

**RECORDING REQUESTED BY,**

**20189K57418600003**

**AND WHEN RECORDED MAIL TO:**

**San Francisco Assessor-Recorder**

**The Mortgage Law Firm, PLC**

**Carmen Chu, Assessor-Recorder**

**27455 Tierra Alta Way, Ste. B**

**DOC 2018-K574186-00**

**Temecula, CA 92590**

**Acct 2009-Pacific Coast Title Company**

**(619) 465-8200**

**Wednesday, JAN 31, 2018 14:16:40**

**Ttl Pd \$98.00 Nbr-0005755111**

**ojl/RE/1-3**

**APN: 3702-112**

---

**NOTICE OF TRUSTEE'S SALE**

**TS# 133710**

**Property Address: 1160 Mission Street Apt 812, San Francisco, CA 94103**

---

*[Faint, mostly illegible text, likely the body of the notice or legal disclaimer]*

*[Faint text in a box, possibly a signature or stamp area]*

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

The Mortgage Law Firm, PLC  
27455 TIERRA ALTA WAY, STE. B  
TEMECULA, CA 92590  
(619) 465-8200

Trustee Sale No. 133710 Title No. 95517487 Space above for Recorder's use only

**NOTICE OF TRUSTEE'S SALE**

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 10/01/2009. 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 02/22/2018 at 2:00 PM, The Mortgage Law Firm, PLC, as duly appointed Trustee under and pursuant to Deed of Trust recorded 10/07/2009, as Instrument No. 2009-1855916-00 Reel J993 Image 0033, in book xx, page xx, of Official Records in the office of the County Recorder of San Francisco County, State of California, executed by Gregory Garver, a Single Man, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (payable at time of sale in lawful money of the United States), At the Van Ness Avenue entrance to City Hall, 400 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: FULLY DESCRIBED IN THE ABOVE DEED OF TRUST. APN 3702-112

The street address and other common designation, if any, of the real property described above is purported to be: 1160 Mission Street Apt 812, San Francisco, CA 94103

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 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 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: \$167,656.49

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 written Notice of Default and Election to Sell. The undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

Dated: 1/29/2018 THE MORTGAGE LAW FIRM, PLC

  
Adriana Durham/Authorized Signature

27455 TIERRA ALTA WAY, STE. B, Temecula, CA 92590 (619) 465-8200

FOR TRUSTEE'S SALE INFORMATION PLEASE CALL 714-730-2727

The Mortgage Law Firm, PLC.  
may be attempting to collect a  
debt. Any information obtained  
may be used for that purpose.

**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 (714) 730-2727 for information regarding the trustee's sale or visit this Internet Web site - [www.servicelinkASAP.com](http://www.servicelinkASAP.com) - for information regarding the sale of this property, using the file number assigned to this case: 133710. 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.

