

ATTORNEY OR PARTY WITHOUT ATTORNEY: Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP 11400 West Olympic Blvd., Ninth Floor Los Angeles, CA 90064 TELEPHONE NO.: (310) 478-4100 FAX NO.: E-MAIL ADDRESS:		LEVYING OFFICER (Name and Address): Riverside County Sheriff's Office 46200 Oasis St., Rm. B15 Indio, CA 92201 (760) 863-8255
ATTORNEY FOR (Name): Yamkochav Investments, LLC SUPERIOR COURT OF CALIFORNIA, COUNTY OF Los Angeles STREET ADDRESS: 111 North Hill St. MAILING ADDRESS: CITY AND ZIP CODE: Los Angeles, CA 90012		
PLAINTIFF: RCB Equities #1, LLC, et al. DEFENDANT: Lee E. Newell, et al.		COURT CASE NUMBER: 20STCV25758
Notice of Sheriff's Sale of Real Property (CCP 701.540)		LEVYING OFFICER FILE NUMBER: 2023302362

Date **01/04/2024**

☒ Writ of Execution

Under a ☐ Writ of Sale for Partition

☐ Warrant Issued by the State of California

Issued out of the above court on 08/07/2023, on the Judgment rendered on 01/24/2023.

for the sum of \$6,987,273.62; I have levied upon all the rights, title, and interest of the judgment debtor(s),

Lee E. Newell

in the real property, in the county of Riverside, described as follows: 77180 Avenida Arteaga, La Quinta, CA 92253;

See attached Legal Description; APN: 658-210-039

Minimum Bid Amount (if applicable): \$1,350,746.43 (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, Lee E. Newell (aka Lee Newell), and spouse of said judgment debtor, Kathy Henderson Newell (aka Kathy H. Newell), 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
03/20/2024 2:30 PM	46200 Oasis St., Room 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

Parcel 1:

Lot 37 of Tract No. 21120, recorded in Book 160, pages 81 through 83 inclusive of maps,
Records of Riverside County, California.

Parcel 2:

A non-exclusive right and easement for (a) pedestrian and vehicular access, ingress and egress,
(b) the construction, reconstruction, maintenance, repair and use of road, roadway and street; and
(c) the construction, installation, use, maintenance, repair and replacement of, and access of
public utility facilities, including sewage, water, electrical, gas, cable television, telephone and
other utility lines, facilities and works, curbs and gutters over and across the "Anden Easement
Property", as shown on Exhibit "E" and more particularly set forth in that certain Easement
Agreement dated January 12, 1987 by Anden Corporation, et al, recorded January 13, 1987 as
Instrument No. 8784 of Official Records.

Common Address: 77180 Avenida Arteaga, La Quinta, California 92253, Riverside County.

Assessor's Parcel No. 658-210-039.

The property is located in the City of La Quinta, County of Riverside, State of California.

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.