

SAMPLE JUDGMENT

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(ASSOCIATION NAME)

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8 SUPERIOR COURT OF CALIFORNIA

9 COUNTY OF _____, (COURT NAME)

10
11 (ASSOCIATION NAME), a California)
nonprofit mutual benefit corporation,)
12 Plaintiff,)
13 vs.)
14 (DEFENDANT'S NAME), and DOES 1)
15 through 100, inclusive,)
16 Defendants.)

Case No. _____

**JUDGMENT OF FORECLOSURE OF
REAL PROPERTY ASSESSMENT
LIEN (DEFAULT, BY
COURT)/JUDGMENT FOR MONEY
(CCP SECTION 585)**

Date Action Filed: (DATE SUMMONS AND
COMPLAINT WAS FILED)
Trial Date: None Set

17
18 IT APPEARING THAT THE DEFENDANT, (DEFENDANT'S NAME), having regularly
19 been served with process, and having failed to appear and answer the Complaint filed herein by
20 Plaintiff, (ASSOCIATION NAME), a California nonprofit mutual benefit corporation
21 ("ASSOCIATION"), and default of said defendant having been duly entered, and evidence having
22 been submitted to this Court:

23 IT IS ORDERED, ADJUDGED AND DECREED as follows:

24 (1) There is now due and owing to plaintiff, (ASSOCIATION NAME), a California
25 nonprofit mutual benefit corporation, from the defendant, (DEFENDANT'S NAME), as secured
26 by a lien as set forth in the Declaration of Covenants, Conditions, & Restrictions, recorded on
27 (CC&R RECORD DATE AND INSTRUMENT NO.), et seq., in the Official Records of _____
28 _____ County, by plaintiff's predecessor in interest constituting a lien on the real property hereinafter

1 described, the following sums: Principal through **(DATE OF JUDGMENT)** - **\$(ASSESSMENT**
2 **AMOUNT)**; Court costs - \$_____; attorneys fees - \$_____: for a total judgment of \$
3 _____ plus plaintiff's actual costs of foreclosure sale.

4 (2) The Marshal or Sheriff of _____ County shall sell the real property hereinafter
5 described, or as much of it as may be necessary, in the manner prescribed by law.

6 (3) Any party to this action may be a purchaser at the sale.

7 (4) From the proceeds of sale, the Marshal or Sheriff of _____ County shall pay
8 to the plaintiff, after deducting the expenses of the sale, the sum herein adjudged due, with interest
9 thereon at the rate of 10% per annum from the date of this judgment.

10 (5) If any surplus remains after making these payments, the surplus shall be paid to
11 defendant, **(DEFENDANT'S NAME)**.

12 (6) Plaintiff shall recover from said defendant any deficiency between the sale price and
13 the total amount due plaintiff.

14 (7) After the time allowed by law for redemption has expired, the Marshal or Sheriff shall
15 execute a deed to the purchaser who shall be let into possession, and in aid thereof, may have the
16 appropriate writ of assistance directed to the Marshal or Sheriff of _____ County, California.

17 (8) From and after the delivery of the deed by the Marshal or Sheriff of _____
18 County, defendant, **(DEFENDANT'S NAME)**, and all persons having liens subsequent to the lien
19 sued upon herein and to this judgment, and their personal representatives and all persons having a
20 lien or claim under such subsequent judgment, and their heirs and personal representatives, and all
21 persons claiming under them, and all persons claiming to have acquired any estate or interest in the
22 property subsequent to the recording of the Notice of Lis Pendens herein with the County Recorder,
23 are forever barred and foreclosed from all equity of redemption in and claim to the property and
24 every part thereof.

25 (9) As an alternative to foreclosure of the real property, plaintiff is awarded a judgment
26 for money should plaintiff's security interest in said property not be enforceable against the
27 defendant.

1 (10) The property which is the subject of this judgment is situated in _____ County,
2 California, described as follows: see the attached "Exhibit A".

3
4 DATED: _____

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6 _____
7 JUDGE OF THE SUPERIOR COURT