ATTORNEY OR PARTY WITHOUT ATTORNEY *(Name, State Bar Number, and Address)*:	LEVYING OFFICER (Name and Address):
LAW OFFICES OF J. PATRICK RAGAN, APLC **1881 S. BUSINESS CENTER DRIVE 7B** **SAN BERNARDINO, CA 92408** TELEPHONE NO.: **Home: 323-740-4903** FAX NO.: E-MAIL ADDRESS: ATTORNEY FOR *(Name)*: **SETH CHRISTENSEN**	**San Bernardino Sheriff's Department** **157 W. 5th Street, 3rd Floor** **San Bernardino, CA 92415** **(909) 387-5700**
SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino STREET ADDRESS: **247 West Third St.** MAILING ADDRESS: CITY AND ZIP CODE: **San Bernardino, CA 92415-0210** BRANCH NAME: **San Bernardino County Superior Court**	**California Relay Service Number** **(800) 735-2929 TDD or 711**
PLAINTIFF/PETITIONER: **SETH CHRISTENSEN** DEFENDANT/RESPONDENT: **CALEB CHRISTENSEN, ET. AL**	COURT CASE NUMBER: **CIVSB2327870**
Notice of Sheriff's Sale of Real Property (CCP 701.540)	LEVYING OFFICER FILE NUMBER: **2026002827**

Date **11/10/2026**

Under a [x] Writ of Execution
[ ] Writ of Sale for Partition
Warrant Issued by the State of California

Issued out of the above court on 12/31/2025, on the Judgment rendered on 10/20/2025.

for the sum of $869,266.58 (estimated); I have levied upon all the rights, title, and interest of the judgment debtor(s),

CHRISTENSEN BROTHERS GENERAL ENGINEERING, INC., LEONA CHRISTENSEN, CALEB CHRISTENSEN

in the real property, in the county of San Bernardino, described as follows: 21288 PAPAGO ROAD, APPLE VALLEY, CA 92307, SEE ATTACHED EXHIBIT A FOR FULL LEGAL DESCRIPTION. APN: 0463-381-63-0-000

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
01/19/2027 9:00AM	**Sheriff's Office in the Superior Court - San Bernardino 351 N. ARROWHEAD AVE. SAN BERNARDINO, CA 92415**

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

Shannon D. Dicus, Sheriff-Coroner

S. Bierman, Sheriff's Authorized Agent

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

Exhibit A
Legal Description

1. **APN:** 0463-381-63-0-000
2. **Address:** 21288 Papago Road Apple Valley, CA 92307
7. **Legal Description:** Parcel 4 of parcel map no. 2628, in the county of San Bernardino, state of California, as per plat recorded in book 23 of parcel maps, page 45, records of said county. *See Litigation Guarantee Schedule A no. 3*
3. **Property:** Vacant land on Papago Road in Apple Valley, San Bernardino County.
4. **Title Vesting:** Caleb Christensen 50% interest, Leona Christensen 10% interest, Seth Christensen 40% interest *See Litigation Guarantee Schedule A no. 5a*
5. **Levy:** Levy on the judgment debtors' ownership interests as follows:
   – Caleb Christensen: 50% interest
   – Leona Christensen: 10% interest

No levy is to be made on the 40% ownership interest held by Plaintiff/Creditor Seth Christensen.

SHANNON D. DICUS SHERIFF OF SAN BERNARDINO COUNTY

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'F 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 "San Bernardino 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 OF 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 DEPSOIT. (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 San Bernardino 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. (729.040 CCP.) THIS CERTIFICATE DOES NOT CONSTITUTE A TRANSER 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 DECRIBED 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. (729.060 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 (729.070 CCP.)

CONCERNED PARTIES SHOULD REFER TO SECTIONS 729.010 ET SEQ. 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 DEPARTMENT

EJ-130

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO.:	FOR COURT USE ONLY
NAME: J. PATRICK RAGAN, ESQ. SBN: 135703 FIRM NAME: LAW OFFICES OF J. PATRICK RAGAN, APLC STREET ADDRESS: 1881 S. BUSINESS CENTER DRIVE 7B CITY: SAN BERNARDINO STATE: CA ZIP CODE: 92408 TELEPHONE NO.: 909-890-4039 FAX NO.: EMAIL ADDRESS: jpr@jpraplclaw.com ATTORNEY FOR (name): SETH CHRISTENSEN ☒ ATTORNEY FOR ☒ ORIGINAL JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO STREET ADDRESS: 247 W. THIRD STREET MAILING ADDRESS: (same as above) CITY AND ZIP CODE: SAN BERNARDINO, CA 92415 BRANCH NAME:	
PLAINTIFF/PETITIONER: SETH CHRISTENSEN DEFENDANT/RESPONDENT: CALEB CHRISTENSEN, et. al	CASE NUMBER: CIVSB2327870
WRIT OF ☒ EXECUTION (Money Judgment) ☐ POSSESSION OF ☐ Personal Property ☒ Real Property ☐ SALE	☐ Limited Civil Case (including Small Claims) ☒ 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): SETH CHRISTENSEN
   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):*
   CALEB CHRISTENSEN
   23882 ASHLAND ROAD
   APPLE VALLEY, CA 92308/
   21834 BEAR VALLEY ROAD
   APPLE VALLEY, CA 92308
   ☒ Additional judgment debtors on next page
5. **Judgment entered** on *(date):* 10/20/2025
   (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)*	$	868, 703.58
12. Costs after judgment *(CCP 685.090)*	$	0
13. Subtotal *(add 11 and 12)*	$	868, 703.58
14. Credits to principal *(after credit to interest)*	$	0
15. Principal remaining due *(subtract 14 from 13)*	$	868, 703.58
16. Accrued Interest remaining due per CCP 685.050(b) *(not on GC 6103.5 fees)*	$	0
17. Fee for issuance of writ *(per GC 70626(a)(l))*	$	40.00
18. **Total amount due** *(add 15, 16, and 17)*	$	868, 743.58

19. **Levying officer:**
    a. Add daily interest from date of writ *(at the legal rate on 15) (not on GC 6103.5 fees)* ..... $ 0
    b. Pay directly to court costs included in 11 and 17 *(GC 6103.5, 68637; CCP 699.520(j))* ..... $ 0
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: 12/31/2025 Clerk, by /s/ Rayleen Prado, Deputy

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

WRIT OF EXECUTION

Form Approved for Optional Use
Judicial Council of California
EJ-130 [Rev. September 1, 2020)
CEB | Essential Forms
ceb.com
Code of Civil Procedure §§ 699.520, 712.010, 715.010
Government Code, § 6103.5
www.courts.ca.gov

ELECTRONICALLY RECEIVED - 12/30/2025 3:58 PM - By: Rayleen Prado, DEPUTY

Plaintiff/Petitioner: SETH CHRISTENSEN Defendant/Respondent: CALEB CHRISTENSEN, et. al	CASE NUMBER: CIVSB2327870

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

LEONA CHRISTENSEN
11116 MOCKINGBIRD ROAD
APPLE VALLEY, CA 92308/
21834 BEAR VALLEY ROAD
APPLE VALLEY, CA 92308

CHRISTENSEN BROTHERS GENERAL ENGINEERING, INC.
21834 BEAR VALLEY ROAD
APPLE VALLEY, CA 92308

22. The judgment is for *(check one):*
   a. ☐ wages owed.
   b. ☐ child support or spousal support.
   c. ☒ other.

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):*
   b. name, type of legal entity if not a natural person, and last known address of joint debtor:

   a. *on (date):*
   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: SETH CHRISTENSEN Defendant/Respondent: CALEB CHRISTENSEN, et. al	CASE NUMBER: CIVSB2327870

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 25c.

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.