

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

SHERIFF'S CIVIL FILE #: 23-10021

COURT CASE #:HG17863614

Under a Writ of Execution issued out of the Superior Court, County of Alameda, State of California, December 06, 2022, on a judgment rendered May 30, 2018, in favor of Bank of America, N.A., a National Banking Association with an Assignee of Record of National Lending Services, LLC against Jennifer H. Kim, D.D.S., Inc., et al, 4719 Sandyford Court, Dublin, CA 94568; for the sum of three hundred twelve thousand, seven hundred sixty eight dollars and seventy one cents (\$312,768.71); 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 COUNTY OF ALAMEDA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel One:

Unit 2405, consisting of certain air space and elements, as described in the condominium plan ("plan") for Dublin Greene, Tract 7149, which plan recorded June 27, 2001, as Instrument No. 2001225790 of the official records of said county.

Excepting and reserving therefrom, nonexclusive easements for access, ingress, egress, encroachment, maintenance, repair, drainage, support, and for other purposes, all as described in the declaration referred to below:

Parcel Two:

An undivided 1/6th fee simple interest as tenants-in-common in lot 67 (the "common area"), as said lot is shown on that certain map entitled "Dublin Greene, Tract 7149", which map was filed in the office of the Alameda County Recorder on December 10, 1999, in Book 248 of Maps, at pages 90-98, excepting therefrom the following (A) units 2401-2406, inclusive, located thereon and shown on the condominium plan referred to in Parcel One above, (B) all nonexclusive easements for use, enjoyment, access, ingress, egress, encroachment, maintenance, repair, drainage, support and for other purposes, all as described in the declaration referred to below, and (C) all exclusive rights for use, possession and enjoyment in and to the portion of said common area of Parcel 67, shown and defined as the "Deck", "Garage", and "Patio", exclusive use of common area on said condominium plan:

Parcel Three:

Non exclusive rights appurtenant to Parcel One for access, ingress, egress, encroachment, repair, drainage, support, and for other purposes, all as described in the declaration of covenants, conditions and restrictions of the vineyards at Dublin Greene ("declaration") which recorded April 19, 2000, as Instrument No. 2000116837 and re-recorded May 22, 2000, Series No. 2000151382, official records of said County.

Parcel Four:

An exclusive right for use, possession and enjoyment for a deck and/or patio appurtenant and adjacent to Parcel One, which is shown as "D-2405" on the condominium plan, for use as may be permitted in the declaration.

Parcel Five:

An exclusive right for use, possession and enjoyment of a garage appurtenant and adjacent to Parcel One, which is as "G-2405" on the condominium plan, for use as may be permitted in the declaration.

APN: 986-0021-142

Common address: 4719 Sandyford Court, Dublin, CA 94568

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

No bid will be accepted unless it **exceeds \$1,030,000.00** 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, November 09, 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 October 12, 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:

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