*Alameda County Sheriff’s Office*

**NOTICE OF SHERIFF'S SALE**

**OF REAL PROPERTY**

(CCP 712.010)

SHERIFF'S CIVIL FILE #: 22-10020 COURT CASE #: RG07346492

Under a Writ of Sale issued out of the Superior Court, County of Alameda, State of California, October 10, 2022, on a judgment rendered May 02, 2022, and judgement, in favor of U.S. Bank, Nat’l Assoc., as Successor et al. against John Clifton Elstead,et al. 7460 Woodrow Drive, Oakland, CA 94611; for the sum of two million, seven hundred sixty five thousand, one hundred forty three dollars and ninety-one cents ($2,765,143.91); 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:

PARCEL I

Parcel B, Parcel Map 2215, filed October 12, 1977, Parcel Maps, Book 98, page 20, Alameda County records.

PARCEL II

That certain easement set forth in that certain document recorded March 19, 1979 as Instrument No. 79-050074 upon the terms and conditions therein set forth, all of which are incorporated herein by reference thereto.

**APN**: 48E-7327-40

**Common address**: 7460 Woodrow Drive, Oakland, CA 94611

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

No bid will be accepted unless it **exceeds** **$1,000,000.00** 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, February 15**,** 2024, 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 January 16, 2024

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: John M. Sorich/ Mariel Gelt-Ferraro

Parker, Ibrahim & Berg

695 Town Center Drive, 16th Floor

Costa Mesa, CA 92626

(714) 361-9604

**SHERIFF'S SALE OF REAL PROPERTY**