

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Horner Law Group, P.C. 800 S. Broadway, Suite 200 Walnut Creek, CA 94596 TELEPHONE NO: Daytime: (925) 943-6570 FAX NO: Fax: (925) 943-6888 E-MAIL ADDRESS: phifal@hornerlawgroup.com ATTORNEY FOR (Name) Jessica L. Williams		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
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Alameda STREET ADDRESS: 1221 Oak St MAILING ADDRESS: CITY AND ZIP CODE: Oakland, CA 94612 BRANCH NAME: Alameda County Superior Court-1221		California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF/PETITIONER: Jessica L. Williams, et al. DEFENDANT/RESPONDENT: Willie J. Watson, et al.		COURT CASE NUMBER: RG17869516
Notice of Sheriff's Sale of Real Property (CCP 701.540)		LEVYING OFFICER FILE NUMBER: 2025018602

Date 01/15/2026

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

Issued out of the above court on 07/02/2025, on the Judgment rendered on 10/16/2019.

for the sum of \$1,486,725.64; 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, 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 SHELDON 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
 APN: APN: 116-1430-004-0000
 Minimum Bid Amount (If applicable): \$693,000.01

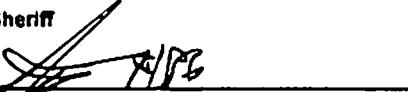
PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 to 701.680, INCLUSIVE, OF THE CODE OF CIVIL PROCEDURE FOR PROVISIONS GOVERNING THE TERMS, CONDITIONS, AND EFFECT OF THE SALE AND THE LIABILITY OF DEFAULTING BIDDERS.

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
02/18/2026 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


M. Pendley #186, Sheriff's Authorized Agent

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