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ATTORNEY FOR PETITIONER, TERESA ANDRAWIS

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

IN THE MATER OF THE CONSERVATORSHIP OF
THE PERSON AND ESTATE OF

Case No.: PRRI2001078

NOTICE OF SALE OF REAL PROPERTY AT
PRIVATE SALE

ROSETTA CASTELLANOS, CONSERVATEE.

NOTICE IS HEREBY GIVEN that, subject to confirmation by this court, on or after July 11, 2022, or thereafter within the time allowed by law, Teresa Andrawis, Conservator of the person and estate of Rosetta Castellanos, will sell at private sale, to the highest and best bidder under the terms and conditions stated below all right, title, interest of estate of said Conservatee in and to that certain real property located in the city of Highland, County of San Bernardino, State of California, commonly known as 26970 Meines St. and more particularly described as follows: The West one-half of Lot 11 and Lots 12 to 15 inclusive, Tract No. 2060, Blue Ribbons Farms, as per plat recorded in Book 29 of Maps, Page 65, Records of San Bernardino County. APN: 1192-611-02-0000.

The sale will be subject to current taxes, covenants, conditions, restrictions, reservations, rights, rights of way, and easements of record, with any encumbrances of record to be satisfied from the purchase price.

The property is to be sold on an “as is” basis, except as to title.

The Conservator has been given an exclusive listing agreement with Chris Lindholm, of Progressive Real Estate Partners, whose address is 9471 Haven Ave., Suite 110, Rancho Cucamonga, CA 91730. Bids or offers are invited for this property and must be in writing and submitted by email to CHRIS@PROGRESSIVEREP.COM or will be

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received at the Law Office of Ryan E. Fender, 300 E. State St., Suite 200, Redlands, CA 92373, at any time after the first publication of this notice and before the date of said sale.

The terms and conditions of sale are:

Cash or part cash and part credit, the terms of such credit to be acceptable to the undersigned and to the court. Five percent (5%) of the amount bid to accompany the offer by certified check, and the balance to be paid promptly following confirmation of sale by the court.

Taxes, rents, operating and maintenance expenses, and premiums on insurance acceptable to the purchaser shall be pro-rated as of the date of recording of the conveyance. Examination of title, recording of conveyance, transfer taxes, and any title insurance policy shall be at the expense of the purchaser or purchasers.

The Conservator reserves the right to reject any and all bids prior to entry of an order confirming the sale.

06/21/2022
Date: _____

Teresa Andrawis

Teresa Andrawis, Conservator of the Estate of
Rosetta Casetllanos

06/21/2022
Date: _____

The Law Office of Ryan E. Fender
Ryan E. Fender

Ryan E. Fender, Attorney for Conservator