

**NOTICE OF SHERIFF'S SALE OF REAL PROPERTY (FORECLOSURE)**

CCP 729.010

Court Case #: ECU000569

Sheriff's File # 23001231

Under a WRIT OF SALE issued by the Superior Court, County of Imperial, State of California on 12/11/2024 on a judgment rendered on 10/20/2021

In Favor of: CITY OF IMPERIAL acting as the legislative body of Community Facilities District No. 2004-3

And against: Gazette Ranch, Inc., a Delaware corporation

For the sum of: \$1,290,333.66

I have levied upon all the right, title, claim and interest of the judgment debtor(s): Gazett Ranch, Inc. c/o Worldwide Incorporators, Ltd. real property in the county of Imperial described as follows:

Vacant Land  
Imperial, CA 92251

See attached legal description

APN-044-663-013

**The property to be sold is NOT subject to the right of redemption. The amount of the secured indebtedness with interest and costs is 1,357,125.90 (estimated)**

Minimum bid, if applicable: \$1,367,472.62

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 TO 701.680 INCLUSIVE OF THE CODE OF CIVIL PROCEDURES 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 right, title, claim and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said judgment, with accrued interest and costs on 09/12/2025 at 9:00 am at the following location:

Imperial County Sheriff's Office - LOBBY, 328 Applestill Rd, El Centro, CA 92243

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

Dated: 08/13/2025 at city of El Centro

Fred Miramontes, Sheriff  
County of Imperial  
State of California

Stradling Yocca Carlson & Rauth  
660 Newport Center Drive  
Suite#1600  
Newport Beach CA 92660  
949-725-4000

By: \_\_\_\_\_



Sheriff's Authorized Agent

**Liens may be present which may or may not survive this levy**