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| ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address) Fiore, Racobs & Powers 6820 Indiana Ave. Ste 140 Riverside, CA 92506 TELEPHONE NO Primary: (951) 342-7954 FAX NO Fax: (951) 369-6355 E-MAIL ADDRESS | | LEVYING OFFICER (Name and Address) Riverside County Sheriff's Office 30755-D Auld Road, Ste. L067 Murrieta, CA 92563 (951) 304-5050 (951) 304-5066 |
| ATTORNEY FOR (Name) Rosetta Canyon Community Association | | California Relay Service Number (800) 735-2929 TDD or 711 |
| SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS 505 S. Buena Vista Avenue MAILING ADDRESS CITY AND ZIP CODE Corona, CA 92882 BRANCH NAME Riverside County Superior Court | | |
| PLAINTIFF/PETITIONER Rosetta Canyon Community Association DEFENDANT/RESPONDENT Manuel De Jesus Ramirez | | COURT CASE NUMBER RIC1809750 |
| Sheriff's Sale Under Foreclosure (CCP 729.010) | | LEVYING OFFICER FILE NUMBER 2021203740 |

Date: 04/12/2022

In favor of: Rosetta Canyon Community Association, c/o Fiore, Racobs & Powers, 6820 Indiana Ave., Ste 140, Riverside, CA 92506

And against: Manuel De Jesus Ramirez, 53239 Champlain Street, Lake Elsinore, CA 92532

Under a Writ of Sale issued out of the above court on 08/30/2021, on a judgment rendered on 07/29/2019 for the sum of \$6,997.28, I have levied upon all the rights, title, and interest of the judgment debtor(s), Manuel De Jesus Ramirez

in the real property, in the County of Riverside, described as follows:

Physical Address: 53239 Champlain Street, Lake Elsinore, CA 92532

Legal Description: See Attached Legal Description

APN(s): APN#349-523-014

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

The amount of the secured indebtedness with interest and costs: \$19,966.48 (estimated)

Minimum Bid (If applicable): \$0.00 (estimated)

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 |
|-----------------------|--|
| 05/18/2022 11:00AM | 30755-D Auld Rd. #L067, Murrieta, CA 92563 |

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

Chad Bianco, Sheriff - Coroner


E. Ybanez, Sheriff's Authorized Agent

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

LEGAL DESCRIPTION OF PROPERTY

Lot 146 of Tract 25477, as shown on the subdivision map filed in Book 398,
Pages 19 to 30 inclusive of Maps, recorded in the Office of the Riverside County
Recorder.

and is more commonly known as: 53239 Champlain Street, Lake Elsinore, California 92532

APN: 349-523-014