

LEGAL NOTICES

Continued from Page # 9

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: DONAL CASEY CUMMINS 18 CROW CANYON COURT, SUITE 340, SAN RAMON, CA 94583, Telephone: 925-552-0600 7/28, 7/29, 8/4/22

SF-3609542#

NOTICE OF PETITION TO ADMINISTER ESTATE OF: YONG HUI KIM CASE NO. PES-22-305522

To all heirs, beneficiaries, creditors, contingent creditors, and persons who may otherwise be interested in the WILL or estate, or both of YONG HUI KIM. A PETITION FOR PROBATE has been filed by CHUN HUI KIM AKA MONICA KIM in the Superior Court of California, County of San Francisco.

THE PETITION FOR PROBATE requests that CHUN HUI KIM AKA MONICA KIM 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: 08/23/22 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 TRISHA FRIEDEBERG - SBN 243737, KATO FEDER & SUZUKI, LLP 235 MONTGOMERY ST., #1220 SAN FRANCISCO CA 94104 7/28, 7/29, 8/4/22

SF-3609455#

NOTICE TO CREDITORS (PROB C SECTION 19040(b), 19052) IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF SAN FRANCISCO
The Bernadine Anna Banonis 2012 Revocable Trust Created September 11, 2012, by Bernadine Anna Banonis Notice is hereby given to the creditors

and contingent creditors of the above-named decedent that all persons having claims against the decedent are required to file them with the Superior Court at San Francisco, California, 400 McAllister Street, San Francisco, California 94102, and mail or deliver a copy to Nicholas Andrade, as Trustee of the Small Estate of Bernadine Anna Banonis, deceased, at 498 Hoffman Ave. #A, San Francisco, CA 94114 within the later of 4 months after July 22, 2022, or if notice is mailed or personally delivered to 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 Probate Code Section 19103. For your protection, you are encouraged to file your claim by certified mail, with return receipt requested. Nicholas Andrade, Trustee of the Bernadine Anna Banonis 2012 Revocable Trust 7/22, 7/29, 8/5/22

SF-3607830#

TRUSTEE SALES

NOTICE OF TRUSTEE'S SALE Trustee Sale No. 131776-5 Loan No. 916-939-0772-00029796 Title Order No. 96313328 APN 3173-004 TRA NO. YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 01/28/2021. 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 in 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 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 the Trust, described as follows: TRUSTOR(S): LATISHA D. TAYLOR Deed of Trust: Recorded on 02/02/2021 as Document No. 2021017180 of official records in the Office of the Recorder of San Francisco County, California, Date of Trustee's Sale: 08/18/2022 at 01:30PM 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: PORTIONS OF LOTS NO. 3 AND 4 IN BLOCK NO. 3173, WESTWOOD PARK, ACCORDING TO MAP THEREOF FILED MARCH 20, 1917, IN MAP BOOK H, PAGES 65 TO 71 INCLUSIVE IN THE OFFICE OF THE RECORDER OF SAN FRANCISCO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF FAXON AVENUE, DISTANT THEREON 25.5 FEET SOUTHERLY FROM THE NORTHERLY LINE OF LOT NO. 3 IN BLOCK NO. 3173, WESTWOOD PARK, RUNNING THENCE ALONG SAID WESTERLY LINE OF FAXON AVENUE SOUTHERLY 29 FEET; THENCE NORTH 86° 01' WEST 112.434 FEET TO A POINT ON THE WESTERLY LINE OF LOT 4, IN SAID BLOCK NO. 3173 AND DISTANT THEREON SOUTH 04° 24' EAST 21.227 FEET FROM THE NORTHERLY LINE OF SAID LOT NO. 4; THENCE ALONG THE WESTERLY LINE OF LOTS 4 AND 3 OF SAID BLOCK NO. 3173, NORTH 04° 24' WEST, 27.145 FEET, AND THENCE SOUTH 86° 59' 12' EAST, 114.308 FEET TO THE POINT OF BEGINNING. 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: 783 FAXON 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, 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: \$407,191.82 (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 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 916-939-0772 to investigate the existence, priority, and size 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: \$ 712,623.68. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. 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 the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, 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: \$407,191.82 (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

SF-3609452#

T.S. No.: 2022-00040-CA A.P.N.: 7001-7001-Property Address: 915 GARFIELD STREET, SAN FRANCISCO, CA 94132 A.P.N.: 7001-047 The undersigned Trustee disclaims any liability for any inaccuracy of the street address and other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by 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: \$407,191.82 (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

Recorded 09/05/2006 as Instrument No. 2006-1244757-00 in book J218, page0185 and of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 08/24/2022 at 09:00 AM Place of Sale: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE, SAN FRANCISCO CITY HALL - OUTSIDE THE MEMORIAL COURT BETWEEN 301 AND 401 VAN NESS AVENUE, SAN FRANCISCO, CA 94102 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 712,623.68 NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER OR CASH CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A 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 under and pursuant to a Deed of Trust recorded as More fully described in said Deed of Trust. Street Address or other common designation of real property: 915 GARFIELD STREET, SAN FRANCISCO, CA 94132 A.P.N.: 7001-047 The undersigned Trustee disclaims any liability for any inaccuracy of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 712,623.68. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. 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 the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, 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: \$407,191.82 (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

file number assigned to this case 2022-00040-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loignpage.aspx Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 7/15, 7/22, 7/29/22

SF-3605472#

T.S. No.: 2022-00421-CA A.P.N.: 39-6506-026-01 Property Address: 835 DIAMOND STREET, SAN FRANCISCO, CA 94114 NOTICE OF TRUSTEE'S SALE PURSUANT TO CIVIL CODE § 2923.3(a) and (d). THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR. NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02/04/2004. 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. Trustor: JUDITH A NEWLAND Single woman RENALDO M GAIUNDI married man as his sole & separate property. Duly Appointed Trustee: Western Progressive, LLC Deed of Trust Recorded 02/10/2004 as Instrument No. 2004-H65158-00 in book 600000-00 and of Official Records in the office of the Recorder of San Francisco County, California, Date of Sale: 08/25/2022 at 01:30 PM Place of Sale: OUTSIDE THE MEMORIAL COURT GATES BY VAN NESS AVENUE BETWEEN 301 AND 401 VAN NESS AVE, SAN FRANCISCO, CA 94102 Estimated amount of unpaid balance, reasonably estimated costs and other charges: \$ 362,459.60. NOTICE OF TRUSTEE'S SALE THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO THE 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, A 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 under and pursuant to a Deed of Trust described as: More fully described in said Deed of Trust. Street Address or other common designation of real property: 835 DIAMOND STREET, SAN FRANCISCO, CA 94114 A.P.N.: 39-6506-026-01 The undersigned Trustee disclaims any liability for any inaccuracy of the street address or other common designation, if any, shown above. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, if any, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 362,459.60. Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt. 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 the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, 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: \$407,191.82 (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

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 (866)-960-8299 or visit this internet Web site: https://www.altisource.com/loignpage.aspx using the file number assigned to this case 2022-00421-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 OF TRUSTEE'S SALE NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, 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 (866)-960-8299, or visit this internet website https://www.altisource.com/loignpage.aspx, using the file number assigned to this case 2022-00421-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, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, 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 7, 2022 Western Progressive, LLC, as Trustee for beneficiary C/o 1500 Palma Drive, Suite 238 Ventura, CA 93003 Sale Information Line: (866) 960-8299 https://www.altisource.com/loignpage.aspx Trustee Sale Assistant WESTERN PROGRESSIVE, LLC MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE. 7/15, 7/22, 7/29/22

SF-3604989#

Title Order No.: 05945447 Trustee Sale No. 85839 Loan No.: 399321702 APN: 435 URBANO DRIVE SAN FRANCISCO, CA 94127 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/4/2020. 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 8/4/2022 at 1:30 PM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed trustee under and pursuant to Deed of Trust Recorded on 12/23/2020 as Instrument No. 2020078349 in book N/A, page N/A of official records in the Office of the Recorder of San Francisco County, California, executed by: STEFANO SHISHIDO, AN UNMARRIED MAN, as Trustor YOU LAND INC., A CALIFORNIA CORPORATION, as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money in 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 association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102. NOTICE OF TRUSTEE'S SALE - continued all right, title, and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: Lot No. 12, in Block No. 16, as

said Lot and Block are delineated and so designated upon that certain Map entitled "Amended Map of Ingleside Terraces, San Francisco, Cal.," filed January 20, 1913, and recorded in Book "G" of Maps, at Pages 93-97, inclusive, in the office of the Recorder of the City and County of San Francisco, State of California. 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: 435 URBANO DRIVE SAN FRANCISCO, CA 94127. 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: \$ 2,088,331.72 (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. DATE: 7/8/2022 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190 EAST KAISER BLVD., ANAHEIM HILLS, CA 92806 PHONO: 714-283-2180 FOR TRUSTEE'S SALE INFORMATION LOG ON TO: www.stoxposting.com CALL: 844-477-7869 JANINIA HOAK, ASST. VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "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 at 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 the outstanding lien 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 T.S.# 85839. 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. 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 TRISHA FRIEDEBERG - SBN 243737, KATO FEDER & SUZUKI, LLP 235 MONTGOMERY ST., #1220 SAN FRANCISCO CA 94104 7/28, 7/29, 8/4/22

SF-3604507#

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