

ATTORNEY OR PARTY WITHOUT ATTORNEY STATE BAR NUMBER Kimberlee Tsai (SBN # 227426) Rachel Haney (SBN # 308259) Eileen Ortega (SBN# 331234) James Long (SBN# 230497) 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.(866) 522-8869 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 ELECTRONICALLY FILED <i>Superior Court of California, County of San Francisco</i> 05/05/2025 Clerk of the Court BY: MADONNA CARANTO Deputy Clerk
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO STREET ADDRESS: 400 McAllister Street, Rm 103 MAILING ADDRESS: CITY AND ZIP CODE: San Francisco, CA 94102 BRANCH NAME: San Francisco	
Plaintiff/Petitioner: CAVALRY SPV I, LLC, as assignee of CAPITAL ONE BANK, N.A. Defendant/Respondent: Edgar F Chan Aka Edgar Chan	COURT CASE NO.: CGC-15-543484
PROOF OF SERVICE—CIVIL Check method of service (only one): <input type="checkbox"/> By Personal Service <input checked="" type="checkbox"/> By Mail <input type="checkbox"/> By Overnight Delivery <input type="checkbox"/> By Messenger Service <input type="checkbox"/> By Fax	JUDICIAL OFFICER: DEPARTMENT:

Do not use this form to show service of a summons and complaint or electronic service.
See USE OF THIS FORM on page 3.

- At the time of service I was over 18 years of age **and not a party to this action.**
- My residence or business address is: Gurstel Law Firm, P.C.
1610 Arden Way, Suite 275, Sacramento, CA 95815
- ☐ The fax number from which I served the documents is *(complete if service was by fax)*:
- On (date): April 1, 2025 I served the following **documents** (specify): Proof of Service; Application for and Renewal of Judgment; Notice of Renewal of Judgment;;
☐ The documents are listed in the *Attachment to Proof of Service-Civil (Documents Served)* (form POS-040(D)).
- I served the documents on the **person or persons** below, as follows:
 - Name of person served: Edgar F Chan Aka Edgar Chan
 - ☒ *(Complete if service was by personal service, mail, overnight delivery, or messenger service.)*
 Business or residential address where person was served: 150 FRANCISCO ST APT 107, SAN FRANCISCO CA 94133-2069
 - ☐ *(Complete if service was by fax.)*
 Fax number where person was served:☐ The names, addresses, and other applicable information about persons served is on the *Attachment to Proof of Service-Civil (Persons Served)* (form POS-040(P)).
- The documents were served by the following means (specify):
 - ☐ **By personal service.** I personally delivered the documents to the persons at the addresses listed in item 5. (1) For a party represented by an attorney, delivery was made (a) to the attorney personally; or (b) by leaving the documents at the attorney's office, in an envelope or package clearly labeled to identify the attorney being served, with a receptionist or an individual in charge of the office, or (c) if there was no person in the office with who the notice or papers could be left, by leaving them in a conspicuous place in the office between the hours of nine in the morning and five in the evening. (2) For a party, delivery was made to the party or by leaving the documents at the party's residence with some person not younger than 18 years of age between the hours of eight in the morning and eight in the evening.

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

6. b. ☒ **By United States mail.** I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses in item 5 and (specify one):

- (1) ☐ deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.
- (2) ☒ placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at

(city and state): Sacramento, California

- c. ☐ **By overnight delivery.** I enclosed the documents in an envelope or package provided by an overnight delivery carrier and addressed to the persons at the addresses in item 5. I placed the envelope or package for collection and overnight delivery at an office or a regularly utilized drop box of the overnight delivery carrier.
- d. ☐ **By messenger service.** I served the documents by placing them in an envelope or package addressed to the persons at the addresses listed in item 5 and providing them to a professional messenger service. (A declaration by the messenger must accompany this Proof of Service or be contained in the Declaration of Messenger below.)
- e. ☐ **By fax transmission.** Based on an agreement of the parties to accept service by fax transmission, I faxed the documents to the persons at the fax numbers listed in item 5. No error was reported by the fax machine that I used. A copy of the record of the fax transmission, which I printed out, is attached.

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

Date: April 1, 2025

Jolene Clouse

(TYPE OR PRINT NAME OF DECLARANT)



(SIGNATURE OF DECLARANT)

(If item 6d above is checked, the declaration below must be completed or a separate declaration from a messenger must be attached.)

DECLARATION OF MESSENGER

- ☐ **By personal service.** I personally delivered the documents to the persons at the addresses listed in item 5. (1) For a party represented by an attorney, delivery was made (a) to the attorney personally; or (b) by leaving the documents at the attorney's office, in an envelope or package clearly labeled to identify the attorney being served, with a receptionist or an individual in charge of the office, or (c) if there was no person in the office with who the notice or papers could be left, by leaving them in a conspicuous place in the office between the hours of nine in the morning and five in the evening. (2) For a party, delivery was made to the party or by leaving the documents at the party's residence with some person not younger than 18 years of age between the hours of eight in the morning and eight in the evening.

At the time of service, I was over 18 years of age. I am not a party to the above-referenced legal proceeding.

I served the envelope or package, as stated above, on (date):

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

Date:

(TYPE OR PRINT NAME OF DECLARANT)

(SIGNATURE OF DECLARANT)

ATTORNEY OR PARTY WITHOUT AND ATTORNEY (Name and address): Kimberlee Tsai (SBN # 227426) Rachel Haney (SBN # 308259) Eileen Ortega (SBN# 331234) Jerry Wang (SBN# 287106) Gurstel Law Firm, P.C. Gurstel Law Firm P.C.'s California Debt Collection License: 10361-99. 9320 East Rainier Drive, Scottsdale, AZ 85260 EMAIL ADDRESS: info@gurstel.com ATTORNEY FOR (name): CAVALRY SPV I, LLC, as assignee of CAPITAL ONE BANK, N.A.	TELEPHONE NO. (877) 344-4002	FOR COURT USE ONLY ELECTRONICALLY FILED Superior Court of California, County of San Francisco 10/22/2024 Clerk of the Court BY: SUMAIRA OLLA Deputy Clerk
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO STREET ADDRESS: 400 McAllister Street, Rm 103 MAILING ADDRESS: CITY AND ZIP CODE: San Francisco, CA 94102 BRANCH NAME: San Francisco		COURT CASE NO.: CGC-15-543484
PLAINTIFF/PETITIONER: CAVALRY SPV I, LLC, as assignee of CAPITAL ONE BANK, N.A. DEFENDANT/RESPONDENT: Edgar F Chan Aka Edgar Chan		
NOTICE OF RENEWAL OF JUDGMENT		

TO JUDGMENT DEBTOR (name): Edgar F Chan Aka Edgar Chan

1. This renewal extends the period of enforceability of the judgment until
- ☐ 10 years from the date the application for renewal was filed.
 - ☒ 5 years from the date the application for renewal was filed.

(The judgment creditor should check 1b if the judgment is a money judgment; is not based on tortious or fraudulent conduct or for unpaid wages, damages, or penalties owed to an employee; and, as of the date of the application of renewal, the judgment:

- has an unsatisfied principal amount under \$50,000 and relates to a claim for personal debt; or
- has an unsatisfied principal amount under \$200,000 and relates to a claim for medical expenses.)

(Code Civ. Proc., § 683.110-683.120.)

- If you object to this renewal, you may make a motion to vacate or modify the renewal with the court.
- You must make this motion within 60 days after service of this notice to you.
- A copy of the Application for and Renewal of Judgment is attached (Cal. Rules of Court, rule 3.1900).

Date: September 7, 2024

Kimberlee Tsai / Rachel Haney / Eileen Ortega / Jerry Wang

(TYPE OR PRINT NAME)



(SIGNATURE OF JUDGMENT CREDITOR OR ATTORNEY)

See CCP 683.160 for information on method of service

1478584

EJ-199

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):

After recording, return to:

Kimberlee Tsai (SBN # 227426), Rachel Haney (SBN # 308259)
Eileen Ortega (SBN# 331234), Jerry Wang (SBN# 297108)

Gurstel Law Firm P.C.'s California Debt Collection License: 10361-89.

Gurstel Law Firm, P.C.

9320 East Raintree Drive, Scottsdale, AZ 85260

TELEPHONE NO. (877) 344-4002 FAX NO. (877) 750-6335

EMAIL ADDRESS (Optional): info@gurstel.com

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN FRANCISCO

STREET ADDRESS: 400 McAllister Street, Rm 103

MAILING ADDRESS: San Francisco, CA 94102

CITY AND ZIP CODE: San Francisco

BRANCH NAME:

FOR RECORDER'S USE ONLY

PLAINTIFF/PETITIONER: CAVALRY SPV I, LLC, as assignee of CAPITAL
ONE BANK, N.A.CASE NUMBER:
CGC-15-543484

DEFENDANT/RESPONDENT: Edgar F Chan Aka Edgar Chan

ELECTRONICALLY

FOR COURT USE ONLY

APPLICATION FOR AND RENEWAL OF JUDGMENT

FILEDSuperior Court of California,
County of San Francisco**10/22/2024**
Clerk of the CourtBY: SUMAIRA OLLA
Deputy Clerk☒ Original judgment creditor☐ Assignee of record

applies for renewal of judgment as follows:

1. Applicant (name and address): CAVALRY SPV I, LLC, as assignee of
CAPITAL ONE BANK, N.A.

9320 East Raintree Drive, Scottsdale, AZ 85260

☐ Additional judgment creditors listed in Attachment 1.

2. Judgment debtor (name and last known address):

Edgar F Chan Aka Edgar Chan, 150 Francisco St Apt 107, San Francisco

CA 94133-2069

☐ Additional judgment debtors listed in Attachment 2

3. Original judgment

a. Case number (specify): CGC-15-543484

b. Entered on (date): May 5, 2015

c. Recorded:

(1) Date: (2) County: (3) Instrument No.:

☐ This judgment has been recorded in additional counties listed in Attachment 3.4. ☐ Judgment previously renewed (specify each case number and date):5. ☒ Renewal of money judgment

a. Total judgment (as entered or last renewed) \$2,229.42

b. Costs after judgment (CCP 685.090) 85.00

c. Subtotal (add a and b) \$2,314.42

d. Credits to principal judgment (after credit to interest) .. \$0.00

e. Subtotal (subtract d from c) \$2,314.42

f. Accrued interest remaining due per CCP 695.210(b) \$1,876.38

g. Fee for filing renewal application \$45.00

h. Total renewed judgment (add e, f, and g) \$4,235.80

i. ☐ The amounts called for in items a—h are different for each debtor.
These amounts are stated for each debtor on Attachment 5

SHORT TITLE: CAVALRY SPV I, LLC, as assignee of CAPITAL ONE BANK, N.A.
vs Edgar F Chan Aka Edgar Chan

CASE NUMBER:
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5. j. ☒ The money Judgment (check all that apply):

- (1) ☒ has a principal amount remaining unsatisfied of under \$50,000 and is for a claim related to personal debt.
(2) ☐ has a principal amount remaining unsatisfied of under \$200,000 and is for a claim related to medical expenses.
(3) ☐ relates to any other claims, including claims for personal debt or medical expenses that do not otherwise fit within items (1) or (2).

Note: A judgment against a natural person may be renewed only once, for five years from the date an application is filed, if the unsatisfied principal amount at the time of renewal is below \$50,000 for personal debt claims or \$200,000 for medical expense claims. This exception does not apply to debts incurred due to, or obtained by, tortious or fraudulent conduct, or judgments for unpaid wages, damages, or penalties owed to an employee. (Code Civ. Proc., §§ 683.110-683.120.)

6. ☐ Renewal of judgment for ☐ possession.
☐ sale.

a. ☐ If judgment was not previously renewed, terms of judgment as entered:

b. ☐ If judgment was previously renewed, terms of judgment as last renewed:

c. ☐ Terms of judgment remaining unsatisfied:

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

Date: September 7, 2024

Kimberlee Tsai / Rachel Haney / Eileen Ortega / Jerry Wang
(TYPE OR PRINT NAME)


(SIGNATURE OF DECLARANT)