

ATTORNEY (Name and Address): Judge Law Firm 18881 Von Karman Ave Ste 1500 Irvine, CA 92612	TELEPHONE NO.: (949) 833-8633 (Daytime)	LEVYING OFFICER (Name and Address): San Diego County Sheriff's Office San Diego County Sheriff Sheriff's Civil Office PO Box 85306 San Diego, CA 92186-5306
ATTORNEY FOR: Sedona Homeowners Association, a Nonprofit Mutual Benefit Corporation	Ref #:	(619) 544-6401 California Relay Service Number (800) 735-2929 TDD or 711
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: San Diego County Superior Court 330 W Broadway, Rm 225 San Diego, CA 92101 San Diego - Hall of Justice		COURT CASE NO.: 37-2012-00074519
PLAINTIFF: Sedona Homeowners Association		
DEFENDANT: Tereza Coral Malan and Ninus Malan		
Sheriff's Sale Under Foreclosure (CCP 729.010)		LEVYING OFFICER FILE NO.: 2017104336

Date: **09/07/2017**

In Favor of: **Sedona Homeowners Association, a Nonprofit Mutual Benefit Corporation, c/o The Judge Law Firm, 18881 Von Karman Ave. Ste 1500, Irvine CA 92612.**
 And Against: **Tereza Coral Malan, 2293 Huntington Point Rd #156, Chula Vista, CA 91914**

Under a Writ of Sale issued out of the above court on 05/12/2017, on a judgment rendered on 01/15/2014 for the sum of \$24,402.97, I have levied upon all the rights, title, claim and interest of the judgment debtor(s), Tereza Coral Malan, in the real property, in the County of San Diego, described as follows:

Physical Address: **2293 Huntington Point Rd #156, Chula Vista, CA 91914**
 Legal Description: **See Attachment A**
 APN(s): **595-850-10-12**
 The property to be sold is subject to the right of redemption.
 The amount of the secured indebtedness with interest and costs: \$26,359.56 (Estimated)
 Minimum Bid (If applicable): 0.00

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS. (CCP 701.547)

PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder, for cash in lawful money of the United States, all the rights, title and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said Writ or Warrant, with accrued interest and costs on:

Date and Time of Sale	Location
10/12/2017 11:00:00 AM	Main Courthouse Entrance, 500 Third Ave., Chula Vista CA 91910

Directions to the property location can be obtained from the levying officer upon oral or written request.

William D. Gore, Sheriff

M. LaCosta, Sheriff's Authorized Agent

LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY

PLAINTIFF: Sedona Homeowners Association

DEFENDANT: Tereza Coral Malan and Ninus Malan

CASE NUMBER: 37-2012-00074519-CL-OR-SC

JUDGMENT DEBTOR(S)/DEFENDANT(S) (whose interest in the real property is being levied/attached):
Tereza Coral Malan

THIRD PARTY RECORD OWNERS

N/A

COMMON STREET ADDRESS. (if any): 2293 Huntington Point Rd #156, Chula Vista, CA 91914

ASSESSOR'S PARCEL NUMBER: 595-850-10-12

LEGAL DESCRIPTION:

Parcel 1:

An undivided fractional interest as tenant in common in and to the building envelope in which the living unit described in Parcel 2 below is located equal to the reciprocal of the number of living units within that building envelope, Being a portion of Lot 1 of Chula Vista Tract No 92-02 Rolling Hills Ranch Neighborhood 4A "Sedona", according to Map thereof No 14835 filed in the Office of the County Recorder of San Diego County, California, on July 7, 2004.

Parcel 2:

Living Unit No 156, as shown upon the First Superseding Sedona Condominium Plans recorded December 8, 2004 as Document No 2004-1154029, Official Records of San Diego County, California (the "Condominium Plans")

Commonly Known As: 2293 Huntington Point Road #156, Chula Vista, CA 91914
APN: 595-850-10-12