

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Flore Racobs & Powers 6820 Indiana Avenue Suite 140 Riverside, CA 92506 TELEPHONE NO.: Primary: (951) 342-7954 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): Heritage Lake Master Association		California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 30755-D Auld Road MAILING ADDRESS: CITY AND ZIP CODE: Murrieta, CA 92563 BRANCH NAME: Riverside County Superior Court		
PLAINTIFF/PETITIONER: Heritage Lake Master Association DEFENDANT/RESPONDENT: Jesse Donovan Martinez		COURT CASE NUMBER CVSW2001712
Sheriff's Sale Under Foreclosure (CCP 729.010)		LEVYING OFFICER FILE NUMBER: 2023201341

Date: 05/05/2023

In favor of: Heritage Lake Master Association, c/o Flore, Racobs & Powers, 6820 Indiana Avenue, Suite 140, Riverside, CA 92506

And against: Jesse Donovan Martinez, 29645 Far Shore Drive, Menifee, CA 92585

Under a Writ of Sale issued out of the above court on 12/13/2022, on a judgment rendered on 10/13/2022 for the sum of \$12,305.10, I have levied upon all the rights, title, and interest of the judgment debtor(s), Jesse Donovan Martinez

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

Physical Address: 29645 Far Shore Drive, Menifee, CA 92585

Legal Description: See Attached Legal Description

APN(s): APN: 333-700-019

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

The amount of the secured indebtedness with interest and costs: \$29,823.06 (estimated)

Minimum Bid (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. (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
07/19/2023 11:00AM	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 Blanco, Sheriff - Coroner

R. Schofield

R. Schofield, Sheriff's Authorized Agent

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

LEGAL DESCRIPTION:

The following real property located in the City of Menifee, County of Riverside, State of California:

Lot 19 of Tract No. 34406-4, as shown on the Subdivision Map filed on October 30, 2013, in Book 438 at Pages 5 to 16, inclusive, of Maps, in the Office of the Riverside County Recorder

More commonly known as 29645 Far Shore Drive, Menifee, California 92585

APN: 333-700-019

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.