

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

SHERIFF'S CIVIL FILE #: 24-10002

COURT CASE #: RG10501557

Under a Writ of Execution issued out of the Superior Court, County of Alameda, State of California, February 1, 2024, on a judgment rendered July 31, 2012, and renewed on March 14, 2022 in favor of Spondulix Company, Inc., with an Assignee of Record being Mike Rosen against Texas Development, Inc., etc. et al and Richard Chiu, 1 Winant Way, Alameda, CA 94502, for the sum of one million, six hundred seventy nine thousand, nine hundred forty dollars and sixty three cents (\$1,679,940.63); I have levied upon all the right, title, claim and one-third (1/3) interest 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 ONE: Lot 4 and the Easterly 12 ½ feet of Lot 5, Block "Z," as shown on the Iveywood Tract filed March 10, 1910, in Book 25 of Maps at Page 39, Alameda County Records.

PARCEL TWO: The Westerly 12 ½ feet of lot 5, Block "Z," as shown on the Iveywood Tract, filed March 10, 1910, in Book 25 of Maps at Page 39, Alameda County Records.

PARCEL THREE: Lot 7 Block "Z," as shown on the Iveywood Tract, filed March 10, 1910, in Book 25 of Maps at Page 39, Alameda County Records.

APN: 047-5518-019; 047-5518-020; and 047-5518-021

Common address: 1456 103rd Avenue, Oakland, CA 94603.

The one-third (1/3) property interest to be sold is not subject to the right of redemption.

No bid will be accepted unless it **exceeds \$00.00** 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 one-third (1/3) 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, April 17, 2025, 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 March 7, 2025
Oakland, California

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

By Deputy S. White #2198
Civil Section (510) 208-4992

Attorney for Judgment Creditor:

Lawrence D. Miller
Law Office of Lawrence D. Miller
P.O. Box 6107
San Mateo, CA 94403
(650) 533-9305

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