

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. E-MAIL ADDRESS: ATTORNEY FOR (Name): Rosetta Canyon Community Association	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 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside STREET ADDRESS: 505 S. Buena Vista RM 201 MAILING ADDRESS: CITY AND ZIP CODE: Corona, CA 92882 BRANCH NAME: Riverside County Superior Court	COURT CASE NUMBER: COC1900131
PLAINTIFF/PETITIONER: Rosatta Canyon Community Association DEFENDANT/RESPONDENT: Christopher M. Ramirez	LEVYING OFFICER FILE NUMBER: 2023202093
Sheriff's Sale Under Foreclosure (CCP 729.010)	

Date: 10/25/2023

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

And against: Christopher M. Ramirez, 53030 Bantry Bay Street, Lake Elsinore, CA 92532

Under a Writ of Sale issued out of the above court on 02/02/2023, on a judgment rendered on 09/27/2022 for the sum of \$7,888.82, I have levied upon all the rights, title, and interest of the judgment debtor(s), Christopher M. Ramirez

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

Physical Address: 53030 Bantry Bay Street, Lake Elsinore, CA 92532
Legal Description: See Attached Legal Description
APN(s): APN: 349-562-005


The property to be sold is subject to the right of redemption.
The amount of the secured indebtedness with interest and costs: \$27,776.03 (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
12/20/2023 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, Sheriff's Authorized Agent

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

LEGAL DESCRIPTION OF PROPERTY

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

Lot 161 of Tract No. 25476, as shown on the Subdivision Map filed in Book 403, Pages 7 through 29, Inclusive of Maps, in the Office of the Riverside County Recorder.

More commonly known as 53030 Bantry Bay Street, Lake Elsinore, California 92532

APN: 349-562-005

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.