

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

Court Case #: **CIVSB2211788**

Sheriff's File Levy # **25011099**

Date: 11/12/2025

In Favor of: JESS RANCH MASTER ASSOCIATION
And against: MARTHA ANN BERTHELET, ET AL

Under a WRIT OF SALE issued by the Superior Court, County of San Bernardino, State of California on 07/22/2025 on a judgment rendered on 09/26/2024 for the sum of \$18,355.74, I have levied upon all the right, title, claim and interest of the judgment debtor(s) MARTHA ANN BERTHELET, ET AL in the real property, in the county of San Bernardino, described as follows:

Physical Address: 19013 FRANCES STREET APPLE VALLEY CA 92308
APN(s): 0399-326-10-000

Legal Description: 19013 FRANCES STREET APPLE VALLEY, CA 92308, APN#0399-326-10-0000, SEE ATTACHED LEGAL DESCRIPTION LABELED EXHIBIT A

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 1:00 pm
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.

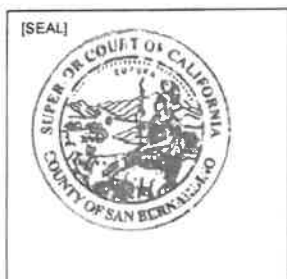
The winning bidder is not entitled to possession of the property until the bid, plus costs and interest, have been paid.

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: STATE BAR NO.: NAME: Pamela Abbott Moore (132289) Nicholas J. Wolfson (297447) FIRM NAME: THE LAW OFFICES OF PAMELA ABBOTT MOORE STREET ADDRESS: 1111 E. Katella Avenue, Ste. 200 CITY: Orange STATE: CA ZIP CODE: 92867 TELEPHONE NO.: 714.288.0180 FAX NO.: 714.288.0998 EMAIL ADDRESS: ATTORNEY FOR (name): Jess Ranch Master Association <input checked="" type="checkbox"/> ATTORNEY FOR <input checked="" type="checkbox"/> ORIGINAL JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino STREET ADDRESS: 14455 Civic Drive MAILING ADDRESS: CITY AND ZIP CODE: Victorville, CA 92392 BRANCH NAME: Victorville District	
PLAINTIFF/PETITIONER: Jess Ranch Master Association DEFENDANT/RESPONDENT: Martha Ann Berthelet, et al	CASE NUMBER: CIVSB2211788
WRIT OF <input type="checkbox"/> EXECUTION (Money Judgment) <input type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input checked="" type="checkbox"/> SALE <input type="checkbox"/> Real Property	<input checked="" type="checkbox"/> Limited Civil Case (including Small Claims) <input 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): Jess Ranch Master Association, a nonprofit mutual benefit corporation;
 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):**
 Martha Ann Berthelet aka Martha Ann DevilMorin, an individual;
 19013 Frances Street
 Apple Valley, CA 92308
- ☐ Additional judgment debtors on next page
5. **Judgment entered on (date):** 09/26/2024
 (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) | \$ 18,315.74 |
| 12. Costs after judgment (CCP 685.090) | \$ 0.00 |
| 13. Subtotal (add 11 and 12) | \$ 18,315.74 |
| 14. Credits to principal (after credit to interest) | \$ 0.00 |
| 15. Principal remaining due (subtract 14 from 13) | \$ 18,315.74 |
| 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)(1)) | \$ 40.00 |
| 18. Total amount due (add 15, 16, and 17) | \$ 18,355.74 |
19. **Levying officer:**
 a. Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) \$ 2.50
 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.



Date: **JUL 22 2025** Clerk, by Mari Kilgore Deputy

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

Page 1 of 3

Plaintiff/Petitioner: Jess Ranch Master Association
 Defendant/Respondent: Martha Ann Berthelet, et al

CASE NUMBER:
 CIVSB2211788

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.

SHORT TITLE: Jess Ranch Master Association v. Martha Ann Berthelet, et al	CASE NUMBER: CIVSB2211788
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ATTACHMENT (Number): 25e

(This Attachment may be used with any Judicial Council form.)

LOT 534 OF TRACT NO. 15376-1, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 250, PAGES 42 THROUGH 44, INCLUSIVE OF MAPS IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EXCLUSIVE RIGHTS TO AND OWNERSHIP OF ALL GEOTHERMAL RESOURCES, MINERALS, ORES, PRECIOUS AND USEFUL METALS, ORES, PRECIOUS OF USEFUL METALS, WATER SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PETROLEUM, OIL, GAS, AND ASPHALTUM AND TAR THAT MAY NOW OR HEREAFTER BE FOUND, LOCATED CONTAINED, DEVELOPED, OR TAKE ON, IN, UNDER OF FROM SAID REALITY, OR ANY PART THEREOF WITHOUT HOWEVER THE RIGHT OF SURFACE OF SAID REAL PROPERTY FOR THE DEVELOPMENT, REMOVAL OR OTHER EXPLOITATION OF SAID RESOURCES AND SUBSTANCES AS RESERVED IN DEED RECORDED OCT 21, 1994 AS INSTRUMENT NO. 94-430558, OFFICIAL RECORDS.

(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 ____ of ____

(Add pages as required)

1 Pamela Abbott Moore (132289)
2 Nicholas J. Wolfson (297447)
3 THE LAW OFFICES OF
4 PAMELA ABBOTT MOORE
5 1111 East Katella Avenue, Suite 200
6 Orange, California 92867
7 (714) 288-0180
8 miriana@pamoorelaw.com

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN BERNARDINO
VICTORVILLE DISTRICT

SEP 26 2024

BY: Wanda Wilson
COURT CLERK, DEPUTY

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 IN AND FOR THE COUNTY OF SAN BERNARDINO
10 SAN BERNARDINO DISTRICT – CIVIL DIVISION

11 JESS RANCH MASTER ASSOCIATION,
12 a nonprofit mutual benefit corporation,

13 Plaintiff,

14 vs.

15 MARTHA ANN BERTHELET aka
16 MARTHA ANN DEVIL MORIN, an
17 individual, and DOES 1 through 50,
18 inclusive,

19 Defendant.

CASE NO. CIVSB2211788

JUDGMENT OF COURT AFTER
DEFAULT FOR MONEY DAMAGES
AND FORECLOSURE OF REAL
PROPERTY ON ASSESSMENT LIEN

21
22 The above entitled action is for recovery of money damages and foreclosure of
23 real property assessment lien for breach of covenant against, Defendant, MARTHA
24 ANN BERTHELET aka MARTHA ANN DEVIL MORIN, an individual, failed to
25 appear and answer the complaint of Plaintiff, JESS RANCH MASTER ASSOCIATION,
26 a nonprofit mutual benefit corporation, within the time allowed by law and default of
27 said Defendant has been entered:

28 IT IS HEREBY ADJUDGED, ORDERED AND DECREED as follows

1 8. From and after the delivery of the deed by the Sheriff of San Bernardino
2 County, Defendant, MARTHA ANN BERTHELET aka MARTHA ANN
3 DEVILMORIN, an individual; and all persons claiming under Defendant, and all
4 persons having liens subsequent to the assessment lien sued upon herein and their
5 personal representatives, and all persons claiming under them, and all persons claiming
6 to have acquired any estate or interest in the property subsequent to the filing of the
7 notice of the pendency of this action with the County Recorder, are forever barred and
8 foreclosed from all equity of redemption in, and claim to, the property and every part
9 thereof.

10 9. The property which is the subject of this Judgment is situated in the City of
11 Apple Valley, County of San Bernardino, State of California, APN 0399-326-10-0000
12 and is described in Exhibit A attached hereto.

13 Said property is commonly known as: 19013 Frances Street, Apple Valley,
14 California 92308.

15 IT IS SO ORDERED.

16
17 Dated: 9/26/24

18  WINSTON KEH
19 JUDGE OF THE SUPERIOR COURT
20
21
22
23
24
25
26
27
28

EXHIBIT A

LOT 534 OF TRACT NO. 15376-1, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 250, PAGES 42 THROUGH 44, INCLUSIVE OF MAPS IN THE OFFICE THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EXCLUSIVE RIGHTS TO AND OWNERSHIP OF ALL GEOTHERMAL RESOURCES, MINERALS, ORES, PRECIOUS AND USEFUL METALS, ORES, PRECIOUS OR USEFUL METALS, WATER SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PETROLEUM, OIL, GAS, AND ASPHALTUM AND TAR THAT MAY NOW OR HEREAFTER BE FOUND, LOCATED CONTAINED, DEVELOPED, OR TAKE ON, IN, UNDER OR FROM SAID REALITY, OR ANY PART THEREOF WITHOUT HOWEVER THE RIGHT OF SURFACE ENTRY TO THE SUBSURFACE THEREOF TO A DEPTH OF 500 FEET BENEATH THE SURFACE OF SAID REAL PROPERTY FOR THE DEVELOPMENT, REMOVAL OR OTHER EXPLOITATION OF SAID RESOURCES AND SUBSTANCES AS RESERVED IN DEED RECORDED OCT 21, 1994 AS INSTRUMENT NO. 94-430558. OFFICIAL RECORDS.

NOTED FOR RECORD
RECORDED
INDEXED
FILED
OCT 21 1994
SAN BERNARDINO COUNTY
CLERK OF SUPERIOR COURT

