

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar No., and Address):		LEVYING OFFICER (Name and Address):	
Law Office of Leslie F Jensen 814 14th Street, Suite A Modesto, CA 95354 TELEPHONE NO.: Daytime: (209) 524-3688 FAX NO.: Fax: (209) 524-4799 E-MAIL ADDRESS:		Stanislaus County Sheriff's Office Sheriff Civil Division P.O. Box 3288 801 11th Street, Suite 2200 Modesto, CA 95354 (209) 491-8762 Fax #: (209) 491-8766 California Relay Service Number (800) 735-2929 TDD or 711	
ATTORNEY FOR (Name): Gloria Robinson			
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Stanislaus STREET ADDRESS: 800 11th St MAILING ADDRESS: CITY AND ZIP CODE: Modesto, CA 95354 BRANCH NAME: STANISLAUS SUPERIOR COURT			
PLAINTIFF/PETITIONER: Gloria Robinson DEFENDANT/RESPONDENT: Daniel Robinson		COURT CASE NUMBER: 429281	
Notice of Sheriff's Sale of Real Property (CCP 701.540)		LEVYING OFFICER FILE NUMBER: 2021001960	

Date **04/27/2022**

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 06/30/2021, on the Judgment rendered on 04/21/2009.

for the sum of \$404,059.18 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s),
Daniel Robinson

in the real property, in the county of Stanislaus, described as follows: 21139 Alfalfa Road, Crows Landing, CA 95313, See Exhibit "A" for Legal Description APN: 048-035-006

Minimum Bid Amount (if applicable):

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS.

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 rights, title, and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said execution, with accrued interest and costs on:

Date/Time of Sale	Location of Sale
05/26/2022 10:00AM	Courthouse Steps, 1100 I Street entrance, Modesto, CA 95354

Directions to the property location can be obtained from the levying officer upon oral or written request.

Jeff Dirkse, Sheriff-Coroner

Lt. Ian Dimberg, Sheriff's Authorized Agent

LIENS MAY BE PRESENT WHICH MAY OR MAY NOT SURVIVE THIS LEVY.

Escrow No.: 06-58101158Z-RD
Locate No.: CACTI7750-7724-4581-0050904203
Title No.: 06-50904203-LS

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

All that certain real property situate in a portion of Lot 692 of the "Patterson Colony, Sub-Tract No. Two", according to the Official Map thereof, filed for record on January 9, 1911 in Vol. 5 of Maps, page 23, Stanislaus County Records, in the County of Stanislaus, State of California, described as follows:

Beginning at the Southeast corner of said Lot 692, said point being at the centerline intersection of Cherry and Alfalfa Avenues, thence North $0^{\circ} 19' 54''$ West along the East line of said Lot 692, being also the centerline of Alfalfa Avenue, a distance of 945.53 feet; thence South $89^{\circ} 40' 22''$ West parallel with the North line of said Lot 692, a distance of 1488.47 feet to the Southwesterly line of said Lot 692; thence Southeasterly along said Southwesterly line of Lot 692 the following 4 courses:

- 1) South $41^{\circ} 50' 51''$ East 479.50 feet,
- 2) South $28^{\circ} 52' 51''$ East 400.26 feet,
- 3) South $45^{\circ} 21' 51''$ East 200.13 feet,
- 4) South $56^{\circ} 10' 51''$ East 166.11 feet to the Southwesterly corner of said Lot 692; thence North $89^{\circ} 41' 45''$ East along the South line of said Lot 692, being also the centerline of Cherry Avenue, a distance of 700.30 feet to the point of beginning.

Pursuant to Lot Line Adjustment recorded April 12, 2005, as Document No. 2005-0061607.

SALES SUBJECT TO THE RIGHT OF REDEMPTION

THE RIGHT TO REDEMPTION APPLIES ONLY TO REAL PROPERTY. WHEN AN INTEREST IN REAL PROPERTY IS SOLD SUBJECT TO THE RIGHT OF REDEMPTION, IT MEANS THAT THE DEBTOR, WHOSE INTEREST IN THE PROPERTY IS BEING SOLD, WILL HAVE A CERTAIN AMOUNT OF TIME TO REDEEM OR BUY BACK HIS/HER PROPERTY INTEREST. IN THE MEANTIME, THE PURCHASER WILL BE ISSUED A CERTIFICATE OF SALE AND A DUPLICATED COPY OF THE CERTIFICATE WILL BE RECORDED. (729.030 CCP.) THIS CERTIFICATE DOES NOT CONSTITUTE A TRANSFER OF TITLE, BUT IT DOES GRANT THE PURCHASER CERTAIN RIGHTS (729.090 CCP.)

THE REDEMPTION PERIOD WILL DEPEND ON THE SELLING PRICE AS FOLLOWS: (709.030 CCP)

- A. **THREE MONTHS** AFTER THE DATE OF SALE IF THE PROCEEDS OF THE SALE ARE SUFFICIENT TO SATISFY THE SECURED INDEBTEDNESS WITH INTEREST AND COSTS.
- B. **ONE YEAR** AFTER THE DATE OF SALE IF THE PROCEEDS OF THE SALE ARE NOT SUFFICIENT TO SATISFY THE SECURED INDEBTEDNESS WITH INTEREST AND COSTS.

THE REDEMPTION PRICE IS THE TOTAL OF THE FOLLOWING:

- A. THE PURCHASE PRICE AT THE TIME OF SALE.
- B. THE AMOUNT OF ANY ASSESSMENTS OR TAXES AND REASONABLE AMOUNTS FOR FIRE INSURANCE, UPKEEP AND REPAIR OR IMPROVEMENTS ON THE PROPERTY.
- C. ANY AMOUNT PAID BY THE PURCHASER ON A PRIOR OBLIGATION SECURED BY THE PROPERTY TO THE EXTENT THAT THE PAYMENT WAS NECESSARY FOR THE PROTECTION OF THE PURCHASER'S INTEREST.
- D. INTEREST ON THE AMOUNTS DESCRIBED ABOVE FROM THE TIME SUCH AMOUNT WAS PAID UNTIL THE DATE OF THE DEPOSIT IS MADE.
- E. IF THE PURCHASER HAS ANY LIENS SUBORDINATE TO THE LIEN UNDER WHICH THE PROPERTY WAS SOLD, THE AMOUNT OF THE PURCHASER'S LIEN, PLUS INTEREST FROM THE DATE OF THE SALE UNTIL THE DATE THE DEPOSIT IS MADE.

RENTS AND PROFITS FROM THE PROPERTY PAID TO THE PURCHASER OR THE VALUE OF THE USE AND OCCUPATION OF THE PROPERTY TO THE PURCHASER MAY BE OFFSET AGAINST THE AMOUNTS DESCRIBED ABOVE. (729 CCP)

IF A DISPUTE SHOULD ARISE BETWEEN THE PURCHASER OF THE PROPERTY AND THE PERSON SEEKING TO REDEEM REGARDING THE REDEMPTION PRICE OR WHETHER THE PERSON IS ENTITLED TO REDEEM, THE PERSON SEEKING TO REDEEM MAY FILE A PETITION WITH THE COURT FOR A HEARING TO SETTLE THE DISPUTE. THE PETITION MUST BE FILED BEFORE THE EXPIRATION OF THE REDEMPTION PERIOD. THE LEVYING OFFICER MUST ALSO BE GIVEN WRITTEN NOTICE OF THE HEARING (729.060 CCP.)

CONCERNED PARTIES SHOULD REFER TO SECTIONS 729.090 OF THE CALIFORNIA CODE OF CIVIL PROCEDURE FOR MORE DETAILED INFORMATION CONCERNING THE REDEMPTION PROCESS.

A COPY OF THIS BULLETIN CAN BE OBTAINED FROM THE SHERIFF'S CIVIL DIVISION

**STANISLAUS COUNTY
SHERIFF'S OFFICE**

**P.O. BOX 3288 /801 11TH ST., STE 2200
MODESTO, CA 95353
(209) 491-8762 FAX 491-8766**

**JEFF DIRKSE
SHERIFF CORONER
PUBLIC ADMINISTRATOR**

**CIVIL DIVISION
TERMS AND CONDITIONS OF SHERIFF'S SALE**

1. IF YOU ARE THE HIGHEST BIDDER, YOU MUST BE PREPARED TO PAY IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK. PERSONAL CHECKS, COMPANY CHECKS, TRAVELER'S CHECKS OR MONEY ORDERS ARE NOT ACCEPTABLE (701.590(A) CCP.)
2. IF YOU PAY CERTIFIED CHECK OR CASHIER'S CHECK, THE CHECK MUST BE PAYABLE TO "STANISLAUS COUNTY SHERIFF." YOU MAY NOT ENDORSE A CHECK, PAYABLE TO YOU OR ANYONE ELSE OVER TO THE SHERIFF'S DEPARTMENT.
3. THE HIGHEST BIDDER MUST BE PREPARED TO PAY THE FULL AMOUNT OF HIS/HER BID AT THE TIME OF SALE WHEN:
 - a) THE BID AMOUNT ON REAL PROPERTY IS \$5,000.00 OR LESS, OR,
 - b) THE BID AMOUNT ON PERSONAL PROPERTY IS \$2,500.00 OR LESS.
4. IF THE HIGHEST BID FOR AN INTEREST IN REAL PROPERTY SOLD EXCEEDS \$5,000.00, HIGHEST BIDDER MAY ELECT TO DEPOSIT AT LEAST \$5,000.00 OR 10% OF THE BID, WHICHEVER IS GREATER AND WITHIN 10 DAYS AFTER THE DATE OF SALE, PAY THE BALANCE DUE PLUS INTEREST ON THE BALANCE AND COSTS ACCRUING WITH REGARD TO THE PROPERTY SOLD.

IF THE HIGHEST BID FOR AN ITEM, GROUP OR LOT OF PERSONAL PROPERTY SOLD EXCEEDS \$2,500.00, THE HIGHEST BIDDER MAY ELECT TO DEPOSIT AT LEAST \$2,500.00 OR 10% OF THE BID, WHICHEVER IS GREATER AND WITHIN 10 DAYS AFTER THE DATE OF SALE, PAY THE BALANCE DUE PLUS INTEREST ON THE BALANCE AND COSTS ACCRUING WITH REGARD TO THE PROPERTY SOLD.

THE HIGHEST BIDDER IS NOT ENTITLED TO POSSESSION OF THE PROPERTY SOLD UNTIL THE AMOUNT OF BID PLUS COSTS AND INTEREST HAVE BEEN PAID.

IF THE HIGHEST BIDDER DOES NOT PAY THE AMOUNT BID AS PRESCRIBED ABOVE, HE/SHE WILL FORFEIT THEIR DEPOSIT. (701.590, 701.600 CCP.)

5. THE JUDGMENT CREDITOR MAY BID AGAINST ALL OR PART OF THE JUDGMENT. HOWEVER, UNPAID LEVYING COSTS, PREFERRED LABOR CLAIMS, EXEMPT PROCEEDS AND ANY OTHER CLAIM REQUIRED TO BE SATISFIED SHALL BE PAID IN CASH OR BY CERTIFIED CHECK OR CASHIER'S CHECK. (701.590 CCP.)
6. PROSPECTIVE BIDDERS SHOULD REFER TO SECTION 701.600(C) OF THE CODE OF CIVIL PROCEDURE REGARDING THE LIABILITY OF DEFAULTING BIDDERS.
7. ANY PERSON MAY BID ON AND PURCHASE PROPERTY AT A SHERIFF'S SALE, EXCEPT EMPLOYEES OF THE STANISLAUS COUNTY SHERIFF'S OFFICE AND THEIR IMMEDIATE FAMILIES.
8. DURING THE BIDDING YOU MAY BE ASKED TO QUALIFY YOURSELF AS A BIDDER. YOU WILL BE ASKED HOW YOU INTEND TO PAY FOR THE PROPERTY AND TO SHOW SOME EVIDENCE OF YOUR ABILITY TO PAY. THIS IS DONE FOR THE BENEFIT OF THE OTHER BIDDERS.
9. IF YOU ARE THE HIGHEST BIDDER, YOU MUST BE PREPARED TO DO BUSINESS IMMEDIATELY. THE AUCTIONEER WILL NOT WAIT WHILE YOU GO TO THE BANK FOR MONEY.