

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Zee Law Group, P.C. 9660 Telstar Ave El Monte, CA 91731 TELEPHONE NO.: Daytime: (888) 522-6509 FAX NO.: Fax: (909) 494-8335 E-MAIL ADDRESS: filing@zeelawgroup.com ATTORNEY FOR (Name): Collect Access LLC		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 California Relay Service Number (800) 735-2929 TDD or 711
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Sacramento STREET ADDRESS: 720 Ninth Street MAILING ADDRESS: 720 Ninth Street CITY AND ZIP CODE: Sacramento, CA 95814 BRANCH NAME: Gordon D. Schaber Downtown Courthouse		COURT CASE NUMBER: 07AM11235
PLAINTIFF/PETITIONER: Hudson & Keyse, LLC DEFENDANT/RESPONDENT: David Leroy Abeyta Jr. aka David A Abeyta		LEVYING OFFICER FILE NUMBER: 2025022843
Notice of Sheriff's Sale of Real Property (CCP 701.540)		

Date 07/01/2026

☒ Writ of Execution

Under a ☐ Writ of Sale for Partition

☐ Warrant Issued by the State of California

Issued out of the above court on 06/02/2025, on the Judgment rendered on 01/24/2008.

for the sum of \$23,207.82; I have levied upon all the rights, title, and interest of the judgment debtor(s),
 David Leroy Abeyta, Jr. aka David A. Abeyta

in the real property, in the county of Sacramento, described as follows: 9534 Polhemus Drive, Elk Grove, CA 95624,

All that real property situated in the City of Elk Grove, County of Sacramento, State of California, described as:
 Lot 61 Plat of Walnut Orchard Unit No. 2, according to the Official Plat thereof, filed in the office of the Recorder of Sacramento County, California on April 10, 1975, in Book 99 of maps, Map No. 5.

Common Street Address: 9534 Polhemus Drive, Elk Grove, CA 95624 APN: 125-0320-026-0000

Minimum Bid Amount (if applicable):

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
08/19/2026 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.