

LEGAL NOTICES

Continued from Page # 11

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. Petitioner/Attorney for Petitioner: JOHN C. MARTIN, 636 MIDDLEFIELD ROAD, PALO ALTO, CA 94301, Telephone: 650-329-9500 7/11, 7/12, 7/18/22

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 date 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. Petitioner/Attorney for Petitioner: BADMA GUTCHINOV, ESQ., PO BOX 16431, SAN FRANCISCO, CA 94116, Telephone: 415-572-7075 7/8, 7/11, 7/18/22

NOTICE OF 2ND AMENDED PETITION TO ADMINISTER ESTATE OF DAVID I-H. SHAW CASE NO. PES-22-305385
To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the will or estate, or both, of: DAVID I-H. SHAW
A 2ND AMENDED Petition for Probate has been filed by ROBIN S-H. SHAW in the Superior Court of California, County of San Francisco. The 2ND AMENDED Petition for Probate requests that ROBIN S-H. SHAW be appointed as personal representative to administer the estate of the decedent. The 2ND AMENDED 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 AUGUST 1, 2022 at 9:00 A.M. in Probate Dept. Room

SF-3603041#

PUBLIC AUCTION/ SALES

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 DOMINGOS C. FOLHA, WANDERSON AC FOLHA whose last address was 5099 MISSION STREET, SAN FRANCISCO, CA 94112 will be sold at public auction at 5099 MISSION ST, SAN FRANCISCO, CA 94112, on 7/25/2022, at 9:00 A.M. DESCRIPTION OF PROPERTY: 1 DOUBLE OVEN, PHONE SYSTEM, 1 COMPUTER TABLE, REFRIGERATOR,

1 CREDIT CARD MACHINE, FRONT LOADER TABLE, CHAIR, COFFEE BEER MACHINE, BAR SINK, WALL PHONE, PREP WOOD TABLE, GLASS FRIDGE, 2 STAINLESS STEEL FRIDGES, 1 STAINLESS STEEL TABLE, GRILL, HOOD, STOVE, STEAM TABLE, MICROWAVE, 2 DOOR FRIDGE, DOUGH MIXER, MOP SINK, STAIN SINK, OUTDOOR SIGNS, MISC ITEMS. DATED 7/7/2022 7/11, 7/18/22

SF-3604183#

TRUSTEE SALES

APN: 5381-019 TS No: CA05000027-22-1 TO No: 220038020-CA-VOI Commonly known as: 45 SCOTIA AVENUE, SAN FRANCISCO, CA 94124 NOTICE OF TRUSTEE'S SALE (The above statement is made pursuant to CA Civil Code Section 2923.3(d)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(d)(2).) YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED January 16, 2014, 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 August 10, 2022 at 09:00 AM, Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102, MTC Financial Inc. dba Trustee Corps, as the duly Appointed Trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded on February 26, 2014 as Instrument No. 2014-J842764-00, of official records in the Office of the Recorder of San Francisco County, California, executed by WILLIAM H. TEALER AND JESSIE M. TEALER, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor(s), in favor of MOUNTAIN WEST FINANCIAL, INC as Beneficiary, WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER, in lawful money of the United States, all payable at the time of sale, that certain property situated in said County, California describing the land therein as: COMMENCING AT A POINT ON THE NORTHEASTERLY LINE OF SCOTIA AVENUE, DISTANT THEREON 294.50 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY LINE OF SILVER AVENUE, AS THE SAID LINE OF SILVER AVENUE NOW EXISTS; RUNNING THENCE SOUTHEASTERLY AND ALONG THE SAID NORTHEASTERLY LINE OF SCOTIA AVENUE 26 FEET; THENCE AT A RIGHT ANGLE NORTHEASTERLY 93 FEET; THENCE AT A RIGHT ANGLE NORTHWESTERLY 26 FEET AND THENCE AT A RIGHT ANGLE SOUTHWESTERLY 93 FEET TO THE NORTHEASTERLY LINE OF SCOTIA AVENUE AND THE POINT OF COMMENCEMENT; BEING A PORTION

OF SUBDIVISION NO. 21 OF SILVER TERRACE, ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, AND RECORDED IN MAP BOOK 1 AT PAGE 78 WITH THE APPURTENANCES THERETO. 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: 45 SCOTIA AVENUE, SAN FRANCISCO, CA 94124 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made without covenant or warranty, express or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note(s) secured by said Deed of Trust, with interest thereon as provided in said Note(s), advances if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligations secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of this Notice of Trustee's Sale is estimated to be \$326,638.13 (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 savings and loan association, savings association or savings bank specified in Section 5102 of the California Financial Code and authorized to do business in California, or other such funds as may be acceptable to the Trustee. In the event tender other than cash is accepted, the Trustee may withhold the issuance of the Trustee's Deed Upon Sale until funds become available to the payee or 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 lien, you should understand that there are risks involved in bidding at a Trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a Trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be

aware that the same Lender may hold more than one mortgage or Deed of Trust on the property. Notice to Property Owner The sale date shown on this Notice of Sale may be postponed one or more times by the Mortgagee, Beneficiary, Trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about Trustee Sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Auction.com at 800.280.2832 for information regarding the Trustee's Sale or visit the Internet Website address www.Auction.com for information regarding the sale of this property, using the file number assigned to this case, CA05000027-22-1. 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 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 800.280.2832, or visit this internet website www.Auction.com, using the file number assigned to this case, CA05000027-22-1 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: July 12, 2022 MTC Financial Inc. dba Trustee Corps TS No. CA05000027-22-1 17100 Gillette Ave Irvine, CA 92614 Phone: 949-252-8300 TDD: 866-660-4288 By: Loan Quema, Authorized Signatory SALE INFORMATION CAN BE OBTAINED ONLINE AT www.Auction.com FOR AUTOMATED SALES INFORMATION PLEASE CALL: Auction.com at 800.280.2832 Order Number 33854. Pub Date: 7/18/2022, 7/25/2022, 8/1/2022. SAN FRANCISCO DAILY JOURNAL 7/18, 7/25, 8/1/22

SF-3606068#

APN: 32-5354-021-01 TS No.: 22-01962CA TSG Order No.: DS7300-20001199 Commonly Known As: 76 VENUS ST, SAN FRANCISCO, CA

94124 NOTICE OF TRUSTEE SALE UNDER DEED OF TRUST YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED APRIL 25, 2012. 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. Affinia Default Services, LLC, as the duly appointed trustee, under and pursuant to the power of sale contained in that certain Deed of Trust Recorded May 18, 2012 as Doc Number, 2012-J416184-00 of Official Records in the office of the Recorder of San Francisco County, California, executed by: H WELTON FLYNN, TRUSTEE OF THE H WELTON FLYNN REVOCABLE LIVING TRUST, DATED FEBRUARY 22, 2006, as Trustor, will be sold AT PUBLIC AUCTION TO THE HIGHEST BIDDER for cash (payable in full at time of sale by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). 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, and as more fully described in the above referenced deed of trust. Sale Date: August 18, 2022 Sale Time: 1:30 PM Sale Location: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102 22-01962CA:9987-8477 The street address and other common designation, if any, of the real property described above is purported to be: 76 VENUS ST, SAN FRANCISCO, CA 94124. 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 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 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: \$267,087.93 (Estimated). Accrued interest and advances, if any, will increase this figure prior to sale. It is possible that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that

may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call, (916) 939-0772 for information regarding the trustee's sale or visit this internet website, www.nationwideposting.com, for information regarding the sale of this property, using the file number assigned to this case, T.S.# 22-01962CA. 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 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 (916) 939-0772, or visit this internet website www.nationwideposting.com, using the file number assigned to this case 22-01962CA 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. 22-01962CA:9987-8477 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. For Trustee Sale Information Log On To: www.nationwideposting.com or Call: (916) 939-0772. Dated: July 7, 2022 By: Kellee Vollandorff Foreclosure Associate Affinia Default Services, LLC 301 E. Ocean Blvd., Suite 1720 Long Beach, CA 90802 (833) 290-7452 SF0413614 To: SAN FRANCISCO DAILY JOURNAL 07/18/2022, 07/25/2022, 08/01/2022 7/18, 7/25, 8/1/22

SF-3604717#

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