

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY (NON-FORECLOSURE) CCP 701.540

Court Case #: **CIVSB2417050**

Sheriff's File Levy # **25005816**

Date: 11/12/2025

In Favor of: SHERIKA STEGALL ET AL.
And against: HILLVIEW, LLC ET AL.

Under a WRIT OF EXECUTION issued by the Superior Court, County of San Bernardino, State of California on 04/29/2025 on a judgment rendered on 05/28/2024 for the sum of \$12,154,970.35, I have levied upon all the right, title, claim and interest of the judgment debtor(s) HILLVIEW, LLC ET AL. in the real property, in the county of San Bernardino, described as follows:

Physical Address: 1520 CLAY STREET REDLANDS CA 92374
APN(s): 0167-771-45-0-000

Legal Description: 1520 CLAY STREET, REDLANDS, CA 92374. APN# 0167-771-45-0-000. LEGAL DESCRIP. LOT 15 OF TRACT NO. 13125 IN THE UNINCORPORATED AREA, COMMONLY KNOWN AS REDLANDS, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 199 PAGE(S) 58 AND 59 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY.

PROSPECTIVE BIDDERS SHOULD REFER TO SECTIONS 701.510 TO 701.680 INCLUSIVE OF THE CODE OF CIVIL PROCEDURES 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 right, title, claim and interest of said judgment debtor(s) in the above described property, or so much thereof as may be necessary to satisfy said judgment, with accrued interest and costs on:

Date and Time of Sale: 01/26/2026 at 11:00 am
at the following location:

San Bernardino County Superior Court
351 N Arrowhead Avenue
San Bernadino, CA 92415-0245

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

SHANNON D. DICUS, Sheriff

By: 
S. Bierman, Sheriff's Authorized Agent



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



SHANNON D. DICUS, SHERIFF-CORONER

Terms and Conditions of a Sheriff's Sale

1. If you are the winning 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 (CCP 701.590(a)).
2. If you pay by certified check or cashier's check, the check must be payable to "Sheriff's Court Services." You may not endorse a check payable to you or anyone else over to the Sheriff's Department.
3. The winning bidder must be prepared to pay the full amount 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 winning bid for an interest in the real property exceeds \$5,000.00, the bidder shall 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 plus interest on the balance and costs accruing related to the sale.

If the winning bid for an item, group, or a lot of personal property sold exceeds \$2,500.00, the winning bidder shall deposit at least \$2,500.00 or 10% of the bid, whichever is greater; and within 10 days after the date of the sale, pay the balance plus interest on the balance and costs accruing related to the sale. The winning bidder is also responsible for transfer taxes and fees.

The winning bidder is not entitled to possession of the property until the bid, plus costs and interest, have been paid.

If the winning bidder does not pay the bid amount as prescribed above, they will forfeit their deposit (CCP 701.590, 701.600).

5. The judgment creditor may bid against all or part of the judgment. Unpaid levying costs, preferred labor claims, exempt proceeds, and any other claims required to be satisfied shall be paid in cash or by certified check or cashier's check (CCP 701.590).
6. If a minimum is required and not received, provisions of CCP 701.620 will apply.
7. Prospective bidders should refer to CCP 701.600(c) regarding the liability of defaulting bidders.
8. Any person may bid on and purchase property at a Sheriff's Sale except employees of the San Bernardino County Sheriff's Department and their immediate families.
9. All bidders shall say how they intend to pay for the property and show evidence of their ability to pay. We do this for the benefit of all bidders.
10. The winning bidder shall be prepared to do business immediately. The auctioneer will not wait while you go to the bank for money.

ATTORNEY OR PARTY WITHOUT ATTORNEY: NAME: Greg Groeneveld FIRM NAME: Law Offices of Greg Groeneveld STREET ADDRESS: 27 Maiden Lane, Suite 600 CITY: San Francisco STATE: CA ZIP CODE: 94108 TELEPHONE NO.: (415) 308-3637 FAX NO.: EMAIL ADDRESS: Greg@GregGroeneveldLaw.com ATTORNEY FOR (name): Sherika Stegall, as natural guardian and next friend of Li'Ajah <input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> ORIGINAL JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	COURT SERVICES CENTRAL DIVISION 25 MAY 12 PM 2:19 SAN BERNARDINO CO SHERIFF
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino STREET ADDRESS: 247 West 3rd St MAILING ADDRESS: 247 West 3rd St CITY AND ZIP CODE: San Bernardino, CA 92415-0210 BRANCH NAME: Civil Division	
PLAINTIFF/PETITIONER: Sherika Stegall et al. DEFENDANT/RESPONDENT: Hillview, LLC et al.	CASE NUMBER: CIVSB2417050
<input checked="" type="checkbox"/> EXECUTION (Money Judgment) WRIT OF <input type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input type="checkbox"/> SALE <input type="checkbox"/> Real Property	
<input type="checkbox"/> Limited Civil Case (including Small Claims) <input checked="" type="checkbox"/> Unlimited Civil Case (including Family and Probate)	

1. **To the Sheriff or Marshal of the County of:** San Bernardino
 You are directed to enforce the judgment described below with daily interest and your costs as provided by law.
2. **To any registered process server:** You are authorized to serve this writ only in accordance with CCP 699.080 or CCP 715.040.
3. (Name): of Mariyah Terry, a minor; and MINDY PARKS, as natural guardian and next friend of Khamari Parks, a minor
 is the ☒ original judgment creditor ☐ assignee of record whose address is shown on this form above the court's name.
4. **Judgment debtor (name, type of legal entity if not a natural person, and last known address):**
 Hillview, LLC
 Darusman Pandiangan, Registered Agent for
 Hillview LLC
 2615 Roosevelt Hwy
 College Park, GA 30337
☐ Additional judgment debtors on next page
5. **Judgment entered on (date):** May 28, 2024
 (See type of judgment in item 22.)
6. ☐ Judgment renewed on (dates):
7. **Notice of sale** under this writ:
 a. ☒ has not been requested.
 b. ☐ has been requested (see next page).
8. ☐ Joint debtor information on next page.
9. ☐ Writ of Possession/Writ of Sale information on next page.
 10. ☒ This writ is issued on a sister-state judgment.
- For items 11–17, see form MC-012 and form MC-013-INFO.**
- | | |
|--|------------------|
| 11. Total judgment (as entered or renewed) | \$ 12,154,930.35 |
| 12. Costs after judgment (CCP 685.090) | \$ 0.00 |
| 13. Subtotal (add 11 and 12) | \$ 12,154,930.35 |
| 14. Credits to principal (after credit to interest) | \$ 0.00 |
| 15. Principal remaining due (subtract 14 from 13) | \$ 12,154,930.35 |
| 16. Accrued interest remaining due per
CCP 685.050(b) (not on GC 6103.5 fees) | \$ 0.00 |
| 17. Fee for issuance of writ (per GC 70626(a)(l)) | \$ 40.00 |
| 18. Total amount due (add 15, 16, and 17) | \$ 12,154,970.35 |
19. **Levying officer:**
 a. Add daily interest from date of writ (at
the legal rate on 15) (not on
GC 6103.5 fees) \$ 3,330.11
 b. Pay directly to court costs included in
11 and 17 (GC 6103.5, 68637;
CCP 699.520(j)) \$ 0.00
20. ☐ The amounts called for in items 11–19 are different for each
debtor. These amounts are stated for each debtor on
Attachment 20.

[SEAL]



Date:

APR 29 2025

Clerk, by

Deputy

NOTICE TO PERSON SERVED: SEE PAGE 3 FOR IMPORTANT INFORMATION.

Page 1 of 3

Plaintiff/Petitioner: Sherika Stegall et al.
 Defendant/Respondent: Hillview, LLC et al.

CASE NUMBER
 CIVSB2417050

21. ☐ Additional judgment debtor(s) (name, type of legal entity if not a natural person, and last known address):

22. The judgment is for (check one):

- a. ☐ wages owed.
 b. ☐ child support or spousal support.
 c. ☒ other. Wrongful death due to negligent failure to keep premises safe

23. ☐ Notice of sale has been requested by (name and address):

24. ☐ Joint debtor was declared bound by the judgment (CCP 989-994)

- | | |
|--|--|
| a. on (date): | a. on (date): |
| b. name, type of legal entity if not a natural person, and last known address of joint debtor: | b. name, type of legal entity if not a natural person, and last known address of joint debtor: |

- c. ☐ Additional costs against certain joint debtors are itemized: ☐ below ☐ on Attachment 24c.

25. ☐ (Writ of Possession or Writ of Sale) Judgment was entered for the following:

- a. ☐ Possession of real property: The complaint was filed on (date):
 (Check (1) or (2). Check (3) if applicable. Complete (4) if (2) or (3) have been checked.)
- (1) ☐ The *Prejudgment Claim of Right to Possession* was served in compliance with CCP 415.46. The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.
- (2) ☐ The *Prejudgment Claim of Right to Possession* was NOT served in compliance with CCP 415.46.
- (3) ☐ The unlawful detainer resulted from a foreclosure sale of a rental housing unit. (An occupant not named in the judgment may file a *Claim of Right to Possession* at any time up to and including the time the levying officer returns to effect eviction, regardless of whether a *Prejudgment Claim of Right to Possession* was served.) (See CCP 415.46 and 1174.3(a)(2).)
- (4) If the unlawful detainer resulted from a foreclosure (item 25a(3)), or if the *Prejudgment Claim of Right to Possession* was not served in compliance with CCP 415.46 (item 25a(2)), answer the following:
- (a) The daily rental value on the date the complaint was filed was \$
- (b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):

Item 25 continued on next page

Plaintiff/Petitioner: Sherika Stegall et al.
 Defendant/Respondent: Hillview, LLC et al.

CASE NUMBER
 CIVSB2417050

25. b. ☐ Possession of personal property.
 ☐ If delivery cannot be had, then for the value (*itemize in 25e*) specified in the judgment or supplemental order.
- c. ☐ Sale of personal property.
- d. ☐ Sale of real property.
- e. The property is described ☐ below ☐ on Attachment 25e.

NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying *Notice of Levy* (form EJ-150).

WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying officer will demand that you turn over the property. If custody is not obtained following demand, the judgment may be enforced as a money judgment for the value of the property specified in the judgment or in a supplemental order.

WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the time the judgment creditor takes possession of the premises.

EXCEPTION IF RENTAL HOUSING UNIT WAS FORECLOSED. If the residential property that you are renting was sold in a foreclosure, you have additional time before you must vacate the premises. If you have a lease for a fixed term, such as for a year, you may remain in the property until the term is up. If you have a periodic lease or tenancy, such as from month-to-month, you may remain in the property for 90 days after receiving a notice to quit. A blank form *Claim of Right to Possession and Notice of Hearing* (form CP10) accompanies this writ. You may claim your right to remain on the property by filling it out and giving it to the sheriff or levying officer.

EXCEPTION IF YOU WERE NOT SERVED WITH A FORM CALLED PREJUDGMENT CLAIM OF RIGHT TO POSSESSION. If you were not named in the judgment for possession and you occupied the premises on the date on which the unlawful detainer case was filed, you may object to the enforcement of the judgment against you. You must complete the form *Claim of Right to Possession and Notice of Hearing* (form CP10) and give it to the sheriff or levying officer. A blank form accompanies this writ. You have this right whether or not the property you are renting was sold in a foreclosure.