

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Roseman Law APC 21650 Oxnard Street Ste 2000 Woodland Hills, CA 91367		LEVYING OFFICER (Name and Address): Riverside County Sheriff's Office 30755-D Auld Road, Ste. L067 Murrieta, CA 92563
TELEPHONE NO.: Daytime: (818) 380-6700	FAX NO. Fax: (818) 380-6710	(951) 304-5050 (951) 304-5066
ATTORNEY FOR (Name): Banning Estates Homeowners Association		California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 13800 Heacock St. MAILING ADDRESS: CITY AND ZIP CODE: Moreno Valley, CA 92553 BRANCH NAME: Riverside Superior Court - Moreno Valley		COURT CASE NUMBER: MVC1912325
PLAINTIFF/PETITIONER: Banning Estates Homeowners Association DEFENDANT/RESPONDENT: Carol Quillen		LEVYING OFFICER FILE NUMBER: 2022202645
Notice of Sheriff's Sale of Real Property (CCP 701.540)		

Date 05/11/2023

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 01/26/2022, on the Judgment rendered on 07/28/2020.

for the sum of \$4,988.83; I have levied upon all the rights, title, and interest of the judgment debtor(s),
Carol Quillen

in the real property, in the county of Riverside, described as follows: 3800 W Wilson #7, Banning , CA 92220. See Attached Legal Description APN: 537-220-003

Minimum Bid Amount (if applicable): \$0.00

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
07/19/2023 10:00AM	30755-D Auld Rd. Ste. 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

R. Schofield, Sheriff's Authorized Agent

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

LEGAL DESCRIPTION

THAT CERTAIN REAL PROPERTY AND MOBILEHOME LOCATED IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7 OF TRACT 13605, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 113, PAGES 42 THROUGH 52, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AS COMMONLY KNOWN AS 3800 W. WILSON #7, BANNING, CA 92220.

APN: 537-220-003

RIVERSIDE COUNTY SHERIFF • COURT SERVICES DIVISION

www.riversidesheriff.org

Court Services • Central
30755-D Auld Rd., Ste. L067
Murrieta, CA 92563
951-304-5050 • FAX 951-304-5066

Court Services • East
46200 Oasis St., Rm. B15
Indio, CA 92201
760-863-8255 • FAX 760-863-8919

Court Services • West
4095 Lemon St., 4th Floor
Riverside, CA 92501
951-955-2420 • FAX 951-955-6155

Sheriff's Sale Bidder Pre-Qualification Notice

- Sheriff's sales start promptly at the time indicated on the Notice of Sale. Persons arriving after the sale time will not be permitted to bid at the sale.
- Prospective bidders must pre-qualify with Sheriff's personnel conducting the sale. At the sale, you will be asked to show evidence of your ability to pay. Your bid cannot exceed the allowable amount determined by the funds you pre-qualify with. Persons who are not pre-qualified with Sheriff's personnel will not be permitted to bid at the sale.
- Bidders must be prepared to conduct business immediately. The deputy will not wait for money to be obtained/transported/delivered, etc. If you are not able to pay the required amount immediately, your bid will be forfeit.
- The only acceptable forms of payment are: Cashier's Check, Certified Check or Cash. Cashier's Checks and Certified Checks must be payable to:
RIVERSIDE COUNTY SHERIFF
- 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. Sheriff's personnel are not authorized to give legal advice.