

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address):

KRIGER LAW FIRM, APC
8220 UNIVERSITY AVENUE #100
LA MESA, CA 91942-3281

TELEPHONE NO.: **Home: 909-967-0271**

FAX NO.:

E-MAIL ADDRESS:

ATTORNEY FOR (Name): **AUTUMN VILLAS OF SAN BERNARDINO, INC., A CALIFORNIA**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino

STREET ADDRESS: **8303 Haven Ave.**

MAILING ADDRESS:

CITY AND ZIP CODE: **Rancho Cucamonga, CA 91730**

BRANCH NAME: **San Bernardino County Superior Court-RC**

LEVYING OFFICER (Name and Address):

**San Bernardino Sheriff's
Department**
157 W. 5th Street, 3rd Floor
San Bernardino, CA 92415

(909) 387-5700

California Relay Service Number
(800) 735-2929 TDD or 711

COURT CASE NUMBER:

CIVSB2318082

LEVYING OFFICER FILE NUMBER:

2026006107

Sheriff's Sale Under Foreclosure (CCP 729.010)

Date: **09/11/2026**

In favor of: **AUTUMN VILLAS OF SAN BERNARDINO, INC., A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION**

And against: **MARLON WASHINGTON**

Under a Writ of Sale issued out of the above court on 06/01/2026, on a judgment rendered on 05/03/2024 for the sum of \$14,539.20, I have levied upon all the rights, title, and interest of the judgment debtor(s), **MARLON WASHINGTON**

in the real property, in the County of San Bernardino, described as follows

Physical Address: **5378 ACADEMY LANE, SAN BERNARDINO, CA 92407**

Legal Description: **See attached**

APN(s): **0151-361-80-0000**

The property to be sold is subject to the right of redemption.

The amount of the secured indebtedness with interest and costs: \$26,051.95 (estimated)

Minimum Bid (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. (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
10/19/2026 11:00AM	SUPERIOR COURT OF CALIFORNIA, 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

Post Property

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'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 "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 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 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 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. (729.060 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

MJ

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO. 363499
 NAME: Jake R. Johnson, Esq.
 FIRM NAME: Kriger & Schuber, APC
 STREET ADDRESS: 8220 University Ave., Suite 100
 CITY: La Mesa STATE: CA ZIP CODE: 91942
 TELEPHONE NO.: (619) 589-8800 FAX NO.: (619) 589-2680
 EMAIL ADDRESS: jjohnson@krigerschuber.com
 ATTORNEY FOR (name): Autumn Villas of San Bernardino, Inc.
☒ ATTORNEY FOR ☒ ORIGINAL JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

FOR COURT USE ONLY

MJ

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
 STREET ADDRESS: 8303 Haven Avenue
 MAILING ADDRESS: 8303 Haven Avenue
 CITY AND ZIP CODE: Rancho Cucamonga, 91730-4550
 BRANCH NAME: Rancho Cucamonga District

MJ

PLAINTIFF/PETITIONER: Autumn Villas of San Bernardino, Inc.
 DEFENDANT/RESPONDENT: Marlon Washington, and Does 1 through 20, inclusive

CASE NUMBER:

CIVSB2318082

MJ

MJ

☐ EXECUTION (Money Judgment)
WRIT OF ☐ POSSESSION OF ☐ Personal Property
☒ SALE ☒ Real Property

☒ Limited Civil Case
 (including Small Claims)
☐ Unlimited Civil Case
 (including Family and Probate)

MJ

MJ₁ 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.

MJ 3. (Name): Autumn Villas of San Bernardino, Inc., a California nonprofit mutual benefit corporation
 is the ☒ original judgment creditor ☐ assignee of record whose address is shown on this form above the court's name.

MJ₄ Judgment debtor (name, type of legal entity if not a natural person, and last known address):

Marlon Washington
 5378 Academy Lane
 San Bernardino, CA 92407

☐ Additional judgment debtors on next page

MJ₅ Judgment entered on (date): May 3, 2024
 (See type of judgment in item 22.)

MJ 6. ☐ Judgment renewed on (dates):

MJ 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.

(SEAL)



Date: 6/1/2026

Clerk, by /s/ Makeda Joyeux

Deputy

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

Writ of Execution

EJ-130, Page 1 of 3

ELECTRONICALLY RECEIVED - 5/28/2026 9:14 AM - By: Makeda Joyeux, DEPUTY

Westlaw Doc & Form Builder

Plaintiff/Petitioner: Autumn Villas of San Bernardino, Inc.

Defendant/Respondent: Marlon Washington, and Does 1 through 20, inclusive

CASE NUMBER:

CIVSB2318082

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. ☒ personal debt, as defined in Code of Civil Procedure section 683.110(d). (If this box is checked, the judgment creditor must complete Declaration of Address Verification (form WG-015/EJ-135) before asking the sheriff to serve this form on the judgment debtor.)
- d. ☐ other (describe):

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

Autumn Villas of San Bernardino, Inc.
c/o Kriger & Schuber, APC, Attn: Jake R. Johnson, Esq.,
8220 University Ave., #100, La Mesa, CA 91942

24. ☐ Joint debtor was declared bound by the judgment (Code Civ. Proc., §§ 989–994)

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

e. ☐ 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): July 25, 2023
(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* (form CP10.5) was served in compliance with Code of Civil Procedure section 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 Code of Civil Procedure section 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 Code Civ. Proc., §§ 415.46 & 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 Code of Civil Procedure section 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 Code of Civil Procedure section 1174.3 on the following dates (specify):



Plaintiff/Petitioner: Autumn Villas of San Bernardino, Inc.

Defendant/Respondent: Marlon Washington, and Does 1 through 20, inclusive

CASE NUMBER:

CIVSB2318082

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.

Please see attached.

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 Code of Civil Procedure section 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.**JUDGMENTS FOR PERSONAL DEBT.** If you are the judgment debtor identified in item 4 on this form, and if item 22 on this form says the judgment is for personal debt, the judgment creditor is required to verify your address before asking the levying officer to serve this *Writ of Execution*. The judgment creditor must give the levying officer a completed copy of *Declaration of Address Verification* (form WG-015/EJ-135) and must file completed form WG-015/EJ-135 with the court within 10 business days of giving a copy of the form to the levying officer. If the judgment creditor doesn't take these steps, you can ask the court to stay any wage garnishment order, bank account levy, or other levy related to this *Writ of Execution*. You can use *Application for Stay of Levy or Garnishment* (form WG-017/EJ-137) to ask the court to stay the levy or garnishment until the address verification has been completed.

SHORT TITLE: Autumn Villas of San Bernardino, Inc., a California nonprofit mutual
— benefit corporation v. Marlon Washington, and Does 1 through 20, inclusive

CASE NUMBER:
CIVSB2318082

ATTACHMENT (Number): 25e

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

The following real property located in the City of San Bernardino, County of San Bernardino, State of California:

Parcel 1:

An undivided one/eleventh (1/11) interest as a tenant in common in the Common Area Phase 4 of a portion of Lot 2 of Tract No. 17703-2, according to Map filed in Book 338, Pages 44 through 47, inclusive of maps as shows and defined in the Condominium Plan for Autumn Villas (BRE Phase 4) for the project recorded August 3, 2017, as Instrument No. 2017-0316451, of Official Records of said County, California ("Condominium Plan").

Excepting and reserving therefrom, nonexclusive easements for enjoyment, ingress, egress, encroachment, pedestrian walkway, general recreation purposes, maintenance, repair, drainage, support, and for other purposes, all as described in the Declaration referred to below.

Also reserving therefrom, nonexclusive easements over the Common Areas and Units to the Association to discharge its obligations as described in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Autumn Villas - Tract No. 17703-2, which govern Autumn Villas of San Bernardino, Inc., Official Records of San Bernardino County, California, recorded on November 4, 2016, as Instrument No. 2016-0466004, and all amendments and supplements thereto.

Parcel 2:

Unit No. 70, consisting of certain air space and elements as described in the Condominium Plan mentioned above.

More particularly described as: 5378 Academy Lane, San Bernardino, California 92407

APN: 0151-361-80-0000

(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)