

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Community Legal Advisors Inc 509 N Coast Hwy Oceanside, CA 92054 TELEPHONE NO.: Primary: (760) 529-5211 FAX NO.: Fax: (760) 453-2194 E-MAIL ADDRESS: ATTORNEY FOR (Name): Sweetwater Hills Townhomes Owners Association, a nonprof		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		
PLAINTIFF/PETITIONER: Sweetwater Hills Townhomes Owners Association DEFENDANT/RESPONDENT: Daniel Bainbridge; Antwone Howard		COURT CASE NUMBER: 37-2020-00013580
Sheriff's Sale Under Foreclosure (CCP 729.010)		LEVYING OFFICER FILE NUMBER: 2021101490

Date: **06/17/2021**

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

And against: **Daniel Bainbridge, 3120 Terry Lane, Crestview, FL 32539, Antwone Howard, 8535 Paradise Valley Rd #18, Spring Valley, CA 91977**

Under a Writ of Sale issued out of the above court on 03/12/2021, on a judgment rendered on 09/01/2020 for the sum of \$14,857.84, I have levied upon all the rights, title, and interest of the judgment debtor(s), Daniel Bainbridge, Antwone Howard

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

Physical Address: **8535 Paradise Valley Rd #18, Spring Valley, CA 91977**

Legal Description: **See Attachment A**

APN(s): **586-170-18-18**

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

The amount of the secured indebtedness with interest and costs: \$15,819.10 (estimated)

Minimum Bid (If applicable):

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
08/26/2021 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: Sweetwater Hills Townhomes Owners Association

DEFENDANT: Daniel Bainbridge; Antwone Howard

CASE NUMBER: 37-2020-00013580-CL-CL-CTL

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

Daniel Bainbridge and Antwone Howard

THIRD PARTY RECORD OWNERS

COMMON STREET ADDRESS. (if any): 8535 Paradise Valley Rd., #18, Spring Valley, CA 91977

ASSESSOR'S PARCEL NUMBER: 586-170-18-18

LEGAL DESCRIPTION: (Enter the full legal description below)

The Land hereinafter referred to is situated in the City of Spring Valley, County of San Diego, State of CA, and is described as follows:

Parcel 1:

An undivided one-fifty-seventh (1/57th) fractional interest in and to Lot 1 of County of San Diego Tract No. 3922, in the County of San Diego, State of California, according to Map thereof No. 9995, filed in the Office of the County Recorder of San Diego County, February 17, 1981.

Excepting therefrom living units 1 through 57 as shown on that certain amended Condominium Plan entitled "Sweetwater Hills Townhomes" recorded in the Office of the San Diego County Recorder December 9, 1987 as File No. 87-678636 of Official Records.

Parcel 2:

Living Unit 18 as shown on that certain Condominium Plan referred to in Parcel 1 above.