

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number and Address). Law Office of X. Young Lai 111 N. Market St. Suite 300 San Jose, CA 95113 TELEPHONE NO. _____ FAX NO. _____ 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) Jennifer Peiyong Lin, and Jing-Fen Chen (sucessor in Interest)		California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS 4050 Main Street MAILING ADDRESS _____ CITY AND ZIP CODE Riverside, CA 92501 BRANCH NAME Riverside County Superior Court		COURT CASE NUMBER RIC1719974
PLAINTFF/PETITIONER Jennifer Peiyong Lin, et al. DEFENDANT/RESPONDENT Xing Wu, et al.		LEVYING OFFICER FILE NUMBER 2021203589
Notice of Sheriff's Sale of Real Property (CCP 701.540)		

Date 06/09/2022

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 08/04/2021, on the Judgment rendered on 03/02/2021.

for the sum of \$1,864,631.00 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s).
 Xing Wu, Yingying Jiang

in the real property, in the county of Riverside, described as follows: See Attached Legal Description

Minimum Bid Amount (if applicable): \$0.00 (estimated)

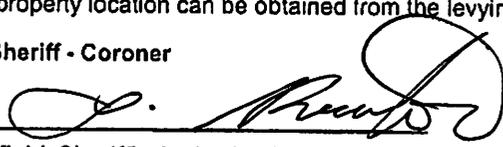
PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS.

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 execution, with accrued interest and costs on:

Date/Time of Sale	Location of Sale
08/18/2022 10:00AM	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


 R. Schofield, Sheriff's Authorized Agent

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

LEGAL DESCRIPTION

Real property in the City of Perris, County of Riverside, State of California, described as follows:

PARCEL A: AN UNDIVIDED 2.98% INTEREST AS TENANT IN COMMON IN AND TO PARCEL "A" OF LOT LINE ADJUSTMENT 04-0447 OF INSTRUMENT NO. 2004-0908876, CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA;

EXCEPTING THEREFROM UNITS A1 THROUGH A18, INCLUSIVE AND UNITS B1 THROUGH B6, INCLUSIVE AND B8 THROUGH B10, INCLUSIVE AS SHOWN AND DEFINED IN CONDOMINIUM PLAN RECORDED JULY 19, 2005 AS INSTRUMENT NO. 2005-0575747 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM NON-EXCLUSIVE RIGHTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE, SUPPORT AND FOR OTHER PURPOSES, ALL AS RESERVED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 27, 2005 AS INSTRUMENT NO. 2005-0600540 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B: UNIT B7 AS SHOWN AND DEFINED IN CONDOMINIUM PLAN RECORDED JULY 19, 2005 AS INSTRUMENT NO. 2005-0575747 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: A NON-EXCLUSIVE RIGHT FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE, SUPPORT AND FOR OTHER PURPOSES, ALL AS RESERVED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 27, 2005 AS INSTRUMENT NO. 2005-0600540 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 305-031-025-7 (UNIT B7).

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address) Law Office of X. Young Lai 111 N. Market St. Suite 300 San Jose, CA 95113 TELEPHONE NO _____ FAX NO _____ 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), Jennifer Pelying Lin, and Jing-Fen Chen (sucessor in interest)		California Relay Service Number (800) 735-2929 TDD or 711
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PLAINTIFF/PETITIONER Jennifer Pelying Lin, et al. DEFENDANT/RESPONDENT Xing Wu, et al.		LEVYING OFFICER FILE NUMBER 2021203589
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Chad Bianco, Sheriff - Coroner


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EXHIBIT "A"
LEGAL DESCRIPTION

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PARCEL B: UNIT B6 AS SHOWN AND DEFINED IN CONDOMINIUM PLAN RECORDED JULY 19, 2005 AS INSTRUMENT NO. 2005-0575747 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL C: A NON-EXCLUSIVE RIGHT FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, DRAINAGE, SUPPORT AND FOR OTHER PURPOSES, ALL AS RESERVED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JULY 27, 2005 AS INSTRUMENT NO. 2005-0600540 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN:

305-031-024-6 (UNIT B6)