

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

Robert N. Weaver  
Law Office of Robert N. Weaver  
1388 Sutter Street, Suite 810  
San Francisco, CA 94109



Doc # **2023047382**

City and County of San Francisco  
Joaquin Torres, Assessor – Recorder

7/5/2023	2:28:48 PM	Fees	\$29.00
Pages 5	Title 219 DS	Taxes	\$0.00
Customer 001		Other	\$0.00
		SB2 Fees	\$75.00
		Paid	\$104.00

Space Above for Recorder's Use

**NOTICE OF TRUSTEE'S SALE (First Amended)**

APN: Block 1736, Lot 33  
1212 15<sup>th</sup> Avenue, San Francisco, CA 94122

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

**IMPORTANT NOTICE**

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED FEBRUARY 2, 2009 (notarized January 30, 2009), RECORDED FEBRUARY 5, 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.**

**NOTICE IS HEREBY GIVEN** that the real property situated in the City and County of San Francisco, commonly known as 1212 15<sup>th</sup> Avenue, San Francisco, California 94122, having Assessor's Parcel Number Block 1736 Lot 33, and described in the legal description attached hereto as Exhibit A, which is incorporated herein by this reference, **WILL BE SOLD AT PUBLIC AUCTION ON AUGUST 1, 2023 AT 11:00 AM** at the Van Ness Avenue front steps of San Francisco City Hall, 410 Van Ness Avenue, San Francisco, California 94102 **TO THE HIGHEST BIDDER** for cash, a cashier's check drawn on a state or national bank or a state or federal credit union, a state of federal savings and loan association/thrift domiciled in the State of California.

The sale will be made without covenant or warranty of title, possession, or encumbrances, to satisfy the obligation secured by the deed of trust, all advances thereunder, interest provided therein, and fees, charges and expenses incurred and paid by the beneficiaries in conjunction with the subject property, and costs and expenses of the Trustee. The original amount of the deed of trust is \$850,000.00, executed by TONY H.L. CHIANG and WINNIE W. CHIANG, as original trustors for the benefit of 2006 ROBERT C.M. CHIANG AND LORI O.W. CHIANG REVOCABLE TRUST, beneficiary, on February 2, 2009 and recorded as instrument number 2009-I716116-00 on February 5, 2009 in REEL J822, IMAGE 0215 in the official records of San Francisco County, California. The total amount of the unpaid balance of the obligation secured by property to be sold, including

accrued interest and the reasonably estimated costs, expenses, and advances at the time of the initial publication of this notice is **\$2,420,302.51**.

The Notice of Default of this obligation and election to sell said real property was recorded as instrument number 2023008264 on January 27, 2023, of Official Records in the office of the County Recorder of San Francisco County, State of California.

The undersigned trustee was appointed and substituted trustee under the deed of trust by agreement of the beneficiary on January 26, 2023 and a Substitution of Trustee was recorded on January 27, 2023 as document number 2023008152 in the Official Records for the County of San Francisco.

### **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 (415)398-9800 or (415)710-7622, or visit this internet website: [hammondslawfirm.com/contact](http://hammondslawfirm.com/contact) (info is at the bottom of the page). 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 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 the 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.

Date: July 5, 2023



Robert N. Weaver, Trustee  
1388 Sutter Street, Suite 810  
San Francisco, CA 94109  
tel: (415)398-9800  
email [RNWeaver@pacbell.net](mailto:RNWeaver@pacbell.net)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Francisco )

On July 5, 2023, before me, Dale Major, notary public, personally appeared Robert Weaver, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dale Major (Signature)

(Seal)





## EXHIBIT A

Beginning at a point on the Easterly line of 15<sup>th</sup> Avenue, distant thereon 83 feet Southerly from the Southerly line of Lincoln Way: running thence Southerly along said line of 15<sup>th</sup> Avenue 42 feet; thence at the right angle Easterly 127 feet, 6 inches; thence at a right angle Northerly 55 feet, 1-1/2 inches, more or less, to line drawn Northeasterly from the point of beginning to a point on the Westerly line of 14<sup>th</sup> Avenue, distant thereon 56 feet, 9 inches Southerly from the Southerly line of Lincoln Way; thence Southwesterly along the line so drawn 128 feet, 2 inches more or less, to the point of beginning.

Being a part of Outside Land Block No. 659.

**NOTICE OF SALE  
SUMMARY OF KEY INFORMATION**

The attached notice of sale was sent to TONY CHIANG and WINNIE CHIANG, in relation to 1212 - 15<sup>th</sup> Ave., San Francisco, CA 94122, assessor's parcel number Block 1736 Lot 33.

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED FEBRUARY 2, 2009 (NOTARIZED JANUARY 30, 2009), RECORDED FEBRUARY 5, 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.

The total amount due in the Notice of Sale is \$2,420,302.51.

**Your property is scheduled to be sold on Tuesday, August 1, 2023 at 11:00 A.M. at the steps of the Van Ness Avenue entrance to San Francisco City Hall, located at 410 Van Ness Avenue, San Francisco, California 94102**

However, the sale date shown on the attached 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 Robert N. Weaver, Esq. at (415) 710-7622 or visit this Internet Web site address: [www.hamondslawfirm.com/contact](http://www.hamondslawfirm.com/contact) (information about the sale date, and any postponements, appear on the bottom of the website page). 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 attend the scheduled sale.

If you would like additional copies of this summary, you may obtain them by calling Robert N. Weaver, Esq. at (415) 398-9800.