

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY (NON-FORECLOSURE)

CCP 701.540 or 716.020

Court Case #: ECU001556

Sheriff's File # 25001183

Under a WRIT OF EXECUTION issued by the Superior Court, County of Imperial, State of California on 06/02/2025 on a judgment rendered on 12/14/2020

In Favor of: CLAREMONT EQUIPMENT

And against: MESQUITE LAKE WATER & POWER, LLC, A LIMITED LIABILITY COMPANY

For the sum of: \$65,230.02

I have levied upon all the right, title, claim and interest of the judgment debtor(s): Mesquite Lake Water & Power, LLC, a Limited Liability Company real property in the county of Imperial described as follows:

Vacant land, 3505 U.S. Highway 111, Imperial, CA 92251
See attached legal description

Minimum bid, if applicable: \$0.00

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 04/10/2026 at 9:00 am at the following location:

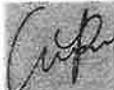
Imperial County Sheriff's Office - LOBBY, 328 Applestill Rd, El Centro, CA 92243

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

Dated: 03/02/2026 at city of El Centro

Fred Miramontes, Sheriff
County of Imperial
State of California

Law Office of John D. Guerrini
74-710 Highway 111
Suite#102
Palm Desert CA 92260
(626) 229-9611

By:  _____
Sheriff's Authorized Agent

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

Legal Description

Real property in the City of Imperial, County of Imperial, State of California, described as follows:

Tract 180, Township 14 South, Range 14 East, S.B.M., in an unincorporated area of the County of Imperial, State of California, according to the official plat thereof.

Excepting therefrom a one-fourth interest in the oil, gas, hydrocarbon substances, and minerals, including but not limited to hot water, steam, thermal energy and extractable minerals in and under the real property described above. hot water, steam and thermal energy includes and means natural, geothermal water and/or steam, the natural heats of the earth and the energy present in, resulting from, or created by, or which may be extracted from the natural heat of the earth, or heat present below the surface of the earth in whatever form such heat or energy occurs. extractable minerals includes and means minerals in solution in any well effluence, all minerals and gases produced from any well or wells on the herein-described land or by condensing steam or processing water produced from the effluence of any such well or wells, and any water produced from the effluence of any such well or wells, and water produced from condensation of steam, as excepted in the Deed from Mojave Farms, a California General Partnership, recorded December 12, 1985 in Book 1551, Page 692 of Official Records.

Also excepting therefrom 75% of all minerals of whatever kind or nature located in or under said land below a depth of 500 feet from the surface including but not limited to oil, gas, or other hydrocarbon substances, and hot water, steam, thermal energy, geothermal water and/or steam, the natural heat of the earth and the energy present in, resulting from, or created by, or which may be extracted from the natural heat of the earth, or the heat or energy occurs, together with any extractable minerals including minerals in solution from any well or wells on the leased land or otherwise or by means of condensing steam, all without the right of surface entry as excepted and reserved in the Deed from Central Valley Ginning Co., Inc., a California Corporation, and Robert Martin and Patricia Martin, husband and wife, recorded June 17, 1988 in Book 1605, Page 940 of Official Records.

APN: 040-370-008-000