

RESOLUTION NO. 2023-05

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 3, 2023, RELATED TO STANISLAUS SUPERIOR COURT CASE NO. CV-21-003252, AND FURTHER AUTHORIZING DAVID HOBBS, 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; Order of Sale Thereon entered on January 19, 2023, in the case of *Western Hills Water District v. Angels Crossing LLC*, Stanislaus Superior Court Case No. CV-21-003252, in the amount of \$622,095.29 concerning the parcels of real property listed in Exhibit "A" attached hereto.

WHEREAS, A Sheriff Sale Under Foreclosure Notice related to the above-referenced judgment was recorded on or about June 29, 2023, setting the foreclosure sale of the subject delinquent parcels for August 3, 2023, at 10:00 a.m.

WHEREAS, it is necessary to authorize David Hobbs, 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 David Hobbs, 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 David Hobbs, as Designee, to attend the Sheriff's Sale scheduled for August 3, 2023, and to credit bid the amount owed for each of the subject delinquent parcels.

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
65.	025-042-021-000	Angels Crossing LLC	Undeveloped land

(b) The Board hereby authorizes the David Hobbs, as Designee, to execute whatever documents are necessary, convenient or otherwise required by statute to complete the acquisition of the subject 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.

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

Ayes: M. Kovich, M. Davies, M. Gene Johnson, M. George Johnson, 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 12th day of July, 2023.



Mary Davies, District Secretary

APPROVED AS TO FORM:



David Hobbs
Assistant General Counsel

Exhibit "A"
(Delinquent Properties in Case No. CV-21-003252)

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
1.	[Intentionally blank]		
2.	[Intentionally blank]		
3.	025-025-001-000	Angels Crossing LLC	Undeveloped land
4.	025-025-034-000	Angels Crossing LLC	Undeveloped land
5.	025-025-047-000	Angels Crossing LLC	Undeveloped land
6.	025-025-049-000	Angels Crossing LLC	Undeveloped land
7.	025-025-051-000	Angels Crossing LLC	Undeveloped land
8.	025-025-053-000	Angels Crossing LLC	Undeveloped land
9.	025-025-054-000	Angels Crossing LLC	Undeveloped land
10.	025-025-055-000	Angels Crossing LLC	Undeveloped land
11.	025-025-056-000	Angels Crossing LLC	Undeveloped land
12.	025-025-059-000	Angels Crossing LLC	Undeveloped land
13.	025-025-060-000	Angels Crossing LLC	Undeveloped land
14.	025-025-061-000	Angels Crossing LLC	Undeveloped land
15.	025-025-062-000	Angels Crossing LLC	Undeveloped land
16.	025-025-063-000	Angels Crossing LLC	Undeveloped land
17.	025-025-064-000	Angels Crossing LLC	Undeveloped land
18.	025-025-068-000	Angels Crossing LLC	Undeveloped land
19.	025-027-008-000	Angels Crossing LLC	Undeveloped land
20.	025-027-012-000	Angels Crossing LLC	Undeveloped land
21.	025-027-013-000	Angels Crossing LLC	Undeveloped land
22.	025-027-015-000	Angels Crossing LLC	Undeveloped land
23.	025-027-016-000	Angels Crossing LLC	Undeveloped land
24.	025-028-007-000	Angels Crossing LLC	Undeveloped land

INSTRUCTIONS FOR CREDITOR'S BID

To: Western Hills Water District

Property: See Exhibit "A" attached

Superior Court Case No: CV-21-003252
Levying Officer File No.: 2023001592

Sale Date: 08/03/2023

TOTAL DUE PER NOTICE OF SALE DATED 06/29/2023:

Minimum Bid: \$ 622,095.29

TOTAL DUE \$ 622,095.29

TOTAL FORECLOSURE COSTS AND EXPENSES WILL BE ADDED.

BIDDING INSTRUCTIONS:

CREDITOR'S BID WILL BE MINIMUM BID AMOUNT
(FORECLOSURE FEES/COSTS WILL BE ADDED TO TOTAL CREDITOR'S BID)

OR

OPENING BID WILL BE \$ _____
(if under-bidding)

PLEASE ADD FORECLOSURE FEES AND COSTS

DO NOT ADD FORECLOSURE FEES AND COSTS

OTHER INSTRUCTIONS:

On July 12, 2023, the governing board of Judgment Creditor, Western Hills Water District, and acting in its official capacity, authorized David Hobbs, as Designee, to credit bid the property for the Minimum Bid Amount in the event there were no other bidders.

Date: August 1, 2023

Signature: 
Mark Kovich, WHWD President

Exhibit "A"
(Properties Subject to Credit Bid in Case No. CV-21-003252)

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
1.	[Intentionally blank]		
2.	[Intentionally blank]		
3.	025-025-001-000	Angels Crossing LLC	Undeveloped land
4.	025-025-034-000	Angels Crossing LLC	Undeveloped land
5.	025-025-047-000	Angels Crossing LLC	Undeveloped land
6.	025-025-049-000	Angels Crossing LLC	Undeveloped land
7.	025-025-051-000	Angels Crossing LLC	Undeveloped land
8.	025-025-053-000	Angels Crossing LLC	Undeveloped land
9.	025-025-054-000	Angels Crossing LLC	Undeveloped land
10.	025-025-055-000	Angels Crossing LLC	Undeveloped land
11.	025-025-056-000	Angels Crossing LLC	Undeveloped land
12.	025-025-059-000	Angels Crossing LLC	Undeveloped land
13.	025-025-060-000	Angels Crossing LLC	Undeveloped land
14.	025-025-061-000	Angels Crossing LLC	Undeveloped land
15.	025-025-062-000	Angels Crossing LLC	Undeveloped land
16.	025-025-063-000	Angels Crossing LLC	Undeveloped land
17.	025-025-064-000	Angels Crossing LLC	Undeveloped land
18.	025-025-068-000	Angels Crossing LLC	Undeveloped land
19.	025-027-008-000	Angels Crossing LLC	Undeveloped land
20.	025-027-012-000	Angels Crossing LLC	Undeveloped land

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
51.	025-042-006-000	Angels Crossing LLC	Undeveloped land
52.	025-042-007-000	Angels Crossing LLC	Undeveloped land
53.	025-042-008-000	Angels Crossing LLC	Undeveloped land
54.	025-042-009-000	Angels Crossing LLC	Undeveloped land
55.	025-042-010-000	Angels Crossing LLC	Undeveloped land
56.	025-042-011-000	Angels Crossing LLC	Undeveloped land
57.	025-042-012-000	Angels Crossing LLC	Undeveloped land
58.	025-042-013-000	Angels Crossing LLC	Undeveloped land
59.	025-042-014-000	Angels Crossing LLC	Undeveloped land
60.	025-042-015-000	Angels Crossing LLC	Undeveloped land
61.	025-042-017-000	Angels Crossing LLC	Undeveloped land
62.	025-042-018-000	Angels Crossing LLC	Undeveloped land
63.	025-042-019-000	Angels Crossing LLC	Undeveloped land
64.	025-042-020-000	Angels Crossing LLC	Undeveloped land
65.	025-042-021-000	Angels Crossing LLC	Undeveloped land

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
21.	025-027-013-000	Angels Crossing LLC	Undeveloped land
22.	025-027-015-000	Angels Crossing LLC	Undeveloped land
23.	025-027-016-000	Angels Crossing LLC	Undeveloped land
24.	025-028-007-000	Angels Crossing LLC	Undeveloped land
25.	025-028-008-000	Angels Crossing LLC	Undeveloped land
26.	025-028-009-000	Angels Crossing LLC	Undeveloped land
27.	025-028-011-000	Angels Crossing LLC	Undeveloped land
28.	025-028-014-000	Angels Crossing LLC	Undeveloped land
29.	025-028-015-000	Angels Crossing LLC	Undeveloped land
30.	025-028-016-000	Angels Crossing LLC	Undeveloped land
31.	025-028-017-000	Angels Crossing LLC	Undeveloped land
32.	025-028-018-000	Angels Crossing LLC	Undeveloped land
33.	025-028-019-000	Angels Crossing LLC	Undeveloped land
34.	025-028-020-000	Angels Crossing LLC	Undeveloped land
35.	025-028-021-000	Angels Crossing LLC	Undeveloped land
36.	025-028-022-000	Angels Crossing LLC	Undeveloped land
37.	025-028-023-000	Angels Crossing LLC	Undeveloped land
38.	025-028-024-000	Angels Crossing LLC	Undeveloped land
39.	025-028-025-000	Angels Crossing LLC	Undeveloped land
40.	025-028-026-000	Angels Crossing LLC	Undeveloped land
41.	025-041-001-000	Angels Crossing LLC	Undeveloped land
42.	025-041-002-000	Angels Crossing LLC	Undeveloped land


<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
43.	025-041-003-000	Angels Crossing LLC	Undeveloped land
44.	025-041-004-000	Angels Crossing LLC	Undeveloped land
45.	025-041-005-000	Angels Crossing LLC	Undeveloped land
46.	025-041-009-000	Angels Crossing LLC	Undeveloped land
47.	025-041-010-000	Angels Crossing LLC	Undeveloped land
48.	025-041-011-000	Angels Crossing LLC	Undeveloped land
49.	025-042-004-000	Angels Crossing LLC	Undeveloped land
50.	025-042-005-000	Angels Crossing LLC	Undeveloped land
51.	025-042-006-000	Angels Crossing LLC	Undeveloped land
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53.	025-042-008-000	Angels Crossing LLC	Undeveloped land
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55.	025-042-010-000	Angels Crossing LLC	Undeveloped land
56.	025-042-011-000	Angels Crossing LLC	Undeveloped land
57.	025-042-012-000	Angels Crossing LLC	Undeveloped land
58.	025-042-013-000	Angels Crossing LLC	Undeveloped land
59.	025-042-014-000	Angels Crossing LLC	Undeveloped land
60.	025-042-015-000	Angels Crossing LLC	Undeveloped land
61.	025-042-017-000	Angels Crossing LLC	Undeveloped land
62.	025-042-018-000	Angels Crossing LLC	Undeveloped land
63.	025-042-019-000	Angels Crossing LLC	Undeveloped land
64.	025-042-020-000	Angels Crossing LLC	Undeveloped land

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65.	025-042-021-000	Angels Crossing LLC	Undeveloped land

CERTIFICATE OF ACCEPTANCE

This is to certify that all the rights, title, claim and interest of Judgment Debtor, ANGELS CROSSING LLC, in the unimproved real property listed in Exhibit "A" attached hereto, which was conveyed by the Sheriff's Deed Under Writ of Sale, dated August 3, 2023, to Judgment Creditor, WESTERN HILLS WATER DISTRICT ("WHWD"), on behalf of the Bondholders of Community Facilities District No. 1 Bonds, on a judgment entered on January 19, 2023, in the case of *Western Hills Water District v. Angels Crossing LLC*, Stanislaus Superior Court Case No. CV-21-003252, is hereby accepted by the undersigned officer, pursuant to the authority of the Board of Directors, the legislative body to WHWD, which in its official capacity, on July 12, 2023, agreed to acquire the said real property.

Dated: August 3, 2023

By: 
David Hobbs

APPROVED AS TO FORM:

By: 
David Hobbs
Assistant General Counsel

Exhibit "A"
(Properties Conveyed at Sheriff's Sale in Case No. CV-21-003252)

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2.	[Intentionally blank]		
3.	025-025-001-000	Angels Crossing LLC	Undeveloped land
4.	025-025-034-000	Angels Crossing LLC	Undeveloped land
5.	025-025-047-000	Angels Crossing LLC	Undeveloped land
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33.	025-028-019-000	Angels Crossing LLC	Undeveloped land
34.	025-028-020-000	Angels Crossing LLC	Undeveloped land
35.	025-028-021-000	Angels Crossing LLC	Undeveloped land
36.	025-028-022-000	Angels Crossing LLC	Undeveloped land
37.	025-028-023-000	Angels Crossing LLC	Undeveloped land
38.	025-028-024-000	Angels Crossing LLC	Undeveloped land
39.	025-028-025-000	Angels Crossing LLC	Undeveloped land
40.	025-028-026-000	Angels Crossing LLC	Undeveloped land
41.	025-041-001-000	Angels Crossing LLC	Undeveloped land
42.	025-041-002-000	Angels Crossing LLC	Undeveloped land

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43.	025-041-003-000	Angels Crossing LLC	Undeveloped land
44.	025-041-004-000	Angels Crossing LLC	Undeveloped land
45.	025-041-005-000	Angels Crossing LLC	Undeveloped land
46.	025-041-009-000	Angels Crossing LLC	Undeveloped land
47.	025-041-010-000	Angels Crossing LLC	Undeveloped land
48.	025-041-011-000	Angels Crossing LLC	Undeveloped land
49.	025-042-004-000	Angels Crossing LLC	Undeveloped land
50.	025-042-005-000	Angels Crossing LLC	Undeveloped land
51.	025-042-006-000	Angels Crossing LLC	Undeveloped land
52.	025-042-007-000	Angels Crossing LLC	Undeveloped land
53.	025-042-008-000	Angels Crossing LLC	Undeveloped land
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