

ATTORNEY (Name and Address): Epsten Grinnell & Howell, APC 10200 Willow Creek Rd, Ste 100 San Diego, CA 92131	TELEPHONE NO.: (858) 527-0111 (Daytime)	LEVYING OFFICER (Name and Address): San Diego County Sheriff's Office San Diego County Sheriff Sheriff's Civil Office PO Box 85306 San Diego, CA 92186-5306
ATTORNEY FOR: Brent Yssel, individually and dba Speedy Vend, LLC		(619) 544-6401 California Relay Service Number (800) 735-2929 TDD or 711
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: San Diego County Superior Court 330 W Broadway, Rm 225 San Diego, CA 92101 San Diego - Hall of Justice		
PLAINTIFF: Tony Flynn	COURT CASE NO.:	
DEFENDANT: Brent Yssell, individually and dba Speedy Vend, LLC	37-2014-00001041	
Notice of Sheriff's Sale of Real Property (CCP 701.540)		LEVYING OFFICER FILE NO.: 2017106305

Date: 12/21/2017

Under a Writ of Execution
 Writ of Sale for Partition
 Warrant Issued by the State of California

Issued out of the above court on 6/28/2017, on the Judgment rendered on 3/25/2016.

for the sum of \$34,124.33; I have levied upon all the rights, title, claim and interest of the judgment debtor(s), Richard A Flynn (aka Tony Flynn)

in the real property, in the County of San Diego, described as follows: Vacant Lots APN: 198-093-20-00; and 198-093-21-00; Borrego Springs, CA 92004 See Attachment A

Minimum Bid Amount (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.

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
2/22/2018 11:00:00 AM	Main Courthouse Entrance, 220 W Broadway, San Diego, Ca 92101

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


William D. Gore, Sheriff


R. McComb, Sheriff's Authorized Agent

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

PLAINTIFF: Richard A. Flynn (aka Tony Flynn)

DEFENDANT: Brent Yssell, individually and dba Speedy Vend, LLC

CASE NUMBER: 37-2014-00001041-CU-BC-CTL

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

Richard A. Flynn aka Tony Flynn
THIRD PARTY RECORD OWNERS

Martin H. Moore and Belinda E. Flynn

COMMON STREET ADDRESS. (if any): N/A

ASSESSOR'S PARCEL NUMBER: 198-093-20-00 and 198-093-21-00

LEGAL DESCRIPTION: (Enter the full legal description below)

Lots 10 and 11 of BORREGO SPRINGS UNIT "C", in the County of San Diego, State of California, according to Map thereof No. 2400, filed in the Office of the County Recorder of San Diego County, May 13, 1947.

EXCEPTING therefrom all water in, on or under the surface of said land, all wells and all water rights and water applications and all profits, easements and rights in or to lakes, rivers, streams, water courses, artesian water and percolating waters belonging or otherwise appertaining to said land.

ALSO EXCEPTING therefrom any portion thereof lying within any street, road or highway abutting upon or adjoining said real property.