

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 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

Culver City News 7/2,9/2020-97452

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 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

herein 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 postponements

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/](http://www.firstam.com/title/commercial/foreclosure/)

[title/commercial/foreclosure/](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