

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Community Legal Advisors Inc. 509 N. Coast Highway Oceanside, CA 92054 TELEPHONE NO: Primary: (760) 529-5211 FAX NO: Fax: (760) 453-2194 E-MAIL ADDRESS: ATTORNEY FOR (Name): Savannah Terrace Community Association, a nonprofit mutua		LEVYING OFFICER (Name and Address): San Diego County Sheriff's Office San Diego County Sheriff PO Box 85306 San Diego, CA 92186-5306 Phone:(619) 544-6401 Fax: (619) 236-2007 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Diego STREET ADDRESS: 330 W Broadway, Rm. 225 MAILING ADDRESS: CITY AND ZIP CODE: San Diego, CA 92101 BRANCH NAME: San Diego County Superior Court		COURT CASE NUMBER: 37-2018-00018513
PLAINTIFF/PETITIONER: Savannah Terrace Community Association DEFENDANT/RESPONDENT: Ed Hong; Carol Hong		LEVYING OFFICER FILE NUMBER: 2019101405
Sheriff's Sale Under Foreclosure (CCP 729.010)		

Date: **05/22/2019**

In favor of: **Savannah Terrace Community Association, a nonprofit mutual benefit corporation, C/O Community Legal Advisors Inc., 509 N Coast Hwy, Oceanside, CA 92054**

And against: **Carol Hong, 12665 Creekview Dr Unit 140, San Diego, CA 92128, Ed Hong, 12665 Creekview Dr Unit 140, San Diego, CA 92128**

Under a Writ of Sale issued out of the above court on 03/29/2019, on a judgment rendered on 10/23/2018 for the sum of \$8,450.00, I have levied upon all the rights, title, and interest of the judgment debtor(s), Carol Hong, Ed Hong

in the real property, in the County of San Diego, described as follows:

Physical Address: **12665 Creekview Drive Unit 140, San Diego, CA 92128**

Legal Description: **See Attachment A**

APN(s): **316-340-24-48**

The property to be sold is subject to the right of redemption.

The amount of the secured indebtedness with interest and costs: \$8,505.10 (estimated)

Minimum Bid (If applicable): \$0.01

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
07/17/2019 11:00AM	1409 4th Ave., San Diego, CA 92101

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

William D. Gore, Sheriff



R. McComb 9950, Sheriff's Authorized Agent

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

PLAINTIFF: SAVANNAH TERRACE COMMUNITY ASSOCIATION

DEFENDANT: ED HONG; CAROL HONG

CASE NUMBER: 37-2018-00018513-CL-CL-CTL

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

ED HONG; CAROL HONG

THIRD PARTY RECORD OWNERS

None.

COMMON STREET ADDRESS. (if any): 12665 Creekview Drive, Unit 140, San Diego, CA 92128-5654

ASSESSOR'S PARCEL NUMBER: 316-340-24-48

LEGAL DESCRIPTION: (Enter the full legal description below)

See Attached Exhibit "A".

The property is a dwelling.

The owners hold title as: Ed Hong and Carol Hong, Husband and Wife as Joint Tenants.

EXHIBIT "A"

INTEREST 1:

An Undivided 1/27 interest in and to that portion of Module K of Lot 1 of Savannah Terrace Sabre Springs Areas 15, 16,17, and 18, according to Map thereof No. 14740 recorded in the Office of the County Recorder's Office of San Diego County, California, on February 9, 2004, defined as "Common Area" on the Condominium Plan for Phase 9 recorded in the Office of the County Recorder of San Diego County, California, on February 3, 2005, as document No. 2005-0093285 (the Condominium Plan").

EXCEPT THEREFROM the following:

- A) All in and to all oil, gas, petroleum and other mineral or hydrocarbon substances in and under that portion of said land lying below a depth of 500 feet perpendicular to each point of any surface of said land without the right to enter or otherwise use the surface of said land or the subsurface thereof to said depth of 500 feet, but reserving the right to drill into and through that portion of the subsurface of said land lying below said depth of 500 feet for the purpose of exploring, prospecting, extracting and removing any and all of the above-mentioned substance from a surface location on lands other than the land herein described.
- B) The Exclusive right to possession of those designated areas as Exclusive Use Area balconies, patios, garages and storage areas as shown upon the condominium plan referred hereinabove and which are conveyed by grantor to the purchaser of any living unit.

INTEREST 2:

Unit No. 140, as shown upon the Condominium Plan, referred to above.

INTEREST 3:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Interest 1 above, designated as Exclusive Use Area balconies, patios, garages, and storage areas, if applicable, as appurtenant to Interests 1 and 2 above described and bearing the same number designation as the living unit referred to in Interest 2 above.

INTEREST 4:

A non-exclusive easement for ingress and egress over the private drives, streets and common area of the above-referenced Tract Map, Tract 14740 in the County of San Diego; State of California filed in the Office of the County Recorder of San Diego County, California as provided for in and subject to that certain Declaration of Covenants, Conditions, and Restrictions for Savannah Terrace Community Association recorded in the Office of the County Recorder of San Diego County, California.

INTEREST 5:

One membership in SAVANNAH TERRACE COMMUNITY ASSOCIATION, a California nonprofit mutual benefit corporation, hereinafter called the "Association".