

2025019993

Elaina Cano
San Luis Obispo - County Clerk-Recorder
07/15/2025 03:03 PM

Recorded at the request of:
PUBLIC

Titles: 1 Pages: 5

Fees: \$110.00
Taxes: \$0.00
Total: \$110.00



WHEN RECORDED MAIL TO:

Mai Nguyen
Hart Kienle Pentecost
4 Hutton Centre Drive, Suite 900
Santa Ana, California 92707-0507

Ref. No.: Holiday RV Park / #410 /
Livingston
37115.0045

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN 902-007-755 (Locker #410)

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER AN ASSESSMENT LIEN. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE PURSUANT TO A NOTICE OF DEFAULT AND ELECTION TO SELL, AS SHOWN BELOW. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

A public auction sale to the highest bidder for cash (payable at time of sale in lawful money of the United States, or a currently dated cashier's check drawn by a state or national bank, as specified in Section 5102 of the Financial Code and authorized to do business in this State), will be held by the agent of the duly appointed Trustee as shown below, of all right, title, and interest held by the Trustee in the hereinafter described property under and pursuant to that certain Notice of Delinquent Assessment recorded on March 11, 2025 as instrument number 2025006643 in the Official Records of San Luis Obispo County, California and the Declaration of Conditions, Covenants and Restrictions of Tamerlo Investments N.V., a Netherlands Antilles Corporation on August 30, 1978 as instrument number 41866 in Book 2096, Pages 914-955, as amended thereafter. The sale will be held pursuant to the Notice of Default and Election to Sell ("Notice of Default") described below.

The sale will be made, but without covenant or warranty, express or implied, regarding title, possession, encumbrances, or otherwise, on an "as-is, where-is" basis, to pay the sum secured by the lien, with interest and late charges thereon, advances, if any, under the occupancy of the premises and all governing documents of the **Holiday Recreational Vehicle Park Owners Association**, or under terms of the lien, interest thereon, fees, charges, and expenses of the

Trustee, for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be as set forth below. Accrued interest, costs and additional advances, if any, may increase this figure prior to sale. It is also possible that at the time of sale, the opening bid may be less than the amount stated. The beneficiary may bid at sale and may elect to bid less than their full credit bid.

Record Owner(s) at the time the Notice of Delinquent Assessment and Notice of Default were recorded: **Forrest L. Livingston & Jackie L. Livingston, husband and wife as joint tenants.**

Lien Claimant / Beneficiary: **Holiday Recreational Park Owners Association**
100 S. Dolliver
Pismo Beach, CA 93449-2997
(805) 773-1121

Duly Appointed Trustee: **Hart Kienle Pentecost**

Date of Notice of Default: **March 28, 2025**

Recording Date: **April 8, 2025**

Instrument No.: **2025009620**

Recorded in the Official Records of San Luis Obispo County, California

Date and Time of Sale: **September 13, 2025, at 11:00 a.m.**

Place of Sale: **AT THE BUSINESS OFFICE OF THE HOLIDAY RECREATIONAL
VEHICLE PARK OWNERS ASSOCIATION, 100 S. DOLLIVER,
PISMO BEACH, CALIFORNIA 93449-2997**

Estimated amount due: **\$3,505.00**

Accrued interest, costs, attorney's fees, and additional advances, if any, may increase the sale figure prior to sale; and it is also possible that at the time of sale, the opening bid may be less than the amount stated herein.

From information which the Trustee deems reliable, the Trustee believes that the legal description and street address, or other common designation, of the real property to be sold is as follows:

**AN UNDIVIDED 1/875 INTEREST IN AND TO THE REAL PROPERTY
DESCRIBED ON THE ATTACHED EXHIBIT "A" PURSUANT TO A
DEED REFERENCING LOCKER #410**

Locker #410
100 S. Dolliver
Pismo Beach, California 93449-2997

The Trustee and the authorized agent of the Trustee disclaim any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Written directions to the above-referenced property may be obtained by submitting a written request to the beneficiary identified herein within ten (10) days of the first publication of this Notice of Trustee's Sale pursuant to Section 2924f of the California Civil Code.

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 entitle you to free and clear ownership of the property. Rather, it would entitle you to ownership of a deed evidencing an undivided 1/875 ownership interest in the real property described in Exhibit A and owned by the members of the Holiday Recreational Vehicle Park Owners Association, a California nonprofit corporation. You should also be aware that ownership of the foregoing interest subjects the owner to the provisions of the governing documents of the Holiday Recreational Vehicle Park Owners Association, including but not limited to the Declaration of Conditions, Covenants and Restrictions referenced above, the bylaws of the foregoing nonprofit corporation, and the applicable rules and regulations in effect for the Holiday Recreational Vehicle Park. You are encouraged to investigate the nature of the property and the foregoing governing documents, copies of which are either recorded or available at the Holiday Recreational Vehicle Park business office. You are also encouraged to investigate the existence, priority, and size of outstanding liens that may exist on the property described in Exhibit A by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information.

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 call **(805) 773-1121** for information regarding the trustee's sale, using the reference number set forth above, **37115.0045**

(Livingston - Locker #410). Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information. The best way to verify postponement information is to attend the scheduled sale.

The lien claimant / beneficiary identified above heretofore delivered to the Trustee a written Notice of Delinquent Assessment and a written Notice of Default and Election to Sell. The Trustee caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located, and more than 3 months have elapsed since such recordation.

The party conducting the sale will be a duly authorized agent of the undersigned Trustee.

WE ARE ACTING AS A DEBT COLLECTOR. AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: July 10, 2025

HOLIDAY RECREATIONAL VEHICLE PARK
OWNERS ASSOCIATION, Authorized Agent of
Trustee

By: Lorena A. Lemus
Lorena A. Lemus
Board of Directors - Collections

Exhibit "A"

DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 13 OF THE SUBDIVISIONS OF THE RANCHOS EL PISMO AND SAN MIGUELITO, IN THE CITY OF PISMO BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY R. R. HARRIS IN 1886 AND FILED FOR RECORD APRIL 30, 1886 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 11.6 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF LOT 27 OF THE STOKERS ADDITION TO THE TOWN OF PISMO BEACH, AS DESCRIBED IN THE DEED IN BOOK 248, PAGE 96 OF OFFICIAL RECORDS, AND RUNNING THENCE NORTH 47° 15' EAST 86.04 FEET (85.95 REC. DEED) TO THE EASTERLY LINE OF STATE HIGHWAY ROUTE 1; THENCE SOUTH 7° 12' EAST ALONG SAID LINE 280.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE FROM SAID TRUE POINT OF BEGINNING, NORTH 47° 15' EAST 1117.53 FEET TO THE SOUTHERLY LINE OF STATE HIGHWAY ROUTE NO. 101;

THENCE SOUTH 72° 21' EAST ALONG SAID LINE, 52.66 FEET;

THENCE SOUTH 77° 28' EAST 181.53 FEET;

THENCE SOUTH 47° 15' WEST 1347.76 FEET TO THE EASTERLY LINE OF STATE ROUTE NO. 1;

THENCE ON A CURVE TO THE RIGHT, TANGENT TO A LINE THAT BEARS NORTH 26° 22' 10" WEST WITH A RADIUS OF 565 FEET, THROUGH AN ANGLE OF 19° 10' 10" FOR A DISTANCE OF 189.03 FEET;

THENCE NORTH 7° 12' WEST 31.73 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 75% OF ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AS RESERVED IN THE DEED FROM DAVID L. VAUGHN, ET AL., RECORDED JANUARY 10, 1969 IN BOOK 1503, PAGE 443 OF OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR SUBTERRANEAN DRAINAGE PIPE OVER A PORTION OF LOT 13 OF THE SUBDIVISIONS OF THE RANCHOS EL PISMO AND SAN MIGUELITO, IN THE CITY OF PISMO BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP MADE BY R. R. HARRIS IN 1886 AND FILED FOR RECORD APRIL 30, 1886 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID EASEMENT BEING 10 FEET IN WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT THAT IS 11.6 FEET SOUTHWESTERLY OF THE SOUTHEAST CORNER OF LOT 27 OF THE STOKERS ADDITION TO THE TOWN OF PISMO BEACH, AS DESCRIBED IN DEED IN BOOK 248, PAGE 96 OF OFFICIAL RECORDS, AND RUNNING THENCE NORTH 47° 15' EAST 86.04 FEET (85.95 REC. DEED) TO THE EASTERLY LINE OF STATE HIGHWAY ROUTE 1;

THENCE SOUTH 7° 12' EAST ALONG SAID LINE 280.41 FEET TO A POINT;

THENCE NORTH 47° 15' EAST 505 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE AT RIGHT ANGLES NORTHWESTERLY 230 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF PARCEL 1 AS DESCRIBED IN DEED RECORDED JULY 8, 1965 IN BOOK 1357, PAGE 448 OF OFFICIAL RECORDS, BEING THE POINT OF TERMINATION OF SAID CENTERLINE.

[END OF DOCUMENT]

(END OF DESCRIPTION)
Exhibit "A"

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END OF DOCUMENT