

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Paul W. Windust, Attorney (167338) BERDING & WEIL LLP 2175 N. California Blvd., Suite 500 Walnut Creek, CA 94596 TELEPHONE NO.: Daytime: (925) 838-2090 FAX NO.: E-MAIL ADDRESS: pwindust@berding-weil.com ATTORNEY FOR (Name): Verdera Community Association		LEVYING OFFICER (Name and Address): Placer County Sheriff's Office PCSO Civil Division 2929 Richardson Dr. Auburn, CA 95603 (530) 889-7885 Fax: (530) 886-3840 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Placer STREET ADDRESS: 10820 Justice Center Drive MAILING ADDRESS: CITY AND ZIP CODE: Roseville, CA 95678 BRANCH NAME: Placer County Superior Court		COURT CASE NUMBER: SCV0035805
PLAINTIFF/PETITIONER: Verdera Community Association DEFENDANT/RESPONDENT: Johnny Kan		LEVYING OFFICER FILE NUMBER: 2021001041
Notice of Sheriff's Sale of Real Property (CCP 701.540)		

Date **01/11/2022**

Writ of Execution

Under a Writ of Sale for Partition

Warrant Issued by the State of California

Issued out of the above court on 07/13/2021, on the Judgment rendered on 01/17/2019.

for the sum of \$56,864.97 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s),
 Johnny Kan

in the real property, in the county of Placer, described as follows: 3591 Camino Cielo, Lincoln, CA 95648, PARCEL ONE: LOT 35, AS SHOWN ON THE PLAT OF FINAL MAP NO. 2005-259 "VERDERA VILLAGE 19 - PHASE 1", FILED FOR RECORD ON DECEMBER 9, 2005 IN BOOK AA OF MAPS, PAGE 78, PLACER COUNTY RECORDS. PARCEL TWO: A NON-EXCLUSIVE EASEMENT FOR ROAD AND PUBLIC UTILITIES ON, OVER AND ACROSS LOT A AS SHOWN ON THE PLAT OF FINAL MAP NO. 2005-279 "VERDERA VILLAGE 19 - PHASE 1" FILED FOR RECORD ON DECEMBER 9, 2005, BOOK AA OF MAPS, PAGE 78, PLACER COUNTY RECORDS. APN: 332-140-016-000

Minimum Bid Amount (if applicable): \$0.00


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
02/23/2022 10:00AM	Placer County Sheriff's Office, 2929 Richardson Dr., Auburn CA 95603

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

Devon Bell, Sheriff-Coroner-Marshal



M. Mason, Sergeant, Sheriff's Authorized Agent

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

Public Posting
