

SANTA BARBARA COUNTY SHERIFF'S DEPARTMENT
NOTICE OF SHERIFF'S SALE
(701.530 and 701.540 CCP)

SHERIFF'S CIVIL NO. 23-3306

Case No. 16FL02229

UNDER AN EXECUTION issued out of the Santa Barbara County Superior Court, Anacapa Division, State of California, on November 15, 2023, on a judgment rendered on July 6, 2023,

IN FAVOR OF Viviane Delaney c/o Kingston, Martinez & Hogan LLP, 1300 Santa Barbara St., Santa Barbara, CA 93101 AND AGAINST Timothy Delaney, 9 Saint Ann Dr., Santa Barbara, CA 93109 for the sum of \$1,007,953.00 Dollars;

I HAVE LEVIED upon all the right, title, claim and interest of the debtor(s) Timothy Delaney, 9 Saint Anne Dr., Santa Barbara, CA 93109 in the County of Santa Barbara, described as follows:

All that certain real property situated in the County of Santa Barbara, State of California, described as follows:

3935 Foothill Rd., Santa Barbara, CA 93110

APN: 057-030-028

SEE ATTACHED LEGAL DESCRIPTION

"Prospective bidders should refer to Section 701.510 to 701.680, inclusive, the Code of Civil Procedure for provisions governing the terms, conditions, and effect of the sale and the liability of defaulting bidders." (CCP 701.547)

Minimum Bid Amount: \$500,000.00

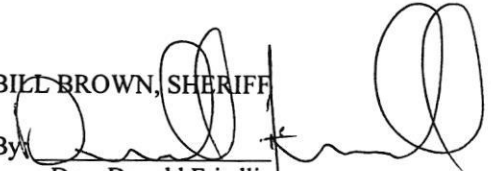
PUBLIC NOTICE IS HEREBY GIVEN that I will proceed to sell at public auction to the highest bidder for cash in lawful money of the United States all the right, title, claim, and interest of the debtor(s) in the above described property or so much as will be sufficient to satisfy said Writ with interest and all costs on: **May 2, 2024, at One o'clock PM., at the Sheriff's Civil Unit office, 1105 Santa Barbara St., Santa Barbara, California.**

Dated at Santa Barbara, California, on April 4, 2024

Kingston, Martinez & Hogan
Attorney for Creditor

1300 Santa Barbara St.
Address

Santa Barbara, CA 93101
City State Zip Code

BILL BROWN, SHERIFF
By 
Dep. Donald Friedli

NOTE: It is a misdemeanor to take down or deface a posted notice before the date of sale. (Penal Code Section 611)

**EXHIBIT "A"
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

THAT PORTION OF PUEBLO LOT 39 OF THE OUTSIDE PUEBLO LANDS OF THE CITY OF SANTA BARBARA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT STATION 53 PLUS 12.53 B.C. ON THE CENTER LINE OF FOOTHILL BOULEVARD AS DESCRIBED IN THE DEED FROM S. L. WRIGHT RECORDED IN BOOK 211 AT PAGE 94 OF OFFICIAL RECORDS, SAID STATION ALSO BEING THE MOST NORTHERLY CORNER OF THE LAND DESCRIBED IN THE DEED TO STANLEY B. LANGLO ET UX., RECORDED MARCH 18, 1948 IN BOOK 774 AT PAGE 209 OF OFFICIAL RECORDS; THENCE ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID LAND OF LANGLO OF THE FOLLOWING THREE COURSES AND DISTANCES; SOUTH 57° 33' EAST 40 FEET TO A 1/2 INCH SURVEY PIPE; THENCE SOUTH 62° 15' 45" EAST 75.47 FEET TO A 1 INCH SURVEY PIPE; THENCE SOUTH 0° 19' 13" WEST 98.63 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 0° 19' 13" WEST, ALONG SAID EASTERLY LINE OF LANGLO, 125.82 FEET; THENCE LEAVING SAID LINE OF LANGLO SOUTH 89° 19' WEST 150.50 FEET TO A POINT IN THE EASTERLY LINE OF THE LAND DESCRIBED IN THE DEED TO DONALD J. CARROLL, ET UX., RECORDED IN BOOK 859 AT PAGE 259 OF OFFICIAL RECORDS; THENCE ALONG SAID LINE OF CARROLL TRACT NORTH 0° 41' WEST 125.8 FEET; THENCE NORTH 89° 19' EAST 152.70 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

A RIGHT OF WAY FOR ROAD AND PUBLIC UTILITIES PURPOSES OVER, UPON AND UNDER A STRIP OF LAND 20 FEET WIDE LYING EASTERLY OF AND ADJOINING TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE ABOVE DESCRIBED PARCEL, THENCE NORTH 0° 41' WEST ALONG THE ABOVE MENTIONED EASTERLY LINE OF THE CARROLL TRACT TO THE SOUTHERLY RIGHT OF WAY LINE OF FOOTHILL BOULEVARD.

PARCEL THREE:

A 5 FOOT EASEMENT FOR PUBLIC UTILITIES LYING EASTERLY OF AND ADJACENT TO THE EASTERLY LINE OF THE ABOVE-MENTIONED RIGHT OF WAY.

APN: 057-030-028

SHERIFF
CIVIL UNIT
2023 NOV 23 PM 2:07
SANTA BARBARA COUNTY