given that under and pursuant to Section 1988 of the California Civil Code the property listed below believed to be abandoned by Suzanne Berger, whose last address was 1695 18th St #314, San Francisco, California 94107 was sold at public auction at 1970 Ocean Ave. San Francisco, California 94127 on 06/19/25 at 10:00 o'clock A.M.

DESCRIPTION OF PROPERTY:
 Furniture and accessories, rugs, lamps, chairs, tables, artwork, exercise equipment, bed & frame, wardrobe cabinet, linens, kitchen supplies, food, plants and

planters, shelves and lockers, bric-a-brac, buddha statues, stools, plates, glasses dishes, bowls, shoe cabinet, dishes and accessories, shoes, toiletries and towels & cleaning supplies, tv.
 Dated 6/2/25
 6/5, 6/12/25

SF-393362#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 24-00055-2FNT APN Lot 11, Block 009 Property Address: 212 Stockton Street, San Francisco, CA 94108 -YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FIXTURE FILING DATED SEPTEMBER 16, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 25, 2025, at 01:30 PM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FIXTURE FILING recorded on September 26, 2013, as Instrument No. 2013-783123-00 in Reel K990 has Image 0004 of official records in the office of the Recorder of San Francisco County, CA, executed by: GEARY-STOCKTON REALTY LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of CITIGROUP GLOBAL MARKETS REALTY CORP., as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust". THE AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property sited and known as: California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND" EXHIBIT "A" THE LAND IS REFERRED TO HEREIN BELOW AS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: Beginning at the point of intersection of the Northernly line of Geary Street and the Easternly line of Stockton Street; running North 22 feet and 6 inches to the intersection of Stockton Street 58 feet and 6 inches; thence at a right angle Easternly 70 feet; thence at a right angle Northernly 1 foot and 6 inches; thence at a right angle Easternly 22 feet and 6 inches; thence at a right angle Southernly 60 feet to the Northernly line of Geary Street; thence at a right angle Westernly along said line of Geary Street 92 feet and 6 inches to the point of beginning. Being a part of 50 Vara Block No. 120. APN: Lot 11, Block 309 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 entitle you to 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 with the title office 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: Lizbeth N. de Vires (227215) Kelly K. Dixon (191078) De Vires Law, P.C. 1388 Sutter Street, Suite 715 San Francisco, CA 94109 Telephone: (415) 909-4009 6/5, 6/6, 6/12/25

SF-3933545#

PUBLIC AUCTION/ SALES

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DESCRIPTION OF PROPERTY:
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planters, shelves and lockers, bric-a-brac, buddha statues, stools, plates, glasses dishes, bowls, shoe cabinet, dishes and accessories, shoes, toiletries and towels & cleaning supplies, tv.
 Dated 6/2/25
 6/5, 6/12/25

SF-393362#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 24-00055-2FNT APN Lot 11, Block 009 Property Address: 212 Stockton Street, San Francisco, CA 94108 -YOU ARE IN DEFAULT UNDER A DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FIXTURE FILING DATED SEPTEMBER 16, 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On June 25, 2025, at 01:30 PM, outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, FIDELITY NATIONAL TITLE COMPANY, as the duly appointed Trustee (the "Trustee"), under and pursuant to the power of sale contained in that certain DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS, FINANCING STATEMENT AND FIXTURE FILING recorded on September 26, 2013, as Instrument No. 2013-783123-00 in Reel K990 has Image 0004 of official records in the office of the Recorder of San Francisco County, CA, executed by: GEARY-STOCKTON REALTY LLC, a Delaware limited liability company, as Trustor (the "Trustor"), in favor of CITIGROUP GLOBAL MARKETS REALTY CORP., as Beneficiary, and any modifications thereto are collectively referred to herein from time to time as the "Deed of Trust". THE AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property sited and known as: California describing the land therein as: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (THE "LAND" EXHIBIT "A" THE LAND IS REFERRED TO HEREIN BELOW AS SITUATED IN THE CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: Beginning at the point of intersection of the Northernly line of Geary Street and the Easternly line of Stockton Street; running North 22 feet and 6 inches to the intersection of Stockton Street 58 feet and 6 inches; thence at a right angle Easternly 70 feet; thence at a right angle Northernly 1 foot and 6 inches; thence at a right angle Easternly 22 feet and 6 inches; thence at a right angle Southernly 60 feet to the Northernly line of Geary Street; thence at a right angle Westernly along said line of Geary Street 92 feet and 6 inches to the point of beginning. Being a part of 50 Vara Block No. 120. APN: Lot 11, Block 309 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 entitle you to 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 with the title office 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.

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Attorney for Petitioner: Lizbeth N. de Vires (227215) Kelly K. Dixon (191078) De Vires Law, P.C. 1388 Sutter Street, Suite 715 San Francisco, CA 94109 Telephone: (415) 909-4009 6/5, 6/6, 6/12/25

SF-3933545#