

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): J. Lorenzo Law 2292 Faraday Ave. Ste. 100 Carlsbad, CA 92008 TELEPHONE NO.: (442) 222-8340 FAX NO.: E-MAIL ADDRESS: ATTORNEY FOR (Name): David Cavan	LEVYING OFFICER (Name and Address): Riverside County Sheriff's Office 46200 Oasis St., Rm. B15 Indio, CA 92201 (760) 863-8255
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 6230 Sylmar Ave. MAILING ADDRESS: CITY AND ZIP CODE: Van Nuys, CA 91401	
PLAINTIFF/PETITIONER: David Cavan DEFENDANT/RESPONDENT: Robert Maron	COURT CASE NUMBER: 21VECP00169
Notice of Sheriff's Sale of Real Property (CCP 701.540)	LEVYING OFFICER FILE NUMBER: 2022302188

Date **05/26/2023**

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 05/26/2022, on the Judgment rendered on 04/07/2021.

for the sum of \$253,899.22; I have levied upon all the rights, title, and interest of the judgment debtor(s),
 Robert Maron

in the real property, in the county of Riverside, described as follows: 49195 Vista Estrella, La Quinta, CA 92253, See attached Legal Description. APN: 602-240-017

Minimum Bid Amount (if applicable): \$1,168,338.64 (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
08/10/2023 10:00 AM	46200 Oasis St., Rm. B15, Indio, CA 92201

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

Chad Bianco, Sheriff - Coroner



A. Mondragon, Sheriff's Authorized Agent

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

Legal Description of Property Subject to Levy

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: 49195 Vista Estrella, La Quinta, CA 92253

Parcel 1:

Lot 93 of Tract No. 29457-1, as shown on a subdivision map recorded in Book 294 at pages 3 to 8, inclusive of maps, in the office of the Riverside County Recorder.

Excepting for the benefit of grantor, it's successors and assigns, (except to the extent that certain mineral rights are previously reserved) together with the right to grant and transfer all or a portion of the same as follows:

All unprocessed oil, oil rights, minerals, mineral rights, natural gas rights and other hydrocarbons by whatsoever name known, geothermal steam and other geothermal resources as defined in California Public Resources Code Section 6093 et seq., and all products derived from any of the foregoing, that may be within or under the property, together with the perpetual right of drilling mining, exploring and operating therefore and storing, in and removing the same from said property or any other land, including the right to whipstock or directionally drill and mine from lands other than the property, wells tunnels and shafts into, through or across the subsurface of the property, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines without, however, the right to drill, mine, store, explore or operate through the surface or the upper 500 feet of the subsurface of the property.

Except all water, claims or rights to water, in or under said land.

Parcel 2:

Exclusive use easements appurtenant to parcel no. 1, described above, if applicable, for yard purposes, over the portion of the property, as shown and assigned in the supplemental declaration.

Parcel 3:

Non-exclusive easements for access, ingress, egress, use, enjoyment, drainage, encroachment, support, maintenance, repairs, and for other purposes, all as may be described in the master declaration and the supplemental declaration.

APN: 602-240-017

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.