

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

Nicole A. Carnahan
Deputy City Attorney

AND WHEN RECORDED MAIL TO:

Nicole A. Carnahan, DCA
Office of the City Attorney
Special Prosecutions Unit
1200 Third Avenue, Suite 700
San Diego, California 92101-4103

DOC# 2017-0214411



May 12, 2017 11:55 AM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$0.00

PAGES: 4

THIS SPACE FOR RECORDER'S USE ONLY

FOR THE BENEFIT OF THE CITY OF SAN DIEGO, STATE OF CALIFORNIA

NOTICE OF PENDENCY OF ACTION TO FORFEIT REAL PROPERTY (Lis Pendens)

(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

1 **Recording Requested by:**
2 MARA W. ELLIOTT, City Attorney
3 JOHN C. HEMMERLING, Assistant City Attorney
4 NICOLE A. CARNAHAN Deputy City Attorney
5 California State Bar No. 262929

No Fee Gov't. Code § 6103

6 **When Recorded Mail To:**
7 Office of the City Attorney
8 Special Prosecutions Unit
9 1200 Third Avenue, Suite 700
10 San Diego, California 92101-4103
11 Telephone: (619) 533-5500

12 Attorneys for Plaintiff

13 SUPERIOR COURT OF CALIFORNIA

14 COUNTY OF SAN DIEGO

15 THE PEOPLE OF THE STATE OF
16 CALIFORNIA,
17
18 Plaintiff,
19
20 v.
21 \$6,402.00 IN U.S. CURRENCY AND REAL
22 PROPERTY – 1735 GARNET AVENUE,
23 SAN DIEGO, also known as 1735-1737
24 GARNET AVENUE, SAN DIEGO (APN 424-
25 021-06-00),
26
27 Defendants.

Civil No. 37-2017-00016755-CU-AF-CTL
City Attorney No. AF2017-007

**NOTICE OF PENDENCY OF
ACTION TO FORFEIT
REAL PROPERTY
(Lis Pendens)**

HEALTH & SAFETY CODE §§
11470(G) AND 11488.4(a)(1)

28 TO TODD LESSER, HIS ATTORNEY OF RECORD AND ANYONE ELSE WITH AN
INTEREST IN THE REAL PROPERTY 1735 GARNET AVENUE, SAN DIEGO, also known
as 1735-1737 GARNET AVENUE, SAN DIEGO (APN 424-021-06-00):

NOTICE IS HEREBY GIVEN that an action, entitled as above, has been commenced by
the People of the State of California against Real Property located at **1735-1737 GARNET
AVENUE, SAN DIEGO**; that action is now pending in the above Court and affects title to and
right of possession of the real property described below. The object of that action is to order the
property interests of **TODD LESSER** to be forfeited to the State under the Narcotic Asset
Forfeiture Law, Health and Safety Code § 11470–11489. The real property named in the action is
situated in the County of San Diego, State of California, and is described more particularly as
follows:

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LOTS 9 AND 10 IN BLOCK 216 PACIFIC BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 697 (854), FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. (COMMONLY KNOWN AS: 1735 GARNET AVENUE, SAN DIEGO, CA 92109.)

The REAL PROPERTY is one parcel comprised of two addresses. The legal addresses on the parcel are 1735 and 1737 Garnet Avenue, San Diego, County of San Diego, State of California. The parcel is identified as Assessor's Parcel Number 424-021-06-00 according to San Diego County Record's Quitclaim Deed document number 2006-0319689, recorded May 5, 2006. The Quitclaim Deed states that the REAL PROPERTY was remised, released, and quitclaimed from **TODD LESSER** to 1735 Garnet LLC. According to a Statement of Information filed on January 21, 2016, with the State of California, Secretary of State, **TODD LESSER** is the Managing Member of the entity known as 1735 Garnet LLC (which includes the address for 1737 Garnet Avenue as noted above).

Pursuant to Health and Safety Code § 11488.5, your verified claim must be filed with the San Diego County Superior Court – Civil Court in Case No. 37-2017-00016755-CU-AF-CTL, and should state the nature and amount of your interest in the real property. If you have a legal interest in this property, you must, within thirty (30) days of your actual receipt of this Notice, file a Claim Opposing Forfeiture (see Judicial Council of California form MC-200) stating the nature and extent of your interest, with the San Diego Superior Court, Civil Division, 330 W. Broadway, San Diego, CA 92101. An endorsed copy of the Claim Opposing Forfeiture must be served on the San Diego City Attorney, Special Prosecutions Unit, 1200 Third Avenue, Suite 700, San Diego, CA 92101, within thirty (30) days of the filing of the claim. Notice of the pendency of this action will be given as required by law after recording.

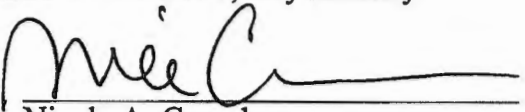
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1 IF YOU KNOW OF THESE PROCEEDINGS AND DO NOT FILE A VERIFIED
2 CLAIM AS PROVIDED BY HEALTH AND SAFETY CODE § 11488.5, YOUR INTEREST IN
THE PROPERTY LISTED HEREIN MAY BE ADVERSELY AFFECTED.

3 Dated: May 11, 2017

4 Respectfully submitted,

5 MARA W. ELLIOTT, City Attorney

6 By 

7 Nicole A. Carnahan
8 Deputy City Attorney

9 Attorneys for Plaintiff

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