

**PUBLIC NOTICE**

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

CCP 701.540 or 716.020

Court Case #: ECU003690

Sheriff's File # 25001208

Under a WRIT OF EXECUTION issued by the Superior Court, County of Imperial, State of California on 08/22/2025 on a judgment rendered on 07/16/2024

In Favor of: Jasen M. Jones

And Against: Nephretery Heraz

For the sum of: \$540,113.97

I have levied upon all the right, title, claim and interest of the judgment debtor(s): Nephretery Heraz, c/o Vida Florez, Esq. Florez Law Firm, P.L.L.C. real property in the county of Imperial described as follows: 2105 Winterhaven Drive, Winterhaven, CA 92283

**Legal Description:**

LOTS 38 TO 42 INCLUSIVE, LYING SOUTH OF STATE HIGHWAY 80, BLOCK 12, CENTRAL ADDITION TO WINTERHAVEN, IN AN UNINCORPORATED AREA OF THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 183 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

TOGETHER WITH THAT PORTION OF THE NORTH 10 FEET OF HIGHWAY AVENUE, LYING ADJACENT TO THE SOUTH LINE OF LOTS 38 TO 42 INCLUSIVE, AS VACATED AND CLOSED TO PUBLIC USE BY RESOLUTION OF THE COUNTY OF BOARD OF SUPERVISORS, A COPY OF WHICH WAS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY JUNE 17, 1948 IN BOOK 710, PAGE 304 OF OFFICIAL RECORDS.

SAID LAND IS CREATED AND DESCRIBED AS PARCEL 1 OF THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 28, 1989, AS INSTRUMENT NO. 89-03147 IN BOOK 1619, PAGE 1638, OF OFFICIAL RECORDS.

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 04/30/2026 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: 03/17/2026 at city of El Centro

Fred Miramontes, Sheriff  
County of Imperial  
State of California

Garcia, Kinsey & Villarreal, P.L.C  
2620 West 24th Street  
Yuma, AZ 85364  
928-276-4349

By:   
\_\_\_\_\_  
Sheriff's Authorized Agent

Legal 9402

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