

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Law Offices of Michael D. Schulman 4924 Balboa Blvd., Suite 422 Encino, CA 91316 TELEPHONE NO.: Daytime: (818) 999-5553 FAX NO.: Fax: (818) 999-5570 E-MAIL ADDRESS: mike@schulmanlawoffices.com ATTORNEY FOR (Name): Assignee of Record		LEVYING OFFICER (Name and Address): Sacramento County Sheriff's Office Sheriff's Civil Bureau 2969 Prospect Park Drive, Suite 200 Rancho Cordova, CA 95670 (916) 875-2665 Fax: (916) 875-2664 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Sacramento STREET ADDRESS: 720 9th Street MAILING ADDRESS: CITY AND ZIP CODE: Sacramento, CA 95814 BRANCH NAME: Gordon D. Schaber, Limited Civil		
PLAINTIFF/PETITIONER: Unifund CCR Partners, a partnership doing business in California DEFENDANT/RESPONDENT: Sap U. Su		COURT CASE NUMBER: 34-2008-00010141-CL-CL-GDS
Notice of Sheriff's Sale of Real Property (CCP 701.540)		LEVYING OFFICER FILE NUMBER: 2024009382

Date **11/12/2025**

☒ Writ of Execution

Under a ☐ Writ of Sale for Partition

☐ Warrant Issued by the State of California

Issued out of the above court on 04/11/2024, on the Judgment rendered on 09/11/2008.

for the sum of \$27,729.46 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s),
 Sap U. Su

in the real property, in the county of Sacramento, described as follows: 7404 38th Avenue, Sacramento, CA 95824, Real property in the City of Sacramento County of Sacramento, State of California:

LOT 149 AS SHOWN ON THE "PLAT OF HOME GARDEN ACRES", RECORDED

IN BOOK 18 OF MAPS, MAP NO. 54, RECORDS OF SACRAMENTO COUNTY

APN: 027-0323-001-0000

Common Address: 7404 38th Avenue, Sacramento, CA 95824

Minimum Bid Amount (if applicable): \$80,304.79

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
01/07/2026 10:00AM	Rancho Cordova Police Department - Canfield Room, 2897 Kilgore Rd, Rancho Cordova, CA 95670

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

Jim Cooper, Sheriff



Sgt. M. Pendley, Sheriff's Authorized Agent

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

LEGAL DESCRIPTION

Real property in the City of Sacramento County of Sacramento, State of California:

LOT 149 AS SHOWN ON THE "PLAT OF HOME GARDEN ACRES", RECORDED
IN BOOK 18 OF MAPS, MAP NO. 54, RECORDS OF SACRAMENTO COUNTY

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RECEIVED
2024 APR -8 AM 10:58
SACRAMENTO, CA
SHERIFF'S DEPT. CIVIL