

Legal Notices-CC

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

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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

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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

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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 exist-

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ence, 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 us-

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ing 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/title/www.firstam.com/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

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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

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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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