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RECORDING REQUESTED BY  
Stewart Title



San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder  
DOC- 2010-1955251-00  
Acct 8-STEWART Title Company  
Wednesday, APR 21, 2010 08:00:00  
Ttl Pd \$23.00 Rcpt # 0003888962  
REEL K126 IMAGE 0125  
ofa/FT/1-6

AND WHEN RECORDED RETURN TO  
Stewart Vacation Ownership  
7065 Indiana Avenue, #310  
Riverside, CA 92508  
  
(951) 248-2323

TS No. / Reference No. <SEE EXHIBIT "A">  
BATCH NO. 202

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Property Address: 501 Post St., San Francisco, CA.  
APN: <SEE EXHIBIT "A">

Space above this line for recorder's use only

**NOTICE OF TRUSTEE'S SALE UNDER ASSESSMENT LIEN**

**YOU ARE IN DEFAULT UNDER ASSESSMENT LIEN. 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 MAY 10, 2010 at 2:00 P.M., STEWART TITLE GUARANTY COMPANY, a Texas corporation as the duly appointed Trustee under and pursuant to the Notice of Delinquent Assessment and Claim of Lien recorded on December 11, 2009 as Document No. 2009-1884895-00 Reel K037 Image 0220 of Official Records in the Office of the Recorder of **SAN FRANCISCO** County, California, **WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH** (payable at time of sale in lawful money of 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 **THE VAN NESS AVENUE ENTRANCE TO THE CITY HALL, 400 VAN NESS AVE., SAN FRANCISCO, CA.**, all right, title and interest conveyed to and now held by it under said assessment lien in the property hereinafter described:

Association: **Club Donatello Owners Association,  
a California non-profit mutual benefit corporation**

Name of Reputed Owner(s): **<SEE EXHIBIT "A">**

Said Assessment Lien describes the following property: **<SEE EXHIBIT "B">**

**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:  
**Reference No. <SEE EXHIBIT "A"> at the San Francisco Suites located at: 510 Post St., San Francisco, CA**

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 unpaid Assessments secured by said Assessment Lien, with interest thereon, as provided therein, advances, if any, estimated fees, charges and expenses of the Trustee and of the trusts created by said Assessment Lien. At the time of the initial publication of this notice, the total amount of the unpaid balance of the obligation secured by the above-described Assessment Lien and estimated costs and expenses is: **\$<SEE EXHIBIT "A">**

BATCH NO. 202

The Association under said Assessment Lien, 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 Under Assessment Lien. The undersigned caused a Notices of Default and Election to Sell Under Assessment Lien to be recorded on January 19, 2010 as Doc. 2010-1906288-00 Reel K081 Image 0038 in the county where the real property is located and more than three months have elapsed since such recordation.

DATE: April 19, 2010

**TRUSTEE OR PARTY CONDUCTING SALE:**  
**STEWART TITLE GUARANTY COMPANY,**  
a Texas corporation  
c/o Stewart Vacation Ownership  
7065 Indiana Avenue, #310  
Riverside, CA 92506

(951) 248-2323 FAX (909) 498-0334

By:

  
\_\_\_\_\_  
Deborah Macias, Foreclosure Officer

EXHIBIT "A"  
Club Conatello - Batch 202

TS NO	REFERENCE NO	REPUTED OWNER(S)	PROPRIETARY INT. NO.	CONDO UNIT NO.	APN NO.	UNDIV. % INT.	ESTIMATED OPENING BID
20869	1101-29	WILLIAM P. HARPER AND RUTHANN K. HARPER 122 2nd Avenue San Francisco, CA 94118	1101-29	1101	03-0306T-028A-01	0.3179	\$6,774.00
20871	1101-41	FLORENCE M. HOLCOMBE, TRUSTEE OF THE SURVIVOR'S TRUST UNDER THE HOLCOMBE DECLARATION OF TRUST DATED 4/24/92 448 Greenwood Beach Rd Tiburon, CA 94920	1101-41	1101	03-0306T-041A-01	0.3179	\$6,774.00
20873	1102-03	RICHARD C. HALLERT AND KATHRYN L. HALLERT 2674 Oliver Dr. Hayward, CA 94545	1102-03	1102	03-0306T-053A-01	0.3128	\$6,774.00
20875	1105-14	TROY'S CONTRACTING, INC. 3026 San Bruno Ave., Site B San Francisco, CA 94134	1105-14	1105	03-0306T-217A-01	0.3388	\$6,774.00
20876	1108-44	CLIFTON L. CHOO 761 Morris Way Sacramento, CA 95864	1108-44	1108	03-0306T-398A-01	0.3388	\$3,772.00
20877	1115-24	UNIQUE REAL ESTATE & DEVELOPMENT, LLC P. O. Box 1616 Rancho Santa Fe, CA 92067	1115-24	1115	03-0306T-684A-01	0.3388	\$2,718.00
20878	1201-14	E.A.P. ENTERPRISES, INC., A CORPORATION 2870 N. Main St., Ste 200 Santa Ana, CA 92705	1201-14	1201	03-0306T-827A-01	0.3179	\$6,774.00
20879	1215-26	ELLEN BROCKMAN THWAITES 625 Oak St. Santa Rosa, CA 95404	1215-26	1215	03-0306T-488B-01	0.3388	\$3,772.00
20880	1219-34	WALTER G. BUSSE, JR. AND CORNELIA B. BUSSE P. O. Box 827 Lakespur, CA 94977	1219-34	1219	03-0306T-606B-01	0.3101	\$6,774.00

EXHIBIT "A"  
Club Donatello - Batch 202

TS NO	REFERENCE NO	REPUTED OWNER(S)	PROPRIETARY INT. NO.	CONDO UNIT NO.	APN NO.	UNDIV. % INT.	ESTIMATED OPENING BID
20881	1410-18	FRANK CARPENTER RAMOS 15 Compenhagen St. Merville Park, Philippines	1410-18	1410	03-0306T-897B-01	0.3388	\$6,774.00
20882	1410-27	MARY LAURA OSE P.O. Box 254977 Sacramento, CA 95865	1410-27	1410	03-0306T-908B-01	0.3388	\$6,774.00
20883	1411-06	ROSEMARY E CHANG AND JOHN S. KRAABEL 121 St. James Dr. Piedmont, CA 94611	1411-06	1411	03-0306T-838B-01	0.3388	\$5,675.00
20890	1217-33	CURTIS M. ROCCA, JR. 505 Washington Ave. Richmond, CA 94801	1217-33	1217	03-0306T-554B-01	0.3388	\$3,772.00
20891	1412-15	JOSEPH C. ANGARD AND SUSAN W. ANGARD 9219 Robinson Lane Corona, CA 92883	1412-15	1412	03-0306T-887B-01	0.3388	\$3,772.00
20892	1407-37	ALBERT C. EICHINGER AND ISOLDE H. EICHINGER 4930 Sudbury Way Carmichael, CA 95608	1407-37	1407	03-0306T-808B-01	0.3388	\$3,772.00
20893	1419-21	OSCAR R. ONGSIAKO AND NORI V. ONGSIAKO 2292 Magnolia St, Desmarinas Village Makati City, Philippines	1419-21	1419	03-0306T-239C-01	0.3101	\$4,711.00

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**FOR**  
**CLUB DONATELLO**

The land referred to herein is situated in the

State of **California**

County of **San Francisco, City of San Francisco**

And is described as follows:

**PARCEL 1:**

Proprietary Interest No. <See Exhibit A> consisting of an undivided one fifty-first (1/51st) interest in and to that certain Condominium Estate described as follows:

(A) Condominium Unit No. <See Exhibit A>, as shown upon the Map of Pacific Plaza Condominiums filed for record on July 31, 1984 in the Office of the County Recorder of San Francisco County, California, as Document No. D528634, in Book 28, Pages 140-151, inclusive of Condominium Maps and re-recorded October 23, 1984 as Document No. D560737 in book 23, pages 121-132, inclusive of Condominium Maps (the "Maps"); and

(B) An undivided <See Exhibit A> percent interest in and to the "common area" as the quoted term is defined in that certain Declaration of Covenants, Conditions and Restrictions (Pacific Plaza Condominiums), recorded August 1, 1984 as Document No. D529186, Official Records of the San Francisco County Recorder, California (the "Master Declaration") and as further defined in and shown on the map, which map affects the following described real property in the state of California, City and County of San Francisco:

**BEGINNING AT THE POINT** of intersection of the southerly line of Post Street and the westerly line of Mason Street; running thence westerly along said line of Post Street 137 feet and 5 inches; thence at a right angle southerly 87 feet and 6 inches; thence at a right angle easterly 137 feet and 6 inches to the westerly line of Mason Street; thence at a right angle northerly along said line of Mason Street 87 feet and 6 inches to the point of beginning.

**BEING A PORTION** of 50 Vara Block No. 195.

**EXCEPTING FROM** said Parcel 1 the nonexclusive easements appurtenant to all units for ingress and egress, including but not limited to the easements more particularly described in sections 1, 2, 3, 4, 5, 6, 7 and 8 of Article IX of the Master Declaration and subparagraphs 2.5 (a), (b), (c) and (d) of that certain Declaration of Covenants, Conditions and Restrictions for proprietary interest ownership (Club Donatello), recorded August 1, 1984, as Document No. D529187, Official Records of the San Francisco County Recorder, California, and amended by that certain first amendment to Declaration of Covenants, Conditions and Restrictions for Proprietary Interest Ownership (Club Donatello), recorded January 25, 1985 as Document No.

D600381 (both of which" declaration and the first amendment thereto are referred to herein as the "Proprietary Interest Declaration"), as the Master Declaration and the Proprietary Interest Declaration may be amended from time to time.

EXCEPTING FROM said Parcel 1 and reserving unto grantor, its successor and assigns (including all "owners") the exclusive right to use and occupy said Parcel 1 during all "use periods" and "service periods" (as the quoted terms are defined in said proprietary interest declaration).

**PARCEL 2:**

An exclusive right and easement to use and occupy an "assigned unit" and all easements appurtenant thereto, as set forth in Article II and Article IX, sections 1, 3, 5 and 8 of the Master Declaration and subparagraph 2.5 (e) of the Proprietary Interest Declaration, during a use period, together with a nonexclusive right to use the common area (as the quoted terms are defined in the Proprietary Interest Declaration) during such use period; provided that such use period is reserved in accordance with the provisions of said Proprietary Interest Declaration.

**PARCEL 3:**

A non-exclusive easement for ingress and egress use and enjoyment of Unit No. 1500 as shown on the map during any use period reserved in accordance with the provisions of said Proprietary Interest Declaration.