

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Cummins & White, LLP 2424 S.E. Bristol St Ste 300 Newport Beach, CA 92660 TELEPHONE NO.: Primary: (949) 852-1800 FAX NO.: E-MAIL ADDRESS: ATTORNEY FOR (Name): CHIP 1 Exchange USA, Inc.	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: 325 S Melrose Dr. MAILING ADDRESS: CITY AND ZIP CODE: Vista, CA 92081 BRANCH NAME: San Diego County Superior Court	COURT CASE NUMBER: 37-2021-00024221
PLAINTIFF/PETITIONER: CHIP 1 Exchange USA, Inc. DEFENDANT/RESPONDENT: Robert Cayford; Cynthia Cayford, et al.	LEVYING OFFICER FILE NUMBER: 2024101864
Sheriff's Sale Under Foreclosure (CCP 729.010)	

Date: **10/02/2024**

In favor of: **CHIP 1 Exchange USA, Inc.**

And against: **Cynthia Chapman-Cayford, 27152 Cool Water Ranch Rd, Valley Center, CA 92082, Robert Cayford, 27152 Cool Water Ranch Rd, Valley Center, CA 92082**

Under a Writ of Sale issued out of the above court on 03/14/2024, on a judgment rendered on 01/26/2024 for the sum of \$667,412.94, I have levied upon all the rights, title, and interest of the judgment debtor(s), Cynthia Chapman-Cayford, Robert Cayford

in the real property, in the County of San Diego, described as follows:

Physical Address: **27152 Cool Water Ranch Rd, Valley Center, CA 92082**

Legal Description: **See Attached**

APN(s): **189-270-07-00**

The property to be sold is subject to the right of redemption.

The amount of the secured indebtedness with interest and costs: \$667,452.94 (estimated)

Minimum Bid (If applicable): \$723,531.73

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
11/20/2024 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

Legal Description of 27152 Cool Water Ranch Road, Valley Center, CA 92082

The land hereinafter referred to is situated in the Area of Valley Center, County of San Diego, State of CA, and is described as follows:

Parcel A:

Parcel 3 of Parcel Map No. 3673, in the County of San Diego, State of California, according to Map thereof filed in the Office of the County Recorder of San Diego County, April 4, 1975.

Parcel B:

An easement and right of way for road and public utility purposes over, under, along and across a strip of land 60.00 feet in width, lying within the West half of Section 21, Township 11 South, Range 1 West, San Bernardino Meridian, according to the United States Government Survey, the center line of said strip being the centerline of that 20.00 foot easement described in Parcel 1 in Deed to Valley Center Municipal Water District recorded October 8, 1969 as File No. 185222 of Official Records. Said easement to terminate Southerly in the center line of County Road Survey No. 113 (known as Woods Valley Road) as shown at Page 3673 of Parcel Maps filed in the Office of the County Recorder of San Diego County, April 4, 1975 and to terminate Northerly in a line which bears South 89 degrees 59 seconds 20 minutes East through the Northerly Terminus of that course, described as "South 00 degrees 00 minutes 40 seconds West, 479.51" in Parcel 1 in said Deed to Valley Center Municipal Water District.

APN: 189-270-07-00