

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Wallin & Russell LLP 26000 Towne Centre Dr Ste 130 Foothill Ranch, CA 92610 TELEPHONE NO.: Daytime: (949) 652-2200 FAX NO.: Fax: (949) 652-2210 E-MAIL ADDRESS: ATTORNEY FOR (Name): Westcore Freightways, LLC, a Delaware limited liability comp		LEVYING OFFICER (Name and Address): San Diego County Sheriff's Office PO Box 85306 San Diego, CA 92186-5306 Phone: (619) 544-6401 Fax: (619) 236-2007 California Relay Service Number (800) 735-2929 TDD or 711	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Diego STREET ADDRESS: 330 W Broadway, Rm. 225 MAILING ADDRESS: CITY AND ZIP CODE: San Diego, CA 92101 BRANCH NAME: San Diego County Superior Court		COURT CASE NUMBER: 37-2021-00010745	
PLAINTIFF/PETITIONER: Westcore Freightways, LLC DEFENDANT/RESPONDENT: Leonard P. Daniel, et al.		LEVYING OFFICER FILE NUMBER: 2023101030	
Notice of Sheriff's Sale of Real Property (CCP 701.540)			

Date **12/08/2023**

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 03/14/2023, on the Judgment rendered on 09/22/2021.

for the sum of \$144,156.55 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s),
Leonard P Daniel

in the real property, in the county of San Diego, described as follows: 3011 Via Dieguenos Rd, Alpine, CA 91901, See Attachment A APN: 404-241-07-00

Minimum Bid Amount (if applicable):

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
02/07/2024 11:00AM	1409 4th Ave., San Diego, CA 92101

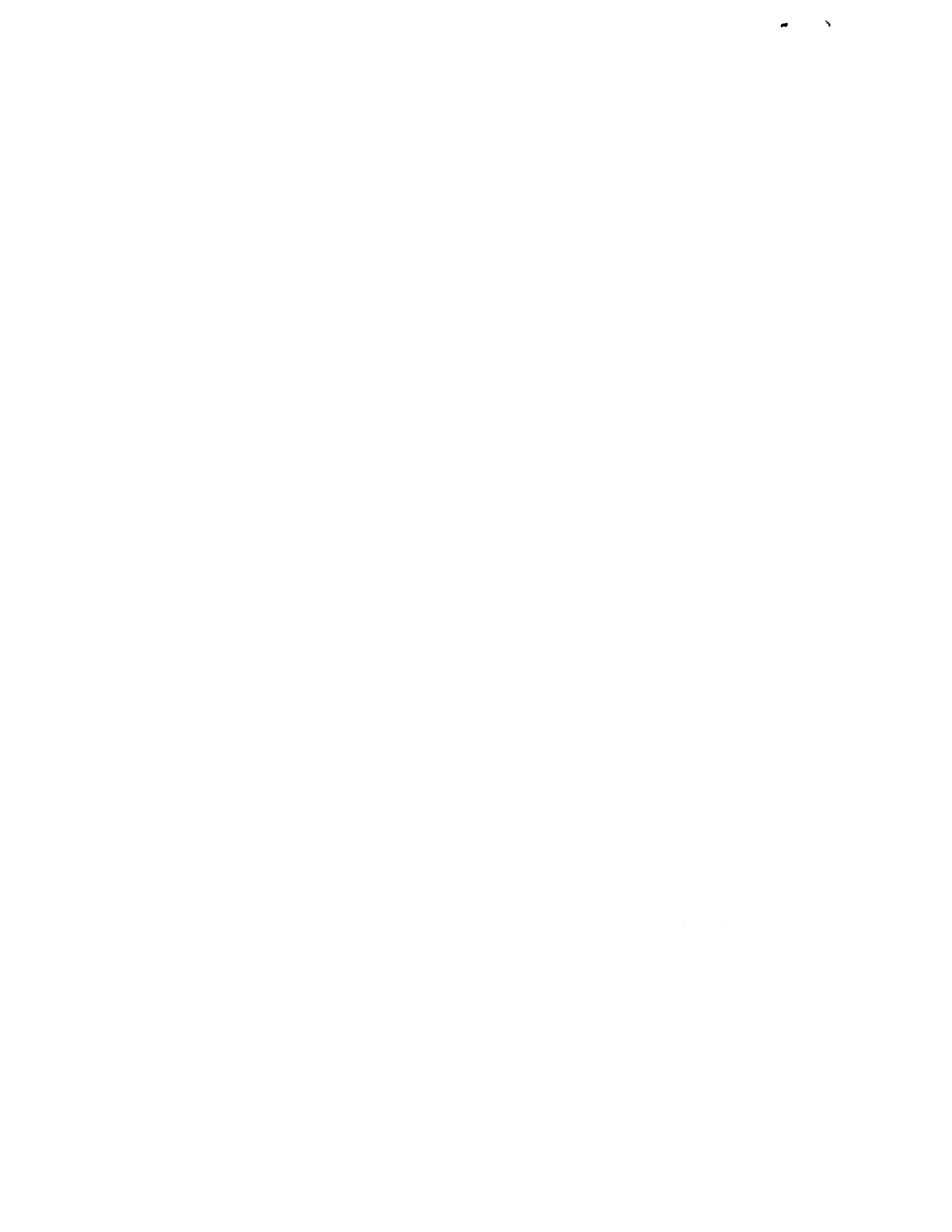
Directions to the property location can be obtained from the levying officer upon oral or written request.

Kelly A. Martinez, Sheriff



R. McComb 9950, Sheriff's Authorized Agent

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



PLAINTIFF: Westcore Freightways, LLC

DEFENDANT: Leonard P. Daniel

CASE NUMBER: 37-2021-00010745-CU-BC-CTL

JUDGMENT DEBTOR(S)/DEFENDANT(S) (whose interest in the real property is being levied/attached):

LEONARD P. DANIEL

THIRD PARTY RECORD OWNERS

COMMON STREET ADDRESS. (if any): 3011 Via Dieguenos, Alpine, CA 91901

ASSESSOR'S PARCEL NUMBER: 404-241-07-00

LEGAL DESCRIPTION: (Enter the full legal description below)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 4 OF PARCEL MAP NO. 16144, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, JULY 6, 1990.

EXCEPTING THEREFROM 1/16 OF ALL COAL, OIL, GAS OR OTHER MINERAL DEPOSITS.

RESERVING THEREFROM AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 2 AND 3 DESIGNATED AS "PROPOSED 40 FOOT PRIVATE ROAD EASEMENT" AND A "60 FOOT EASEMENT FOR PUBLIC ROADWAY PURPOSES" TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY DEDICATED AND REJECTED ON SAID PARCEL MAP.

PARCEL B:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 2 AND 3 DESIGNATED AS "PROPOSED 40 FOOT PRIVATE ROAD EASEMENT" AS SHOWN ON SAID PARCEL MAP.

PARCEL C:

A "60 FOOT EASEMENT FOR PUBLIC ROADWAY PURPOSES" OVER, ALONG AND ACROSS THOSE PORTIONS OF PARCELS 2 AND 3 TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN DRAINAGE FACILITIES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF THE RIGHT OF WAY, DEDICATED AND REJECTED ON SAID PARCEL MAP.

