

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Burke, Williams & Sorensen, LLP (247224) 1770 Iowa Avenue, Suite 240 Riverside, CA 92507-2479		LEVYING OFFICER (Name and Address): Stanislaus County Sheriff's Office Sheriff Civil Division P.O. Box 3288 801 11th Street, Suite 2200 Modesto, CA 95354
TELEPHONE NO.: Daytime: (951) 788-0100	FAX NO.: Fax: (951) 788-5785	(209) 491-8762
E-MAIL ADDRESS: mkosla@bwslaw.com		Fax #: (209) 491-8766
ATTORNEY FOR (Name): Western Hills Water District, on behalf of Community Facilitie		California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Stanislaus		COURT CASE NUMBER: CV21002840
STREET ADDRESS: 801 10th Street, 4th fl		LEVYING OFFICER FILE NUMBER: 2023001573
MAILING ADDRESS: P.O. Box 1098		
CITY AND ZIP CODE: Modesto, CA 95354		
BRANCH NAME: Stanislaus Superior Court		
PLAINTIFF/PETITIONER: Western Hills Water District, Etc		
DEFENDANT/RESPONDENT: World International, LLC, et al.		
Sheriff's Sale Under Foreclosure		

Date: **07/06/2023**

In favor of: **Western Hills Water District, on behalf of Community Facilities District No. 1**

And against: **World International, LLC a Delaware Limited Liability Company Registered Agent, Koy Saevang, CSC Lawyers Incorporating Service, 2710 Gateway Oaks Dr. 150 N, Sacramento, CA 95833**

Under a Writ of Sale issued out of the above court on 03/08/2023, on a judgment rendered on 01/19/2023 for the sum of \$209,647.55, I have levied upon all the rights, title, and interest of the judgment debtor(s), World International, LLC a Delaware Limited Liability Company Registered Agent, Koy Saevang, CSC Lawyers Incorporating Service in the real property, in the County of Stanislaus, described as follows:

Physical Address: **Vacant Parcel, Patterson, CA 95363**
 Legal Description: **See Attachment 25 e**
 APN(s): **025-039-014-000**

The property to be sold is NOT subject to the right of redemption.
 The amount of the secured indebtedness with interest and costs: \$219,199.59 (estimated)
 Minimum Bid (If applicable): \$219,199.59 (estimated)

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. (CCP 701.547)

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 Writ or Warrant, with accrued interest and costs on:

Date and Time of Sale	Location
08/03/2023 10:00AM	Courthouse Entrance, 1100 I Street Entrance, Modesto CA 95354

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

Jeff Dirkse, Sheriff-Coroner

Sgt. Wade Carr, Sheriff's Authorized Agent

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

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Public Posting

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SHORT TITLE: WESTERN HILLS WATER DISTRICT, ETC. v. WORLD INTERNATIONAL, LLC, ET AL.	CASE NUMBER: CV-21-002840
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ATTACHMENT (Number): 25 e.

Legal Description:

APN 025-039-014-000

Real property in the unincorporated area of the County of Stanislaus, State of California, described as follows:
 LYING IN ALL OF SECTIONS 10, 11, 12, 14, 15 & 23 AND A PORTION OF SECTIONS 13, 22, 24 & 26, TOWNSHIP 6 SOUTH,
 RANGE 6 EAST AND A PORTION OF SECTIONS 7, 18 AND 19, TOWNSHIP 6 SOUTH, RANGE 7 EAST, MOUNT DIABLO
 BASE AND MERIDIAN, SITUATE IN STANISLAUS COUNTY, CALIFORNIA. THE FOLLOWING DESCRIPTION COMPRISES
 ONE LEGAL PARCEL AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID SECTIONS 10, 11, 12, 14, 15, AND 23.
 THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 13.
 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13.
 THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13.
 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 13.
 THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22.
 THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 22.
 THE SOUTHEAST QUARTER OF SAID SECTION 22.
 THE WEST HALF OF SAID SECTION 22.
 THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24.
 THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 26.
 THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 26.
 THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
 THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26.
 LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 OF SAID SECTION 7.
 THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 7.
 LOT 4 OF SAID SECTION 18.
 LOT 3 OF SAID SECTION 18.

EXCEPTING THEREFROM.
 THE SOUTH 725 FEET OF SAID LOT 3 OF SECTION 18.

ALSO EXCEPTING THEREFROM THE FOLLOWING LANDS:
 ALL OF THE LOTS AND STREETS SHOWN ON THE MAP ENTITLED "DIABLO GRANDE UNIT NO. 1A" RECORDED MAY 13,
 2003 IN BOOK 40 OF MAPS AT PAGE 94, STANISLAUS COUNTY RECORDS.

THAT CERTAIN PROPERTY LYING IN SECTION 13, GRANTED TO WESTERN HILLS WATER DISTRICT, A CALIFORNIA
 WATER DISTRICT, BY GRANT DEED RECORDED ON JANUARY 23, 2017 AS DOCUMENT NO. 2017-0004429, STANISLAUS
 COUNTY RECORDS.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF LOT LINE ADJUSTMENT NO.
 PLN2017-0108, RECORDED JUNE 25, 2018, AS INSTRUMENT NO. 2018-0043270 OF OFFICIAL RECORDS.

APN: 025-039-014-000, 025-005-011-000, 025-048-007-000, 025-047-007-000, 025-004-002-000, 025-010-004-000, 025-010-
 016-000, 025-015-011-000 AND 025-015-005-000

(This Attachment may be used with any Judicial Council form.)
 — Items continued from page 2—

*(If the item that this Attachment concerns is made under penalty of perjury, all statements in this
 Attachment are made under penalty of perjury.)*

Page 1 of 1

(Add pages as required)

**STANISLAUS COUNTY
SHERIFF'S OFFICE**

**P.O. BOX 3288 /801 11TH ST., STE 2200
MODESTO, CA 95353
(209) 491-8762 FAX 491-8766**

**JEFF DIRKSE
SHERIFF CORONER
PUBLIC ADMINISTRATOR**

**CIVIL DIVISION
TERMS AND CONDITIONS OF SHERIFF'S SALE**

1. IF YOU ARE THE HIGHEST BIDDER, YOU MUST BE PREPARED TO PAY IN CASH, CERTIFIED CHECK OR CASHIER'S CHECK. PERSONAL CHECKS, COMPANY CHECKS, TRAVELER'S CHECKS OR MONEY ORDERS ARE NOT ACCEPTABLE (701.590(A) CCP.)
2. IF YOU PAY CERTIFIED CHECK OR CASHIER'S CHECK, THE CHECK MUST BE PAYABLE TO "STANISLAUS COUNTY SHERIFF." YOU MAY NOT ENDORSE A CHECK, PAYABLE TO YOU OR ANYONE ELSE OVER TO THE SHERIFF'S DEPARTMENT.
3. THE HIGHEST BIDDER MUST BE PREPARED TO PAY THE FULL AMOUNT OF HIS/HER BID AT THE TIME OF SALE WHEN:
 - a) THE BID AMOUNT ON REAL PROPERTY IS \$5,000.00 OR LESS, OR,
 - b) THE BID AMOUNT ON PERSONAL PROPERTY IS \$2,500.00 OR LESS.
4. IF THE HIGHEST BID FOR AN INTEREST IN REAL PROPERTY SOLD EXCEEDS \$5,000.00, HIGHEST BIDDER MAY ELECT TO DEPOSIT AT LEAST \$5,000.00 OR 10% OF THE BID, WHICHEVER IS GREATER AND WITHIN 10 DAYS AFTER THE DATE OF SALE, PAY THE BALANCE DUE PLUS INTEREST ON THE BALANCE AND COSTS ACCRUING WITH REGARD TO THE PROPERTY SOLD.

IF THE HIGHEST BID FOR AN ITEM, GROUP OR LOT OF PERSONAL PROPERTY SOLD EXCEEDS \$2,500.00, THE HIGHEST BIDDER MAY ELECT TO DEPOSIT AT LEAST \$2,500.00 OR 10% OF THE BID, WHICHEVER IS GREATER AND WITHIN 10 DAYS AFTER THE DATE OF SALE, PAY THE BALANCE DUE PLUS INTEREST ON THE BALANCE AND COSTS ACCRUING WITH REGARD TO THE PROPERTY SOLD.

THE HIGHEST BIDDER IS NOT ENTITLED TO POSSESSION OF THE PROPERTY SOLD UNTIL THE AMOUNT OF BID PLUS COSTS AND INTEREST HAVE BEEN PAID.

IF THE HIGHEST BIDDER DOES NOT PAY THE AMOUNT BID AS PRESCRIBED ABOVE, HE/SHE WILL FORFEIT THEIR DEPOSIT. (701.590, 701.600 CCP.)

5. THE JUDGMENT CREDITOR MAY BID AGAINST ALL OR PART OF THE JUDGMENT. HOWEVER, UNPAID LEVYING COSTS, PREFERRED LABOR CLAIMS, EXEMPT PROCEEDS AND ANY OTHER CLAIM REQUIRED TO BE SATISFIED SHALL BE PAID IN CASH OR BY CERTIFIED CHECK OR CASHIER'S CHECK. (701.590 CCP.)
6. PROSPECTIVE BIDDERS SHOULD REFER TO SECTION 701.600(C) OF THE CODE OF CIVIL PROCEDURE REGARDING THE LIABILITY OF DEFAULTING BIDDERS.
7. ANY PERSON MAY BID ON AND PURCHASE PROPERTY AT A SHERIFF'S SALE, EXCEPT EMPLOYEES OF THE STANISLAUS COUNTY SHERIFF'S OFFICE AND THEIR IMMEDIATE FAMILIES.
8. DURING THE BIDDING YOU MAY BE ASKED TO QUALIFY YOURSELF AS A BIDDER. YOU WILL BE ASKED HOW YOU INTEND TO PAY FOR THE PROPERTY AND TO SHOW SOME EVIDENCE OF YOUR ABILITY TO PAY. THIS IS DONE FOR THE BENEFIT OF THE OTHER BIDDERS.
9. IF YOU ARE THE HIGHEST BIDDER, YOU MUST BE PREPARED TO DO BUSINESS IMMEDIATELY. THE AUCTIONEER WILL NOT WAIT WHILE YOU GO TO THE BANK FOR MONEY.

SALES SUBJECT TO THE RIGHT OF REDEMPTION

THE RIGHT TO REDEMPTION APPLIES ONLY TO **REAL PROPERTY**. WHEN AN INTEREST IN REAL PROPERTY IS SOLD SUBJECT TO THE RIGHT OF REDEMPTION, IT MEANS THAT THE DEBTOR, WHOSE INTEREST IN THE PROPERTY IS BEING SOLD, WILL HAVE A CERTAIN AMOUNT OF TIME TO REDEEM OR BUY BACK HIS/HER PROPERTY INTEREST. IN THE MEANTIME, THE PURCHASER WILL BE ISSUED A CERTIFICATE OF SALE AND A DUPLICATED COPY OF THE CERTIFICATE WILL BE RECORDED. (729.030 CCP.) THIS CERTIFICATE DOES NOT CONSTITUTE A TRANSFER OF TITLE, BUT IT DOES GRANT THE PURCHASER CERTAIN RIGHTS (729.090 CCP.)

THE REDEMPTION PERIOD WILL DEPEND ON THE SELLING PRICE AS FOLLOWS: (709.030 CCP)

- A. **THREE MONTHS** AFTER THE DATE OF SALE IF THE PROCEEDS OF THE SALE ARE SUFFICIENT TO SATISFY THE SECURED INDEBTEDNESS WITH INTEREST AND COSTS.
- B. **ONE YEAR** AFTER THE DATE OF SALE IF THE PROCEEDS OF THE SALE ARE NOT SUFFICIENT TO SATISFY THE SECURED INDEBTEDNESS WITH INTEREST AND COSTS.

THE **REDEMPTION PRICE** IS THE TOTAL OF THE FOLLOWING:

- A. THE PURCHASE PRICE AT THE TIME OF SALE.
- B. THE AMOUNT OF ANY ASSESSMENTS OR TAXES AND REASONABLE AMOUNTS FOR FIRE INSURANCE, UPKEEP AND REPAIR OR IMPROVEMENTS ON THE PROPERTY.
- C. ANY AMOUNT PAID BY THE PURCHASER ON A PRIOR OBLIGATION SECURED BY THE PROPERTY TO THE EXTENT THAT THE PAYMENT WAS NECESSARY FOR THE PROTECTION OF THE PURCHASER'S INTEREST.
- D. INTEREST ON THE AMOUNTS DESCRIBED ABOVE FROM THE TIME SUCH AMOUNT WAS PAID UNTIL THE DATE OF THE DEPOSIT IS MADE.
- E. IF THE PURCHASER HAS ANY LIENS SUBORDINATE TO THE LIEN UNDER WHICH THE PROPERTY WAS SOLD, THE AMOUNT OF THE PURCHASER'S LIEN, PLUS INTEREST FROM THE DATE OF THE SALE UNTIL THE DATE THE DEPOSIT IS MADE.

RENTS AND PROFITS FROM THE PROPERTY PAID TO THE PURCHASER OR THE VALUE OF THE USE AND OCCUPATION OF THE PROPERTY TO THE PURCHASER MAY BE OFFSET AGAINST THE AMOUNTS DESCRIBED ABOVE. (729 CCP)

IF A DISPUTE SHOULD ARISE BETWEEN THE PURCHASER OF THE PROPERTY AND THE PERSON SEEKING TO REDEEM REGARDING THE REDEMPTION PRICE OR WHETHER THE PERSON IS ENTITLED TO REDEEM, THE PERSON SEEKING TO REDEEM MAY FILE A PETITION WITH THE COURT FOR A HEARING TO SETTLE THE DISPUTE. THE PETITION MUST BE FILED BEFORE THE EXPIRATION OF THE REDEMPTION PERIOD. THE LEVYING OFFICER MUST ALSO BE GIVEN WRITTEN NOTICE OF THE HEARING (729.060 CCP.)

CONCERNED PARTIES SHOULD REFER TO SECTIONS 729.090 OF THE CALIFORNIA CODE OF CIVIL PROCEDURE FOR MORE DETAILED INFORMATION CONCERNING THE REDEMPTION PROCESS.

A COPY OF THIS BULLETIN CAN BE OBTAINED FROM THE SHERIFF'S CIVIL DIVISION