

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

SHERIFF'S CIVIL FILE: 23-10023

COURT CASE #: RG18928518

Under a Writ of Execution issued out of the Superior Court, County of Alameda, State of California, January 24, 2023, on a judgment rendered October 31, 2022, in favor of John V. Lee, et al. against Ka Lok Wong aka Thomas Wong, et al., Rm 401, Kwai On, House 2, Kwai Fong Estate, Kwai Chung, Hong Kong; Ka Wah Calvani Wong, Rm D5/ F Block 6, Highland Park, 11 Lai Kong Street, Hong Kong and Kin Chung Wong, 1024 – 7th Avenue, Oakland, CA. 94606; for the sum of two million, six hundred and eight thousand, five hundred ninety one dollars and sixty four cents (\$2,608,591.64); 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 Southeastern line of 7th Avenue, formerly Benton Street, distant thereon 118 feet 7 inches Southwesterly from the point of intersection thereof with the Southwestern line of East 11th Street, formerly Jackson Street; running thence Southwesterly along said line of 7th Avenue 30 feet; thence running Southeasterly and parallel with East 11th Street 75 feet; thence running Southwesterly and parallel with 7th Avenue, 1 foot 5 inches; thence running Southeasterly and parallel with East 11th Street, 15 feet; thence running Northeasterly and parallel with 7th Avenue, 31 feet 5 inches; and thence running Northwesterly and parallel with East 11th Street, 90 feet to the Southeastern line of 7th Avenue and the point of beginning.

Being a portion of Block 19, as said Block is shown on Highley's Map of Clinton of record in Book "B" of Deeds, page 537, in the office of the County Recorder of Alameda County.

APN #: 019-0019-019

Common address: 1024 - 7th 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 **\$652,500.000** 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, December 14, 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 November 15, 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:

Jessica Taran
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