



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

Recording requested by:
QUALITY LOAN SERVICE CORPORATION

When recorded mail to:
Quality Loan Service Corporation
2763 Camino Del Rio South
San Diego, CA 92108

Doc #	2025089747	Fees	\$26.00
10/24/2025	8:55:18 AM	Taxes	\$0.00
MB	Electronic	Other	\$0.00
Pages	4	Title	219
Customer	2367	SB2 Fees	\$75.00
		Paid	\$101.00

TS No. **CA-25-1011612-NJ**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Order No.: **FIN-25003614**

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/13/2019. 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.

A public auction sale to the highest bidder for cash, or cash equivalent if deemed acceptable to the trustee, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. 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, Amendment to Deed of Trust, and the Cross-Collateralization Agreement, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, the Amendment to Deed of Trust and the Cross-Collateralization Agreement, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.

Trustor(s): **Plaza Group, LLC, a California limited liability company**
Recorded: **8/20/2019 as Instrument No. 2019-K817603-00 and amended by an Amendment to Deed of Trust and Other Loan Documents recorded 7/19/2023 as Instrument No. 2023050328 in the Official Records of the Office of the Assessor-Recorder of SAN FRANCISCO County, California (collectively the "Deed of Trust").;**

Date of Sale: **11/20/2025 at 01:30 PM**

Place of Sale: **Outside the Memorial Court gates by Van Ness Avenue between 301 and 401 Van Ness Avenue, San Francisco, CA 94102**

Amount of unpaid balance and other charges as of 8/29/25: **\$17,045,037.18**

The purported property address is: **765 Geary St, San Francisco, CA 94109**

For informational purposes only APN #: 0319 -023; Legal description attached as Exhibit A

- The amount of the unpaid balance and other charges, as referenced above, includes the amounts owed on the Deed of Trust and all other loans and deeds of trust referenced in the Cross-Collateralization Agreement made as of July, 1, 2023, as executed by Plaza Group, LLC, a California limited liability company, as Borrower, to secure certain obligations in favor of JPMorgan Chase Bank, N.A., as Beneficiary or Lender, and recorded 7/19/2023, as Instrument No. 2023050329, in the Official Records of the Office of the Assessor-Recorder of San Francisco County, California.

All bidders, at the date, time, and place of the scheduled sale, will be required to show satisfactory support to the auctioneer of their ability to pay the amount they intend to bid, unless arrangements have been made with the trustee prior to 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 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 <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-25-1011612-NJ. 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.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.

If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date: 10/23/2025

QUALITY LOAN SERVICE CORPORATION

2763 Camino Del Rio S

San Diego, CA 92108


619-645-7711 For NON SALE information only

Sale Line: 916-939-0772

Or Login to: <http://www.qualityloan.com>

Post-Sale Information (CCC 2924m(e)): (866) 645-7711

Reinstatement or Payoff Line: (866) 645-7711 Ext 5318



QUALITY LOAN SERVICE CORPORATION. by: Ronald Alonzo, Assistant Secretary.

EXHIBIT A
Legal Description

The land referred to in this Policy is situated in the City of San Francisco, County of San Francisco, State of CA, and is described as follows:

Commencing at a point on the Southerly line of Geary Street, distant thereon 116 feet 6 inches Easterly from the Easterly line of Hyde Street; running thence Easterly along said line of Geary Street 61 feet; thence at a right angle Southerly 137 feet 6 inches; thence at a right angle Westerly 61 feet; thence at a right angle Northerly 137 feet 6 inches to the point of commencement.

Being a part of 50 Vara Block No. 282.

APN: 0319 -023