

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Buchalter, A Professional Corporation 1000 Wilshire Boulevard, Suite 1500 Los Angeles, CA 90017 TELEPHONE NO.: Primary: (213) 891-0700 FAX NO.: Fax: (213) 896-0400 E-MAIL ADDRESS: ATTORNEY FOR (Name):		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: 1100 Union Street MAILING ADDRESS: CITY AND ZIP CODE: San Diego, CA 92101 BRANCH NAME: San Diego County Superior Court		COURT CASE NUMBER: 37-2011-00150457
PLAINTIFF/PETITIONER: Grover Gordon, Jr DEFENDANT/RESPONDENT: Sydney C. Kirkland		LEVYING OFFICER FILE NUMBER: 2023103108
Notice of Sheriff's Sale of Real Property (CCP 701.540)		

Date **09/18/2024**

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 06/16/2023, on the Judgment rendered on 07/11/2012.

for the sum of \$1,855,018.64 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s), Sydney C. Kirkland

in the real property, in the county of San Diego, described as follows: 2379 Royal Oak Drive, Escondido, CA 92027, See Attachment A APN: 234-020-34-00

Minimum Bid Amount (if applicable): \$904,500.00 (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.

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
01/22/2025 10:00AM	Main Courthouse Entrance 250 E Main Street El Cajon CA 92020

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

Kelly A. Martinez, Sheriff

M. Pizzuti 5046, Sheriff's Authorized Agent

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

Attachment "A" Page 1

PLAINTIFF: GROVER GORDON, JR.

DEFENDANT: SYDNEY C. KIRKLAND

CASE NUMBER: 37-2011-00150457-PR-TR-NC

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

SYDNEY C. KIRKLAND

THIRD PARTY RECORD OWNERS

Mark R. Burnside and Sydney C. Krikland, Trustees of the Burnside/Kirkland Family Trust Dated November 17, 2004

COMMON STREET ADDRESS (if any): 2379 Royal Oak Drive, Escondido, CA 92027

ASSESSOR'S PARCEL NUMBER: 234-020-34-00

LEGAL DESCRIPTION: (Enter the full legal description below)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF THIS REFERENCE.

EXHIBIT "A"

THE LAND REFERRED TO IN THIS GUARANTEE IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, (UNINCORPORATED AREA) AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF LOTS 1 AND 2 IN BLOCK 266 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 2 AND 1, SOUTH 89° 51' 00" WEST, 956.72 FEET; THENCE NORTH 06° 22' 45" EAST, 326.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 66° 04' 00" WEST, 116.37 FEET; THENCE NORTH 28° 29' 50" EAST, 69.05 FEET; THENCE NORTH 16° 43' 40" EAST, 122.86 FEET; THENCE NORTH 86° 02' 30" EAST, 89.70 FEET; THENCE SOUTH 62° 47' 30" EAST, 119.64 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LAND DESCRIBED IN PARCEL 1 IN DEED TO EDWARD N. EINER, ET AL, RECORDED JANUARY 17, 1951, AS FILE NO. 6754, IN BOOK 3935 PAGE 19 OF OFFICIAL RECORDS; THENCE ALONG SAID NORTHERLY LINE SOUTH 83° 42' 30" EAST, 37.94 FEET TO THE NORTHEASTERLY CORNER OF LAND DESCRIBED IN PARCEL 1 IN DEED TO CARROLL MUDGE, ET UX, RECORDED MARCH 3, 1962 AS FILE NO. 76734 OF OFFICIAL RECORDS; THENCE ALONG THE BOUNDARY OF SAID MUDGE'S LAND AS FOLLOWS: SOUTH 06° 22' 45" WEST, 54.00 FEET AND SOUTH 80° 08' 15" WEST, 182.42 FEET TO AN INTERSECTION WITH A LINE WHICH BEARS NORTH 06° 22' 45" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 06° 22' 45" WEST, 88.47 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES TO BE USED IN COMMON WITH OTHERS OVER A STRIP OF LAND 60.00 FEET IN WIDTH, LYING WITHIN LOTS 2 AND 3 IN BLOCK 266 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, THE CENTER LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2, SOUTH 89° 51' 00" WEST, 550.43 FEET; THENCE NORTH 03° 45' 00" EAST, 336.38 FEET; THENCE SOUTH 82° 29' 10" EAST, 69.05 FEET TO THE TRUE POINT OF BEGINNING, BEING A POINT ON THE ARC OF A 48.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 82° 29' 10" EAST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 55° 41' 20" A DISTANCE OF 46.65 FEET; THENCE TANGENT TO SAID CURVE, NORTH 63° 12' 10" EAST, 138.24 FEET TO THE BEGINNING OF A TANGENT 150.00 FOOT RADIUS CURVE CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 12' 10", A DISTANCE OF 178.55 FEET; THENCE TANGENT TO SAID CURVE SOUTH 48° 35' 40" EAST, 69.04 FEET TO AN INTERSECTION WITH A LINE WHICH IS PARALLEL WITH AND 10.00 FEET SOUTHERLY AT RIGHT ANGLES TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LAND DESCRIBED IN DEED TO JOHN L. NICHOLAS, ET UX, RECORDED OCTOBER 5, 1945, IN BOOK 1966, PAGE 45 OF OFFICIAL RECORDS; THENCE ALONG SAID PARALLEL LINE TO AND ALONG LINES AND THE PROLONGATION THEREOF WHICH ARE PARALLEL WITH AND 10.00 FEET SOUTHERLY AND SOUTHEASTERLY BOUNDARY OF SAID NICHOLAS' LAND AS FOLLOWS: SOUTH 85° 28' 00" EAST, 186.12 FEET; NORTH 69° 11' 00" EAST, 345.05 FEET; NORTH 56° 43' 00" EAST 92.89 FEET; NORTH 45° 20' 30" EAST, 229.74 FEET; AND NORTH 44° 53' 30" EAST, 146.72 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE OF SAID LOT 2. THE SIDELINES OF SAID STRIP TO BE PROLONGED OR SHORTENED SO AS TO INTERSECT THE NORTHEASTERLY LINES OF SAID LOTS 2 AND 3.

PARCEL 3 :

AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS FOR ROAD PURPOSES, TOGETHER WITH THE RIGHT TO GRANT THE SAME TO OTHERS OVER, UNDER, ALONG AND ACROSS A STRIP OF LAND 25.00 FEET IN WIDTH, LYING WITHIN LOT 2 IN BLOCK 266 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, THE SOUTHWESTERLY AND SOUTHERLY BOUNDARY OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY TERMINUS OF THE CENTER LINE OF THE 60.00 FOOT EASEMENT DESCRIBED IN PARCEL 2 HEREINABOVE, BEING A POINT ON THE ARC OF A 48.00 FOOT RADIUS CURVE, THE CENTER OF WHICH BEARS SOUTH 82° 29' 10" EAST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42° 28' 00", A DISTANCE OF 35.58 FEET; THENCE ALONG A RADIAL LINE OF SAID CURVE, NORTH 40° 01' 10" WEST, 30.00 FEET TO THE TRUE POINT OF BEGINNING AND A POINT HEREIN DESIGNATED AS POINT "Y"; THENCE NORTH 67° 40' 10" WEST, 129.88 FEET; THENCE NORTH 74° 47' 30" WEST, 65.19 FEET; THENCE SOUTH 87° 08' 20" WEST, 53.48 FEET; THENCE NORTH 53° 41' 00" WEST, 36.51 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY LINE OF LAND DESCRIBED IN PARCEL 1 IN DEED TO CARROLL MUDGE, ET UX, RECORDED MARCH 3, 1962 AS FILE NO. 76734, THE LINES FORMING THE NORTHEASTERLY AND NORTHERLY BOUNDARY OF SAID STRIP TO BE PROLONGED SO AS TO TERMINATE ON THE NORTHWEST IN THE EASTERLY LINE OF SAID MUDGE'S LAND AND TO TERMINATE ON THE SOUTHEAST IN THE NORTHWESTERLY LINE OF THE 60.00 FOOT EASEMENT DESCRIBED AS PARCEL 2 HEREINABOVE.

EXCEPTING THEREFROM THAT PORTION LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "Y" HEREINABOVE DESIGNATED, BEING A POINT ON THE ARC OF A 78.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY WITH THE CENTER OF WHICH BEARS SOUTH 40° 01' 10" EAST FROM SAID POINT; THENCE ALONG SAID RADIAL LINE, SOUTH 40° 01' 10" EAST, 30.00 FEET TO A POINT ON THE ARC OF A 48.00 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13° 13' 20", A DISTANCE OF 9.07 FEET TO THE MOST SOUTHERLY CORNER OF LAND DESCRIBED IN DEED TO ALFRED L. SANNIPOLI, ET UX,

RECORDED OCTOBER 30, 1962 AS FILE NO. 186297 OF OFFICIAL RECORDS AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHWESTERLY PROLONGATION OF THE RADIAL LINE OF SAID CURVE, NORTH 26° 47' 50" WEST, 63.68 FEET TO AN ANGLE POINT IN THE BOUNDARY OF SAID SANNIPOLI'S LAND.

PARCEL 4:

AN EASEMENT AND RIGHT OF WAY FOR WATER PIPELINES TO BE USED IN COMMON WITH OTHERS OVER, UNDER, ALONG THE ACROSS A STRIP OF LAND 15.00 FEET IN WIDTH LYING WITHIN LOT 1 IN BLOCK 266 OF RANCHO RINCON DEL DIABLO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 725, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 13, 1892, THE EASTERLY, NORTHEASTERLY AND SOUTHEASTERLY LINES OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 2 IN SAID BLOCK 266; THENCE ALONG THE SOUTHERLY LINE OF SAID LOTS 2 AND 1, SOUTH 89° 51' 00" WEST, 956.72 FEET TO A POINT HEREIN DESIGNATED AS POINT "A"; THENCE NORTH 06° 22' 45" EAST, 326.84 FEET TO A POINT HEREIN DESIGNATED AS POINT "B"; THENCE NORTH 66° 54' 00" WEST, 116.37 FEET; THENCE SOUTH 28° 44' 20" EAST, 75.58 FEET; THENCE SOUTH 83° 44' 15" EAST, 67.67 FEET TO A LINE WHICH BEARS NORTH 06° 22' 45" EAST FROM SAID POINT "A"; THENCE SOUTH 06° 22' 45" WEST, 210.00 FEET; THENCE SOUTH 51° 22' 45" WEST, 70.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE RETRACTING NORTH 51° 22' 45" EAST, 70.00 FEET; THENCE NORTH 06° 22' 45" EAST, 161.00 FEET; THENCE NORTHWESTERLY IN A STRAIGHT LINE TO A POINT IN A LINE THAT BEARS NORTH 66° 54' 00" WEST, DISTANT THEREON 59.50 FEET FROM SAID POINT "B". SAID EASEMENT TO TERMINATE NORTHERLY IN A LINE THAT BEARS NORTH 66° 54' 00" WEST FROM SAID POINT "B".

