

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Grant & Kessler, APC 1331 India Street San Diego, CA 92101 TELEPHONE NO.: Daytime: (619) 233-7078 FAX NO.: Fax: (619) 233-7036 E-MAIL ADDRESS: ATTORNEY FOR (Name): Anthony Asaro	LEVYING OFFICER (Name and Address): San Diego County Sheriff's Office PO Box 85306 San Diego, CA 92186-5306 Phone:(619) 544-6401 Fax: (619) 236-2007 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Diego STREET ADDRESS: 1100 Union Street MAILING ADDRESS: CITY AND ZIP CODE: San Diego, CA 92101 BRANCH NAME: San Diego County Superior Court	COURT CASE NUMBER: 37-2015-00034908
PLAINTIFF/PETITIONER: In Re Matter of the Giacalone Family Trust, Executed. 10/11/1985 DEFENDANT/RESPONDENT: .	LEVYING OFFICER FILE NUMBER: 2023104153
Notice of Sheriff's Sale of Real Property (CCP 701.540)	

Date **01/17/2024**

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 04/19/2023, on the Judgment rendered on 09/30/2022.

for the sum of \$1,154,766.00 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s),
Jon Maniscalco

in the real property, in the county of San Diego, described as follows: 3425 Caminito Daniella, Del Mar, CA 92014, See Attachment A APN: 298-580-30-00

Minimum Bid Amount (if applicable): \$2,880,000.00

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
03/20/2024 11:00AM	1409 4th Ave., San Diego, CA 92101

Kelly A. Martinez, Sheriff

/s/

R. McComb 9950, Sheriff's Authorized Agent

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

PLAINTIFF: In Re: Matter of the Giacalone Family Trust

DEFENDANT: _____

CASE NUMBER: 37-2015-00034908-PR-TR-CTL

JUDGMENT DEBTOR(S)/DEFENDANT(S) (whose interest in the real property is being levied/attached):

JON MANISCALCO

THIRD PARTY RECORD OWNERS

COMMON STREET ADDRESS. (if any): 3425 Caminito Daniella, Del Mar, CA 92014

ASSESSOR'S PARCEL NUMBER: 298-580-30-00

LEGAL DESCRIPTION: (Enter the full legal description below)

See Exhibit 1

LEGAL DESCRIPTION

THE FOLLOWING REAL PROPERTY SITUATED IN COUNTY OF SAN DIEGO AND STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING A PORTION OF LOT 12 OF ALTA DEL P.R.D. UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11684, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 17, 1986, TOGETHER WITH A PORTION OF LOT 24, ALTADELMAR P.R.D. UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12028, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 2, 1988, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWESTERLY CORNER OF SAID LOT 12; THENCE ALONG THE NORTHERLY LINE THEREOF, SOUTH 74°03'34" EAST, 91.22 FEET; THENCE DEPARTING SOUTH 14°17'28" WEST, 148.27 FEET TO AN INTERSECTION WITH THE BOUNDARY LINE COMMON TO LOT 12 AND LOT 13 OF SAID MAP NO. 11684; THENCE ALONG SAID COMMON BOUNDARY, SOUTH 13°49'44" WEST, 191.78 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 12; THENCE ALONG THE BOUNDARY COMMON TO SAID LOT 12 AND LOT 21 OF SAID MAP NO. 11684, NORTH 37°33'39" WEST (RECORD NORTH 37°33'18" WEST PER MAP NO. 11684), 14.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12, BEING ALSO ON THE EASTERLY BOUNDARY OF SAID LOT 24; THENCE ALONG SAID LINE, COMMON TO SAID LOTS 12 AND 24, NORTH 00°38'19" EAST (RECORD 00°08'22" EAST PER MAP NO. 11684), 223.14 FEET; THENCE DEPARTING NORTH 05°15'42" WEST, 80.70 FEET; THENCE NORTH 00°38'19" EAST, 42.00 FEET TO AN INTERSECTION WITH THE NORTHERLY BOUNDARY, SOUTH 74°03'34" EAST, 8.60 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

AN EASEMENT IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FOR INGRESS AND EGRESS AND FOR ROADWAY AND UTILITY PURPOSES INCLUDING BUT NOT LIMITED TO SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION AND APPURTENANCES THERETO TOGETHER WITH THE RIGHT OF GRANT TO THE PUBLIC AND/OR UTILITY COMPANIES OVER, UNDER, ALONG AND ACROSS THAT CERTAIN PORTION OF LOTS 9 AND 10 OF COUNTY OF SAN DIEGO TRACT NO. 2252, ACCORDING TO MAP THEREOF NO. 3552, ACCORDING TO MAP THEREOF NO. 9140, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 28, 1979, DESIGNATED AND DELINEATED ON SAID MAP AS "PORTION OF LOT 10 RESERVED FOR FUTURE STREET AND "PORTION OF LOT 9 RESERVED FOR FUTURE STREET".

EXHIBIT 1