

Trustee Sale No. 1005865
Notice Of Trustee's Sale

Loan No. Title Order No. APN 4229-003-097 TRA No. You Are In Default Under A Deed Of Trust Dated 12/28/2018. 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 07/21/2020 at

11:00AM, First American Title Insurance Company as the duly appointed Trustee under and pursuant to Deed of Trust recorded on January 9, 2019 as Document Number 20190026075 of official records in the Office of the Recorder of Los Angeles County, California, executed by: Hee Shun Hudson Li, a single man and Janice Ji Feng, a single woman, as Trustor, Louis Ng aka Fung Ho Ng aka Pui Hou Ung, as Beneficiary, 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: Behind the fountain located in Civic Center Plaza, 400

Civic Center Plaza, Pomona CA, all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: See Exhibit "A" attached hereto and incorporated by reference herein 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: 1046 Princeton Drive, #206, Marina Del Rey/Los Angeles, CA 90292. 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 remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to-wit: \$2,894,275.31 (Estimated) Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust 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. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recordation. 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 visit the website below using the file number assigned to this case. Information about post-

ponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale. For information on sale dates please visit our website at: <http://www.firstam.com/title/commercial/foreclosure/> Date: 6/18/20 First American Title Insurance Company 4380 La Jolla Village Drive Suite 110 San Diego, CA 92122 (858) 410-2158 David Z. Bark, Foreclosure Trustee Exhibit "A" Parcel 1: A.) An undivided 1/30th interest in and to Lot 1 of Tract No. 60907, in the City of Los Angeles, in the County of Los Angeles, State of California, as per map recorded in Book 1363, Pages 37 and 38 of Maps, in the Office of the County Recorder of said County. A Certificate of Correction for said Tract No. 60907 was recorded August 05,

2011 as Instrument No. 20111056948 of Official Records. Except therefrom Units 101 through 112 inclusive, 114 through 122 inclusive, 201 through 206 inclusive, 208, 210 and 212, as defined and delineated on a Condominium Plan recorded January 26, 2011, as Instrument No. 20110141479 of Official Records. B.) Unit 206, as defined and delineated on the above referred to Condominium Plan. Parcel 2: An exclusive use easement area for all uses and purposes of a "Balcony", together with the right to grant the same to others, on, over and across Lot 1 of Tract No. 60907, as defined and delineated as "Exclusive Use Area", 206B, on the above referenced Condominium Plan. Parcel 3: An exclusive use easement area for all uses and purposes of a "Parking Space", assigned, together with the right to grant the same to others, on, over and across Lot 1 of Tract No. 60907, as

defined and delineated as "Exclusive Use Area", PS29 and PS30, on the above referenced Condominium Plan. Parcel 4: An exclusive use easement area for all uses and purposes of a "Roof Areas", together with the right to grant the same to others, on, over and across Lot 1 of Tract No. 60907, as defined and delineated as "Exclusive Use Area", on the above referenced Condominium Plan. Parcel 5: A non-exclusive easement for the use, occupancy or enjoyment of the owners of each Condominium Units, on, over and across the Common Area as described in the document entitled "Declaration of Conditions, Covenants and Restrictions and Reservation of Easements for Princeton Lofts", recorded April 25, 2012, as Instrument No. 20120611473 of Official Records. APN: 4229-003-097
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THREE AFFORDABLE UNITS AVAILABLE

Two 2-bed + 2 bath and One 1-bed + 1 bath Very Low-Income Apartment units in Culver City, CA available for move-in September, 2020.

Applications will ONLY be accepted between the following dates/times: Thursday, July 30th, 2020 @ 8am until Saturday, August 1st, 2020 @ 8pm. DO NOT SEND APPLICATIONS BEFORE OR AFTER.

Applications will be reviewed on a first come, first serve basis.

Unit Type Monthly Rent Security Deposit Occupancy

2 bed, 2 bath \$823.00 823.00 Minimum 2, Maximum 5

1 bed, bath \$731.00 731.00 Minimum 1, Maximum 3

Max. household income, including all persons 18 and older:

1-person ... \$36,550

2-person ... \$41,800

3-person ... \$47,000

4-person ... \$52,200

5-person ... \$56,400

A preference will be given to income-qualifying households that submit acceptable documentation showing that they are currently being served by the Upward Bound House Homeless Shelter.

Complete Applications must provide the required information for all members of the household who are

18 or older, including:

- Valid government-issued picture ID, such as Driver's License, or a Valid Passport or any other government-issued photo ID

- Proof of legal, verifiable income, including but not limited to:

- last 2 years Tax Returns or W-2 Forms

- copies of (2) most recent payroll stubs

- 2 months most recent bank statements

- Verification of Employment

- a list of all Assets (i.e., real property other than the family residence, checking and savings accounts, stocks, bonds and other forms of capital investment, and retirement accounts or pensions) with current values

- For adult member of household who receive public benefits such as TANF, SSI, SAA or other benefits, please complete and sign the Cert. of Zero Employment Income or

- Verification of Full- Time Student status form provided online

- Proof of any non-employment income (e.g. Social Security, Explanation of Benefits or

- Award Letter, unemployment checks, child support) must be submitted

- Proof of Section 8 or VASH vouchers or any other federal, state or local public assistance or

- housing subsidies. If you have a Section 8 or VASH Housing Assistance Voucher, please provide a copy of the voucher with an active date, if applicable.

During the application window APPLICANTS ARE ENCOURAGED TO APPLY ONLINE: at www.12821apply.com read all instruction on the page and click waitlist and complete the attached preliminary approval form to reserve your spot on the initial waitlist. Interested parties without computer access will be able to access the online system utilizing computers available at all local libraries or may call 424-353-7763 to request an emailed or mailed hard copy of the online application. Submitting applications online is the safest way to assure that the application is received during the three? day application acceptance period and that income information remains confidential. However, if applicants are unable to access a computer during the application acceptance period, completed applications may be sent by mail and will be considered timely if they are post?marked during the application acceptance period, 12821 Apply is not liable for lost, damaged or delayed mail. Applications should be sent to:

12821 Apply

3435 Ocean Park Blvd. #107?529

Santa Monica, CA 90405-3301

An application fee of \$33.00 will be required from preliminarily approved applicants before final Management approval. If approved by Management, applications will be sent to the City of Culver City's Housing Division for final approval and they may require that you provide additional verification and signatures. Applications for available units will be approved on applicants meeting the property's rental criteria and the City of Culver City's Income Verification and in the priority approved by the Housing Division.

If it is discovered that an applicant has given false information or has not accurately completed the application to avoid negative information being found, the application will be denied. If a lease has been entered into and such information is discovered, the lease may be voided, and legal action taken to evict. This is an Equal Housing Opportunity. Management will not, on account of race, color, religion, sex (gender), disability, familial status, national origin, marital status, ancestry, sexual orientation, medical condition, age, source of income, gender, gender identity, gender expression, genetic information, citizenship, immigration status, primary language, military or veteran status or any arbitrary reason, deny a qualified applicant the opportunity to lease a dwelling unit suitable to their needs

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