

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): <b>McCarthy &amp; Holthus, LLP</b> <b>2763 Camino del Rio South</b> <b>Suite 100</b> <b>San Diego, CA 92108</b> TELEPHONE NO.: Primary: (619) 685-4800 FAX NO.: E-MAIL ADDRESS:		LEVYING OFFICER (Name and Address): <b>Riverside County Sheriff's Office</b> <b>30755-D Auld Road, Ste. L067</b> <b>Murrieta, CA 92563</b> (951) 304-5050 (951) 304-5066
ATTORNEY FOR (Name): <b>Deutsche Bank National Trust Company for WAMU Mortgage</b> <b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside</b> STREET ADDRESS: <b>30755-D Auld Road</b> MAILING ADDRESS: CITY AND ZIP CODE: <b>Murrieta, CA 92563</b> BRANCH NAME: <b>Superior Court Of California, County of Riverside</b>		California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF/PETITIONER: <b>Deutsche Bank National Trust Company, et al.</b> DEFENDANT/RESPONDENT: <b>Barry Blythe, et al.</b>		COURT CASE NUMBER: <b>MCC1601086</b>
<b>Sheriff's Sale Under Foreclosure</b>		LEVYING OFFICER FILE NUMBER: <b>2023203622</b>

Date: 02/29/2024

In favor of: **Deutsche Bank National Trust Company for WAMU Mortgage Pass-Through Certificates Series 2005-AR2**

And against: **Cheryl Stewart, Trustee of the Stewart Family Trust, Dated January 1, 2002, 23905 Clinton Keith Rd. #114-288, Wildomar, CA 92595, Barry Blythe, Trustee of the Blythe Family Trust Dated 1/01/04, 39572 Avenida Bonita, Murrieta, CA 92562**

Under a Writ of Sale issued out of the above court on 05/02/2023, on a judgment rendered on 07/05/2022 for the sum of \$1,282,016.24, I have levied upon all the rights, title, and interest of the judgment debtor(s), Cheryl Stewart, Trustee of the Stewart Family Trust, Dated January 1, 2002, Barry Blythe, Trustee of the Blythe Family Trust Dated 1/01/04

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

Physical Address: **39572 Avenida Bonita, Murrieta, CA 92562**

Legal Description: **See Attached Legal Description**

APN(s): **APN: 929-320-008-5**

The property to be sold is NOT subject to the right of redemption.

The amount of the secured indebtedness with interest and costs: \$1,942,932.29 (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
05/29/2024 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:**

REAL PROPERTY LOCATED IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL(S) 4 OF PARCEL MAP NO. 7238, AS PER PLAT RECORDED IN BOOK 24 OF PARCEL MAPS, PAGE(S) 13, IN THE OFFICE OF THE COUNTY RECORD OF SAID COUNTY

**APN:** 929-320-008-5

**Common Street Address:** 39572 Avenida Bonita, Murrieta, CA 92562

# RIVERSIDE COUNTY SHERIFF • COURT SERVICES DIVISION

[www.riversidesheriff.org](http://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., 4<sup>th</sup> 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.