

RESOLUTION NO. 2025-04

RESOLUTION OF THE GOVERNING BOARD OF THE WESTERN HILLS WATER DISTRICT AUTHORIZING THE CREDIT BID OF THAT CERTAIN REAL PROPERTY OWNED BY PACIFIC BLUE, LLC, AND LOCATED IN PATTERSON, CALIFORNIA, AT THE SHERIFF'S SALE SET FOR MAY 29, 2025, RELATED TO STANISLAUS SUPERIOR COURT CASE NO. CV-23-002753, 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 May 17, 2024, in the case of *Western Hills Water District v. Pacific Blue, LLC*, Stanislaus Superior Court Case No. CV-23-002753, in the amount of \$209,616.04 concerning the parcels of real property 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 May 29, 2025, 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:

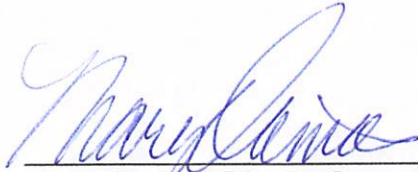
(a) The Board hereby authorizes Mark Kovich, as Designee, to attend the Sheriff's Sale scheduled for May 29, 2025, and to credit bid the amount owed for the two remaining delinquent parcels.

(b) The Board hereby authorizes 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.

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

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

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 27 day of May, 2025.



Mary Davies, District Secretary

Exhibit "A"
(Delinquent Property in Case No. CV-23-002753)

<u>No.</u>	<u>APN</u>	<u>Judgment Debtor / Property Owner</u>	<u>Description of Property</u>
1.	025-038-002-000	Pacific Blue, LLC	Undeveloped land
2.	025-049-001-000	Pacific Blue, LLC	Undeveloped land

2. APN 025-049-001-000

