

# New Date 5/21/2025 10:00 AM

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| <b>ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address):</b><br>Horner Law Group, P.C.<br>800 S. Broadway, Suite 200<br>Walnut Creek, CA 94596<br><br>TELEPHONE NO: Daytime: (925) 943-6570 FAX NO: Fax: (925) 943-6888<br>E-MAIL ADDRESS: phifai@hornerlawgroup.com<br>ATTORNEY FOR (Name): Jessica L. Williams |  | <b>LEVYING OFFICER (Name and Address):</b><br>Sacramento County Sheriff's Office<br>Sheriff's Civil Bureau<br>2969 Prospect Park Drive, Suite 200<br>Rancho Cordova, CA 95670<br><br>(916) 875-2665<br>Fax: (916) 875-2664<br><br>California Relay Service Number<br>(800) 735-2929 TDD or 711 |
| <b>SUPERIOR COURT OF CALIFORNIA, COUNTY OF Alameda</b><br>STREET ADDRESS: 1221 Oak St<br>MAILING ADDRESS:<br>CITY AND ZIP CODE: Oakland, CA 94612<br>BRANCH NAME: Alameda County Superior Court-1221   |  | <b>COURT CASE NUMBER:</b><br>RG17869516  |
| <b>PLAINTIFF/PETITIONER: Jessica L. Williams, et al.</b><br><b>DEFENDANT/RESPONDENT: Willie J. Watson, et al.</b>  |  | <b>LEVYING OFFICER FILE NUMBER:</b><br>2022008093  |
| <b>Notice of Sheriff's Sale of Real Property (CCP 701.540)</b>   |  |  |

Date 06/19/2023

Writ of Execution  
Under a  Writ of Sale for Partition  
 Warrant Issued by the State of California

Issued out of the above court on 02/09/2022, on the Judgment rendered on 10/16/2019.

for the sum of \$896,566.80; I have levied upon all the rights, title, and interest of the judgment debtor(s),  
Willie J. Watson, Alternative Wealth Builders, Inc., Willie J. Watson, Sr.

in the real property, in the county of Sacramento, described as follows: 8975 Beckington Drive, Elk Grove, CA 95624, See attachment APN: 116-1430-004-0000

Minimum Bid Amount (if applicable): \$693,000.01

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   |
|--------------------|--|
| 07/19/2023 10:00AM | Rancho Cordova Police Department - Canfield Room, 2897 Kilgore Rd,<br>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.

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## Attachment

### Attachment 1b

The real property commonly known as 8975 Beckington Drive, Elk Grove, California, 95624-3292, Assessor's Parcel Number 116-1430-004-0000, and more particularly described as follows:

LOT 4, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "VESTING FINAL MAP OF SHIELDON ESTATES II UNIT NO. 1 A", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, ON MAY 18, 2001, IN BOOK 284 OF MAPS, MAP NO. 8.