

RESOLUTION NO. 2024-07

RESOLUTION OF THE GOVERNING BOARD OF THE WESTERN HILLS WATER DISTRICT AUTHORIZING THE CREDIT BID OF THAT CERTAIN REAL PROPERTY OWNED BY ANGELS CROSSING LLC, AND LOCATED IN PATTERSON, CALIFORNIA, AT THE SHERIFF'S SALE SET FOR AUGUST 8, 2024, RELATED TO STANISLAUS SUPERIOR COURT CASE NO. CV-23-002388, AND FURTHER AUTHORIZING MARK KOVICH, AS DESIGNEE, TO EXECUTE THE CERTIFICATE OF ACCEPTANCE TO COMPLETE THE FORECLOSURE SALE

WHEREAS, Western Hills Water District, is the current creditor under that certain Judgment in Judicial Foreclosure and Order of Sale Thereon entered on January 5, 2024, in the case of *Western Hills Water District v. Angels Crossing LLC, et al.*, Stanislaus Superior Court Case No. CV-23-002388, in the amount of \$383,886.07 concerning the parcel of real property (APN 025-052-001-000) listed in **Exhibit "A"** and depicted in **Exhibit "B"** attached hereto.

WHEREAS, a foreclosure sale of the subject delinquent parcel has been scheduled by the Stanislaus County Sheriff's Office for August 8, 2024, at 10:00 a.m.

WHEREAS, it is necessary to authorize Mark Kovich, as Designee, to represent the Western Hills Water District at the foreclosure sale and credit bid the total amount due under the said judgment at the sale on behalf of the Western Hills Water District.

WHEREAS, it is further necessary to authorize Mark Kovich, as Designee, to execute whatever documents are required, including the Certificate of Acceptance, for the completion of any conveyances of real property pursuant to the Western Hills Water District's credit bid and the recording of the Sheriff's Deed.

NOW, THEREFORE, the Governing Board of the Western Hills Water District for does hereby resolve:

SECTION 1. Incorporation of Recitals.

The Board finds and determines that the above-referenced recitals are true and correct and material to this Resolution.

SECTION 2. Board Actions.

The Board hereby takes the following actions:

(a) The Board hereby authorizes Mark Kovich, as Designee, to attend the Sheriff's Sale scheduled for August 8, 2024, and to credit bid the amount owed for the two remaining delinquent parcels.

(b) The Board hereby authorizes the Mark Kovich, as Designee, to execute whatever documents are necessary, convenient or otherwise required by statute to complete the acquisition of the two remaining parcels of real property and the recording of the Sheriff's Deed, including the execution of the Certificate of Acceptance on behalf of the Western Hills Water District.

Motioned by Director M. Kovich, second by Director M. Gene Johnson, that the foregoing resolution be adopted. Upon roll call the following vote was had:

Ayes: M. George Johnson, M. Davies, J. Frederick

Noes: _____

Abstain: _____

Absent: _____

I, Mary Davies, Secretary of the Board of Directors of the Western Hills Water District, do hereby certify that the foregoing is a full, true and correct copy of a resolution duly adopted at a duly noticed regular meeting of the said Board of Directors held on the 22nd day of July, 2024.

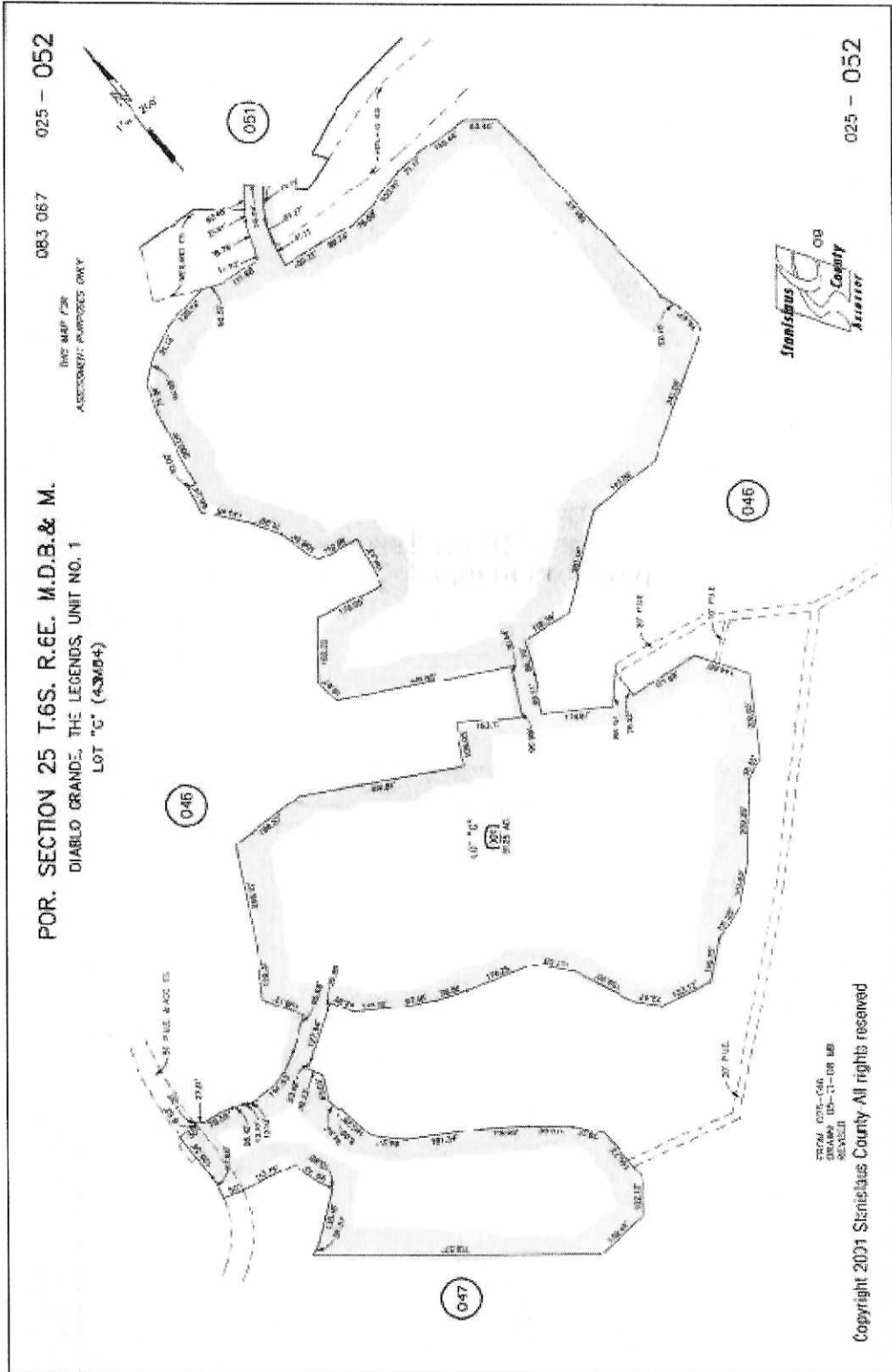


Mary Davies, District Secretary

Exhibit "A"
(Delinquent Property in Case No. CV-23-002388)

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
1.	025-052-001-000	Angels Crossing LLC	Undeveloped land

Exhibit "B"
(Maps of Delinquent Property)





(1 of 2)

Clear

Zoom to Clear Selected

PROPERTY INFORMATION

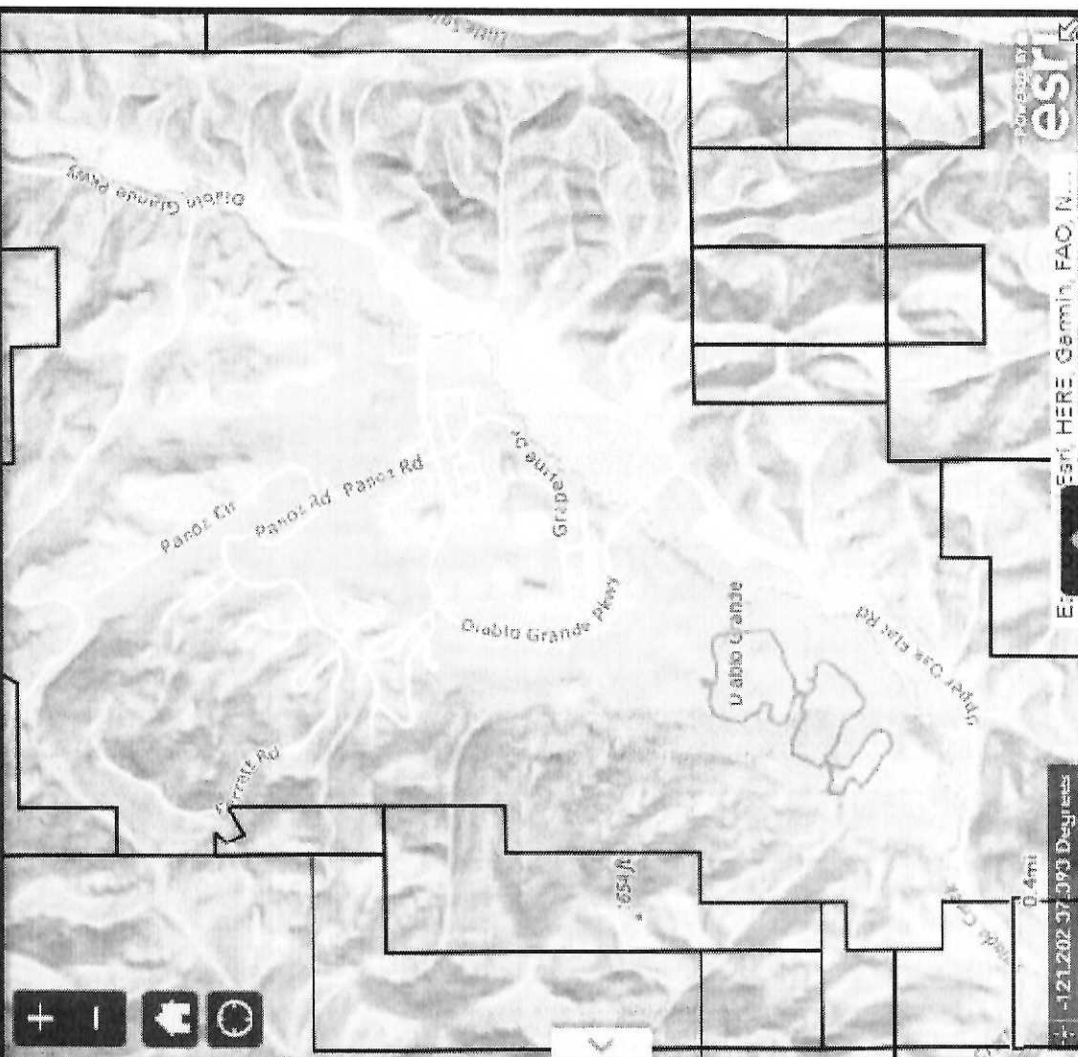
Parcel #
025052001

Site Address
0 Legends Dr Patterson Ca 95363

[Link to Assessor Map Page](#)

DISTRICT INFORMATION

City Council:
General Plan: Specific Plan
Jurisdiction: County
Municipal Advisory Council:
School (K-8): Newmar-Crows Landing Unified
School (9-12): Newmar-Crows Landing Unified
School (College): Yosemite District 4
Sphere of Influence:
Supervisor: District 5
Zoning: Specific Plan



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