

NOTICE OF SHERIFF'S SALE OF UNDER FORECLOSURE

Court Case #: **CIVSB2223905**

Sheriff's File Levy # **25000409**

Date: 05/21/2025

In Favor of: UPLAND ESTATES CONDOMINIUM OWNERS ASSOCIATION
And against: RAYMOND W. MOORE, AN INDIVIDUAL, ET AL

Under a WRIT OF SALE issued by the Superior Court, County of San Bernardino, State of California on 10/21/2024 on a judgment rendered on 04/30/2024 for the sum of \$25,717.87, I have levied upon all the right, title, claim and interest of the judgment debtor(s) RAYMOND W. MOORE, AN INDIVIDUAL, ET AL in the real property, in the county of San Bernardino, described as follows:

Physical Address: 556 EAST D STREET UPLAND CA 91786
APN(s): 1046-422-40-0000

Legal Description: 556 EAST D STREET UPLAND, CA 91786 . APN#:1046-422-40-0000. SEE ATTACHMENT 25e FOR FULL LEGAL DESCRIPTION.

The property to be sold is subject to the right of redemption.
The amount of the secured indebtedness with interest and costs: 28,811.48 (estimated)
Minimum Bid Amount (if applicable) \$0.00

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: 07/21/2025 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.

Terms and Conditions of a Sheriff's Sale (continued)

Sales Subject to the Right of Redemption

The Right of 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 their property interest. The purchaser will be issued a Certificate of Sale, and a duplicated copy of the certificate will be recorded (CCP 729.040). This certificate does not constitute a transfer of title but grants the purchaser specific rights (CCP 729.090).

The redemption period will depend on the selling price as follows (CCP 709.030):

- A. 3 months after the sale date if the sale proceeds are sufficient to satisfy the secured indebtedness with interest and costs.
- B. 1 year after the sale date if the sale proceeds 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 the 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 to protect the purchaser's interest.
- d) Interest on the amounts described above from the time such amounts were paid and until the deposit date.
- 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 sale date to the deposit date.

Rents and profits from the property paid to the purchaser or the value of the property's use and occupation to the purchaser may be offset against the amounts described above (CCP 729.060).

Disputes related to the right to redeem the property shall be resolved in court. The petitioner must petition the court before the redemption period expires. The petitioner must supply our office with the written notice of the hearing (CCP 729.070).

Refer to sections within CCP 729.010 for more information concerning the redemption process.

ATTORNEY OR PARTY WITHOUT ATTORNEY: STATE BAR NO <u>285913</u> NAME <u>Niki Tran, Esq.</u> FIRM NAME <u>Kruger Law Firm, APC</u> STREET ADDRESS <u>8220 University Avenue #100</u> CITY <u>La Mesa</u> STATE <u>CA</u> ZIP CODE <u>91942</u> TELEPHONE NO <u>(619) 589-8800</u> FAX NO <u>(619) 589-2680</u> EVAL. ADDRESS <u>ntran@krigerlawfirm.com</u> ATTORNEY FOR (Name): <u>Upland Estates Condominium Owners Association</u> <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 <u>247 West Third Street</u> MAILING ADDRESS <u>247 West Third Street</u> CITY AND ZIP CODE <u>San Bernardino, 92415-0210</u> BRANCH NAME <u>San Bernardino District - Civil Division</u>	CASE NUMBER CIVSB 2223905
PLAINTIFF/PETITIONER: <u>Upland Estates Condominium Owners Association</u> DEFENDANT/RESPONDENT: <u>Raymond W. Moore, an individual, et al.</u>	
<input type="checkbox"/> EXECUTION (Money Judgment) WRIT OF <input type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input checked="" 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)

- 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.
- To any registered process server: You are authorized to serve this writ only in accordance with CCP 699.080 or CCP 715.040.
- (Name): Upland Estates Condominium Owners Association
is the original judgment creditor assignee of record whose address is shown on this form above the court's name.

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

Raymond W. Moore
556 East D Street, Upland, CA 91786

11. Total judgment (as entered or renewed)	\$	24,708.43
12. Costs after judgment (CCP 685.090)	\$	163.00
13. Subtotal (add 11 and 12)	\$	24,871.43
14. Credits to principal (after credit to interest)	\$	0.00
15. Principal remaining due (subtract 14 from 13)	\$	24,871.43
16. Accrued interest remaining due per CCP 685.050(b) (not on GC 6103.5 fees)	\$	806.44
17. Fee for issuance of writ (per GC 70626(a)(l))	\$	40.00
18. Total amount due (add 15, 16, and 17)	\$	25,717.87

Additional judgment debtors on next page

5. Judgment entered on (date): April 30, 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.

19. Levying officer:
 a. Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) \$ 6.8141
 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: 10-21-2024 Clerk, by ALYSSA LEBER Deputy

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

WRIT OF EXECUTION

Plaintiff/Petitioner: Upland Estates Condominium Owners Association	CASE NUMBER
Defendant/Respondent: Raymond W. Moore, an individual, et al.	CIVSB 2223905

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

Doretta C. Moore 556 East D Street, Upland, CA 91786			

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):

Upland Estates Condominium Owners Association c/o Kriger Law Firm 8220 University Ave., #100, La Mesa, CA 91942			
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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): January 4, 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 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: Upland Estates Condominium Owners Association
 Defendant/Respondent: Raymond W. Moore, an individual, et al.

CASE NUMBER:
 CIVSB 2223905

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.
 Assessor Parcel Number: 1046-422-40-0000 also known as: 556 East D Street, Upland, CA 91786.
 A copy of the deed property description is also on attached 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: Upland Estates Condominium Owners Association
v. Raymond W. Moore, et al.

CASE NUMBER
CIVSB 2223905

ATTACHMENT (Number): 25c

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

San Bernardino County

A CONDOMINIUM COMPRISED OF:

Parcel No. 1:

Unit 40 as shown and defined on that certain Condominium Plan recorded on January 31, 1980 as Instrument No. 80--027920, of Official Records of San Bernardino County, California, as defined in the Declaration of Restriction recorded on January 31, 1980, as Instrument No. 80-027921, of Official Records of San Bernardino County, located on that certain real property described in Lot 1 of Tract No. 10407 in the County of San Bernardino, State of California, as shown by map on file in Book 149 of Maps, Pages 77 and 78, inclusive, Records of San Bernardino County, California.

Parcel No. 2:

An undivided 1178th interest in and to all of the real property described as Lot 1 of Tract No. 10407 together with all improvements thereon, excepting therefrom Units 1 through 78, inclusive, as shown and defined on that certain Condominium Plan as referred to in Parcel No. 1 above.

Parcel No. 3:

An exclusive easement for the exclusive use and purposes as set forth in said Declaration of Restriction over those portions of Lot 1 of said Tract No. 10407 shown and defined on said Condominium Plan.

Parcel No. 4:

A non-exclusive easement for ingress and egress and support and repair, use and enjoyment of the common area as defined in said Declaration of Restrictions and said Condominium Plan.

(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)



Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

Niki Tran, Esq.
Kriger Law Firm

AND WHEN RECORDED MAIL TO:

Niki Tran, Esq.
Kriger Law Firm
8220 University Avenue #100
La Mesa, CA 91942

DOC# 2024-0197305

08/21/2024
01:52 PM
SAN

Titles: 1 Pages: 4

C5032

Fees	\$48.00
Taxes	\$ 0.00
CA SB2 Fee	\$75.00
Total	\$123.00

THIS SPACE FOR RECORDER'S USE ONLY

ABSTRACT OF JUDGMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING
INFORMATION (Additional record fee applies)

9/95
Rec Form #R25

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address and State Bar number)
 After recording, return to
 Niki Tran, Esq. SBN: 285913
 Kriger Law Firm, APC
 8220 University Avenue #100
 La Mesa, CA 91942
 TEL NO. (619) 589-8800 FAX NO. (optional) (619) 589-2680
 E-MAIL ADDRESS (Optional): ntran@krigerlawfirm.com
 ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
 STREET ADDRESS 247 West Third Street
 MAILING ADDRESS 247 West Third Street
 CITY AND ZIP CODE San Bernardino, 92415-0210
 BRANCH NAME San Bernardino District - Civil Division

FOR RECORDER'S USE ONLY

PLAINTIFF: Upland Estates Condominium Owners Association
 DEFENDANT: Raymond W. Moore, an individual, et al.

CASE NUMBER
 CIVSB 2223905

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
- a. Judgment debtor's
 - Name and last known address
 - Raymond W. Moore
 - 556 East D Street, Upland, CA 91786
 - b. Driver's license no. [last 4 digits] and state: Unknown
 - c. Social security no. [last 4 digits]: Unknown
 - d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
 Raymond W. Moore 556 East D Street, Upland, CA 91786; Doretta C. Moore 556 East D Street, Upland, CA 91786

- 2. Information on additional judgment debtors is shown on page 2.
- 3. Judgment creditor (name and address):
 Upland Estates Condominium Owners Association, a California non-profit mutual benefit corporation
 c/o Kriger Law Firm, 8220 University Ave., #100, La Mesa, CA 91942
- 4. Information on additional judgment creditors is shown on page 2.
- 5. Original abstract recorded in this county:
 - a. Date:
 - b. Instrument No.:

Date: July 30, 2024
 Niki Tran, Esq.

(TYPE OR PRINT NAME)


 (SIGNATURE OF APPLICANT OR ATTORNEY)

- 6. Total amount of judgment as entered or last renewed: \$ 24,708.43
- 7. All judgment creditors and debtors are listed on this abstract.
- 8. a. Judgment entered on (date): April 30, 2024
 b. Renewal entered on (date):
- 9. This judgment is an installment judgment.
- 10. An execution lien attachment lien is endorsed on the judgment as follows:
 - a. Amount: \$
 - b. In favor of (name and address):
- 11. A stay of enforcement has
 - a. not been ordered by the court.
 - b. been ordered by the court effective until (date):
- 12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
 b. A certified copy of the judgment is attached.



This abstract issued on (date):
 AUG 08 2024

Clerk, by  Alfie Cervantes, Deputy

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

PLAINTIFF: Upland Estates Condominium Owners Association
DEFENDANT: Raymond W. Moore, an individual, et al.

COURT CASE NO
CIVSB 2223905

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (*name and address*):

14. Judgment creditor (*name and address*):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Doretta C. Moore

556 East D Street, Upland, CA 91786

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

17. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

18. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

19. Name and last known address

Driver's license no. [last 4 digits] and state: Unknown

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (*address*):

20. Continued on Attachment 20.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of SAN DIEGO

On July 30, 2024 before me, Julie Ann Luci, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Niki Tran
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Julie Ann Luci
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Abstract of Judgment

Document Date: July 30, 2024 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer is Representing: _____

Kruger
LAW FIRM

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FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SAN BERNARDINO
SAN BERNARDINO CIVIL DIVISION

APR 30 2024

BY 
VERONICA GONZALEZ, DEPUTY

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF SAN BERNARDINO, SAN BERNARDINO JUSTICE CENTER

UPLAND ESTATES CONDOMINIUM OWNERS ASSOCIATION, a California mutual benefit non-profit corporation,

Plaintiff,

vs.

RAYMOND W. MOORE, an individual;
DORETTA C. MOORE, an individual; and
DOLS 1-20, inclusive,

Defendants.

CASE NO.: CIVSB 2223905

Assigned for All Purposes:
Judge: Hon. Gilbert Ochoa

JUDGMENT (DECREE) OF FORECLOSURE OF REAL PROPERTY ON ASSESSMENT LIEN BY THE COURT ON DEFAULT; ORDER GRANTING PLAINTIFF'S APPLICATION FOR ORDER OF SALE WITHOUT NOTICE TO DEFENDANTS

In this action for judicial foreclosure of an assessment lien on real property, Defendants remain on title to the real property at issue in this case. The Summons and Verified Complaint were properly served on all Defendants. No parties appeared in the case to claim an interest in the real property. Therefore, a default was entered by the court against all Defendants.

Evidence was introduced on behalf of Plaintiff, UPLAND ESTATES CONDOMINIUM OWNERS ASSOCIATION, and from proof made to the satisfaction of the Court, the Court finds

-1-

JUDGMENT (DECREE) OF FORECLOSURE OF REAL PROPERTY ON ASSESSMENT LIEN BY THE COURT ON DEFAULT; ORDER GRANTING PLAINTIFF'S APPLICATION FOR ORDER OF SALE WITHOUT NOTICE TO DEFENDANTS

KRIGET
LAW FIRM

1 that all of the allegations of the complaint are true and that the relief prayed for should be
2 granted.

3 IT IS ORDERED AND ADJUDGED as follows:

4 1. There is now due and owing to Plaintiff, UPLAND ESTATES CONDOMINIUM
5 OWNERS ASSOCIATION, a California nonprofit mutual benefit corporation, from Defendants,
6 and each and every one, secured by a lien set forth in the Declaration of Covenants, Conditions
7 and Restrictions recorded by Plaintiff in the Official Records of the County Recorder of San
8 Bernardino County, California, and constituting a lien on the real property hereinafter described
9 in the following sums: Delinquent assessments and late charges through February 1, 2024 in the
10 amount of \$ 18,742.13, costs in the amount of \$ 1736.30, attorney's fees in the
11 amount of \$ 4180.⁰⁰ for a total of \$ 24,708.43.

12
13 2. The Sheriff of San Bernardino County shall sell the real property hereinafter
14 described, or as much of it as may be necessary, in the manner prescribed by law.

15 3. Any party to this action may be a purchaser at the sale.

16
17 4. From the proceeds of the sale, the Sheriff of San Bernardino County shall pay to
18 the Plaintiff, UPLAND ESTATES CONDOMINIUM OWNERS ASSOCIATION, after
19 deducting the expenses of the sale, the sums hereinabove adjudged due, with interest thereon at
20 the legal rate from the date of this Judgment.

21
22 5. If any surplus remains after making these payments, the surplus shall be paid to
23 Defendants.

24 6. Plaintiff, UPLAND ESTATES CONDOMINIUM OWNERS ASSOCIATION,
25 waives any deficiency between the sale price and the total amount due Plaintiff together with
26 expenses of sale.

27
28
-2-
**JUDGMENT (DECREE) OF FORECLOSURE OF REAL PROPERTY ON
ASSESSMENT LIEN BY THE COURT ON DEFAULT; ORDER GRANTING
PLAINTIFF'S APPLICATION FOR ORDER OF SALE WITHOUT NOTICE TO
DEFENDANTS**

Krigger
LAW FIRM

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7. A deficiency judgment being waived by Plaintiff, UPI AND ESTATES CONDOMINIUM OWNERS ASSOCIATION, the real property described herein shall be sold without right of redemption as provided in Code of Civil Procedure Section 716.020.

8. The Sheriff shall execute a deed to the purchaser at the sale and the purchaser shall be let into possession and in aid thereof, may have the appropriate Writ of Possession directed to the Sheriff of San Bernardino County, California.

9. From and after the delivery of the deed by the Sheriff of San Bernardino County, Defendants and all persons claiming under defendants, and all persons having liens subsequent to the assessment lien sued upon herein and their personal representatives, and all persons claiming under them, and all persons claiming to have acquired any estate or interest in the property subsequent to the filing of the notice of the pendency of this action with the County Recorder, are forever barred and foreclosed from all equity of redemption in, and claim to, the property and every part thereof.

10. The property which is the subject to this Judgment is situated in Los Angeles County, California and is described as follows: 556 East D Street, Upland, CA 91786, which is more particularly described as APN: 1046-422-40-0000, in the Office of the County Recorder of San Bernardino County.

KRIGER
LAW FIRM

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11. The Sheriff of San Bernardino County is hereby ordered to serve the writ of sale and notice of levy by posting them in a conspicuous place on the Defendants' property located at 556 East D Street, Upland, CA 91786, without the need to personally serve the Defendants by hand delivery or mail.

IT IS SO ORDERED.

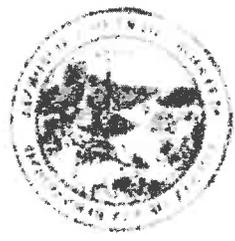
APR 30 2024

Dated: _____

JUDGE OF THE SUPERIOR COURT

Judge Carlos M. Cabrera

San Bernardino County Sheriff's Office
123718
San Bernardino County Sheriff's Office
123718



JUDGMENT (DECREE) OF FORECLOSURE OF REAL PROPERTY ON ASSESSMENT LIEN BY THE COURT ON DEFAULT; ORDER GRANTING PLAINTIFF'S APPLICATION FOR ORDER OF SALE WITHOUT NOTICE TO DEFENDANTS



THE DOCUMENT TO WHICH THIS CERTIFICATION IS ATTACHED, CONSISTING OF 4 PAGE(S), IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE.

ATTEST ANABEL Z. ROMERO
Clerk of the Superior Court of the State of California,
in and for the County of San Bernardino.

Date JUN 26 2024

By Jack Junker Deputy
Jack Junker