

*Alameda County Sheriff's Office*  
**NOTICE OF SHERIFF'S SALE**  
**OF REAL PROPERTY**  
(CCP 701.540)

SHERIFF'S CIVIL FILE: 21-90011

COURT CASE #: RG09482386

Under a Writ of Execution issued out of the Superior Court, County of Alameda, State of California, December 7, 2021, on a judgment rendered September 13, 2010, and judgement renewed on October 23, 2017, in favor of Unifund CCR Partners, a New York Partnership, with an Assignee of Record of NDS, LLC against Syva T. Wong, 2541 Wakefield Avenue, Oakland, CA 94606; for the sum of seventy three thousand, one hundred forty seven dollars and thirty two cents (\$73,147.32); I have levied upon all the right, title, claim and interest of the judgment debtor; in real property, in the County of Alameda, described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the Southwestern line of Wakefield Avenue, where the same is intersected by the dividing line between Lots Numbered 4 and 5, in Block 5, as said avenue, lots and block are shown on the Map hereinafter referred to; and running thence Southwesterly along said dividing line seventy-six and 35/100 feet to the Northern boundary line of that certain piece or parcel of land heretofore conveyed by Ray A. Leavitt and wife to Frank L. Seward by Deed dated February 10, 1911, and Recorded in Liber 1891 of Deeds, at page 31; thence Southeasterly along said boundary line of land so conveyed by Seward fifty feet, more or less, to a point on the dividing line between Lots numbered 3 and 4, in said Block Numbered 5, distant thereon Southwesterly Sixty Five and 90/100 feet from the point of intersection thereof with said line of Wakefield Avenue; thence Northeasterly along said dividing line 65 Sixty-Five and 90/100 feet to said Southwestern line of Wakefield Avenue; and thence Northwesterly along said line of Wakefield Avenue fifty feet to the point of beginning.

Being a portion of Lot Numbered 4, in Block Numbered 5, as said lot and block are delineated and so designated upon that certain Map entitled "Map of Highland Park Terrace, Oakland, Brooklyn Tp., Alameda Co., Cal. " filed July 14<sup>th</sup>, 1905, in the Office of the County Recorder of Alameda County.

APN/Parcel ID: 022-0351-073-00

Common address: 2541 Wakefield Avenue, Oakland, CA 94606

The property to be sold is not subject to the right of redemption.

No bid will be accepted unless it **exceeds \$133,007.00** at the sale.

"Prospective bidders should refer to Section 701.510 to 701.680, inclusive, of the Code of Civil Procedure for the provisions governing the terms, conditions, and effect of the sale and the liability of defaulting bidders." (701.547 CCP)

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 and interest of said judgment debtor in the above described property, or so much thereof as may be necessary to satisfy said execution, with accrued interest and costs on:

Thursday, June 22, 2023, at 10:00 a.m., at the bottom of the outside Fallon Street Steps, Rene C. Davidson Alameda County Superior Courthouse, 1225 Fallon Street, Oakland, California.

Dated May 23, 2023  
Oakland, California

YESENIA SANCHEZ, Sheriff-Coroner  
County of Alameda, State of California

By Deputy K. Abrams #1352  
Civil Section (510) 272-6899

Attorney for Judgment Creditor:

Michael D. Schulman, Esq.  
Law Offices of Michael D. Schulman  
18757 Burbank Blvd., Ste 310  
Tarzana, CA 91356  
(818) 999-5553

**SHERIFF'S SALE OF REAL PROPERTY**