

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Kimberlee Tsai (SBN # 227426) Rachel Haney (SBN # 308259) Eileen Ortega (SBN# 331234) Stella Park (SBN# 310445) Spencer Penuela (SBN# 324544) Jerry Wang (SBN# 297106) Anna Karkoon (SBN# 295797) Ann Doan (SBN# 297543)  Gurstel Law Firm, P.C. Gurstel Law Firm P.C.'s California Debt Collection License: 10361-99. 9320 East Raintree Drive, Scottsdale, AZ 85260  TELEPHONE NO. (877) 344-4002 FAX NO. (877) 750-6335 E-MAIL ADDRESS: info@gurstel.com ATTORNEY FOR (Name): Cavalry SPV I, LLC, as assignee of Capital One Bank, N.A.	FOR COURT USE ONLY   <b>ELECTRONICALLY FILED</b> <i>Superior Court of California, County of San Francisco</i>  <b>02/13/2024</b> <b>Clerk of the Court</b> BY: JEFFREY FLORES Deputy Clerk
<b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Francisco</b> STREET ADDRESS: 400 McAllister Street, Rm 103 MAILING ADDRESS: CITY AND ZIP CODE: San Francisco, CA 94102 BRANCH NAME: San Francisco	
CASE NAME: Cavalry SPV I, LLC, as assignee of Capital One Bank, N.A. vs. Edgar F Chan Aka Edgar Chan	
<b>SUBSTITUTION OF ATTORNEY--CIVIL (Without Court Order)</b>	CASE NUMBER: CGC-15-543484

THE COURT AND ALL PARTIES ARE NOTIFIED THAT (name): Cavalry SPV I, LLC, as assignee of Capital One Bank, N.A. makes the following substitution:

1. **Former legal representative** ☐ Party represented self ☒ Attorney (name): Winn Law Group, APC
2. **New legal representative** ☐ Party is representing self\* ☒ Attorney
  - a. Name: Kimberlee Tsai
  - b. State Bar No. (if applicable): 227426
  - c. Address (number, street, city, ZIP, and law firm name, if applicable):  
 Gurstel Law Firm, P.C.  
 9320 East Raintree Drive, Scottsdale, AZ 85260
  - d. Telephone No. (include area code): (877) 344-4002
3. The party making this substitution is a ☒ plaintiff ☐ defendant ☐ petitioner ☐ respondent ☐ other (specify):

**\*NOTICE TO PARTIES APPLYING TO REPRESENT THEMSELVES**

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>• Guardian</li> <li>• Conservator</li> <li>• Trustee</li> </ul> | <ul style="list-style-type: none"> <li>• Personal Representative</li> <li>• Probate fiduciary</li> <li>• Corporation</li> </ul> | <ul style="list-style-type: none"> <li>• Guardian ad litem</li> <li>• Unincorporated association</li> </ul> |
|--|---|---|

If you are applying as one of the parties on this list, you may NOT act as your own attorney in most cases. Use this form to substitute one attorney for another attorney. SEEK LEGAL ADVICE BEFORE APPLYING TO REPRESENT YOURSELF.

**NOTICE TO PARTIES WITHOUT ATTORNEYS**

A party representing himself or herself may wish to seek legal assistance. Failure to take timely and appropriate action in this case may result in serious legal consequences.

4. I consent to this substitution.

Date: 2/6/2024

Cavalry SPV I, LLC, as assignee of Capital One Bank, N.A.

Matthew Roberts



(TYPE OR PRINT NAME)

Authorized Representative

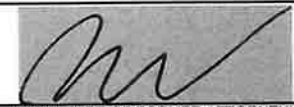
(SIGNATURE OF PARTY)

5. ☒ I consent to this substitution.

Date: February 2, 2024

Winn Law Group, APC

Brian Winn



(TYPE OR PRINT NAME)

(SIGNATURE OF FORMER ATTORNEY)

6. ☒ I consent to this substitution.

Date: February 2, 2024

Gurstel Law Firm, P.C., Kimberlee Tsai



(TYPE OR PRINT NAME)

(SIGNATURE OF NEW ATTORNEY)

(See reverse for proof of service by mail)

CASE NAME: Cavalry SPV I, LLC, as assignee of Capital One Bank, N.A. vs. Edgar F Chan Aka Edgar Chan

CASE NUMBER:  
CGC-15-543484

**PROOF OF SERVICE BY MAIL**  
**Substitution of Attorney--Civil**

**Instructions:** After having all parties served by mail with the Substitution of Attorney--Civil, have the person who mailed the document complete this Proof of Service by Mail. An unsigned copy of the Proof of Service by Mail should be completed and served with the document. Give the Substitution of Attorney--Civil and the completed Proof of Service by Mail to the clerk for filing. If you are representing yourself, someone else must mail these papers and sign the Proof of Service by Mail.

1. I am over the age of 18 and **not a party to this cause**. I am a resident of or employed in the county where the mailing occurred. My residence or business address is (*specify*): 1610 Arden Way, Suite 275, Sacramento, CA 95815

2. I served the Substitution of Attorney--Civil by enclosing a true copy in a sealed envelope addressed to each person whose name and address is shown below and depositing the envelope in the United States mail with the postage fully prepaid.

(1) Date of Mailing: February 13 2024 (2) Place of mailing (*city and state*): Sacramento, CA

3. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: February 13, 2024

Jolene Clouse

(TYPE OR PRINT NAME)



(SIGNATURE OF DECLARANT)

**NAME AND ADDRESS OF EACH PERSON TO WHOM NOTICE WAS MAILED**

4. a. Name of person served: Edgar F Chan aka Edgar Chan,  
b. Address (number, street, city and ZIP): 150 Francisco St Apt 107 San Francisco CA 94133-2069

c. Name of person served:  
d. Address (number, street, city and ZIP):

e. Name of person served:  
f. Address (number, street, city and ZIP):

g. Name of person served:  
h. Address (*number, street, city and ZIP*):

i. Name of person served:  
j. Address (*number, street, city and ZIP*):

☐ List on names and addresses continued in attachment.