

# NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

(CCP 729.010)

SHERIFF'S CIVIL FILE: 24-10005

COURT CASE #: 23CV025812

Under a Writ of Sale issued out of the Superior Court, County of Alameda, State of California, February 05, 2024, on a judgment rendered November 28, 2023, in favor of Chirayu Patel, PJP Management, LLC, Letap Enterprises, LLC and Northbay Subs against Marta Gebreslasie and Christopher Van Buren, 1331 40<sup>th</sup> Street, Apt. #106, Emeryville, CA 94608; for the sum of four hundred sixty-seven thousand one hundred thirty-nine dollars and seventy- seven cents (\$467,139.77); I have levied upon all the right, title, claim and interest of the judgment debtors; in real property, in the County of Alameda, described as follows:

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

Lot numbered Six (6) in Block numbered (80) as the same are delineated and as designated upon that certain Map entitled "Amended Plan of Decoto, Alameda County, California", filed December 1, 1904, in Liber 19 of Maps, at Page 43 in the office of the County Recorder of Alameda, County, State of California.

Subject to the Restriction, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

**APN:** 486-0024-091-00

**Address:** 33644 8<sup>th</sup> Street, Union City, CA 94587

The property to be sold is subject to the right of redemption.

The amount of the secured indebtedness with interest and costs is \$487,793.92.

No bid less than **\$375,000.00** will be accepted 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, August 01, 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 July 02, 2024  
Oakland, California

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

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

Attorney for Judgment Creditor:

Law Offices of John C. Orcutt, III  
1555 River Park Drive, Suite 108  
Sacramento, CA 95815  
(916) 844-2234

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