

Plaintiff: The Becker Group, Inc.
 Defendant: Magdy Yassa, individually, and dba Treasures

CASE NUMBER:
 56-2019-00527567-CU-UD-VTA

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

22. ☐ Notice of sale has been requested by (name and address):

23. ☐ 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 23c

24. ☒ (Writ of Possession or Writ of Sale) Judgment was entered for the following:

- a. ☒ Possession of real property: The complaint was filed on (date): April 23, 2019
 (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 24a(3)), or if the Prejudgment Claim of Right to Possession was not served in compliance with CCP 415.46 (item 24a(2)), answer the following:
 (a) The daily rental value on the date the complaint was filed was \$ 106.10
 (b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):

VENTURA DEPT., Mon. Thru Fri. @ 8:30 a.m. Ctm. # IBD

- b. ☐ Possession of personal property.
☐ If delivery cannot be had, then for the value (itemize in 24e) 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 24e

820 E. Main Street, Santa Paula, CA 93060, County of Ventura

I declare under penalty of perjury under the laws of the State of California that the daily rental value on the date the Complaint was filed is as shown on this Writ. Date: July 29, 2019

WRIT OF EXECUTION

Plaintiff: The Becker Group, Inc.
 Defendant: Magdy Yassa, individually, and dba Treasures

CASE NUMBER:
 56-2019-00527567-CU-UD-VTA

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.

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and state bar number, and address): James B. Cole, Esq. 156131 Slaughter, Reagan & Cole, LLP 625 E. Santa Clara Street, Suite 101 Ventura, CA 93001 TELEPHONE NO.: (805) 658-7800 FAX NO. (Optional): (805) 644-2131 E-MAIL ADDRESS (Optional): cole@srllplaw.com ATTORNEY FOR (Name): The Becker Group, Inc.		FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Ventura STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: CITY AND ZIP CODE: Ventura, CA 93009 BRANCH NAME: Main Courthouse		
PLAINTIFF: The Becker Group, Inc.		
DEFENDANT: Magdy Yassa, individually, and dba Treasures		
STIPULATION FOR ENTRY OF JUDGMENT (Unlawful Detainer)		CASE NUMBER: 56-2019-00527567-CU-UD-VTA

1. IT IS STIPULATED by plaintiff (name each): The Becker Group, Inc. and
defendant (name each): Magdy Yassa, individually, and dba Treasures
2. ☒ Plaintiff ☐ Defendant (specify name): The Becker Group, Inc. is awarded
a. ☒ possession of the premises located at (street address, apartment number, city, and county):
820 E. Main Street, Santa Paula, CA 93060, County of Ventura
b. ☐ cancellation of the rental agreement. ☐ forfeiture of the lease.
c. ☒ past due rent \$ 36,873.69
d. ☐ total holdover damages \$
e. ☒ attorney fees \$ 2,035.00
f. ☒ costs \$ 598.22
g. ☒ deposit of \$ 7,000.00 (not included in total) ☐ See item 3.
h. ☐ other (specify):
i. Total \$ 39,506.91 to be paid by ☐ (date): ☐ installment payments (see item 5)
3. ☒ Deposit. If not awarded under item 2g, then plaintiff must
a. ☐ return deposit of \$ to defendant by (date):
b. ☒ give an itemized deposit statement to defendant within three weeks after defendant vacates the premises
(Civ. Code, § 1950.5).
c. ☐ mail the ☐ deposit ☐ itemized statement to the defendant at (mailing address):
4. ☐ A writ of possession will issue immediately, but there will be no lockout before (date):
5. ☐ AGREEMENT FOR INSTALLMENT PAYMENTS
a. Defendant agrees to pay \$ on the (specify day) day of each month beginning
on (specify date) until paid in full.
b. If any payment is more than (specify) days late, the entire amount in item 2i will become immediately due and
payable plus interest at the legal rate.
6. a. ☐ Judgment will be entered now.
b. ☒ Judgment will be entered only upon default of payment of the amount in item 2i or the payment arrangement in item 5a.
The case is calendared for dismissal on (date and time) in
department (specify) unless plaintiff or defendant otherwise notifies the court.
c. ☐ Judgment will be entered as stated in Judgment - Unlawful Detainer Attachment (form UD-110S), which is attached.
d. ☒ Judgment will be entered as stated in item 7.

PLAINTIFF: The Becker Group, Inc.

CASE NUMBER:

56-2019-00527567-CU-UD-VTA

DEFENDANT: Magdy Yassa, individually, and dba Treasures

7. ☒ Plaintiff and defendant further stipulate as follows (specify): Defendant shall pay plaintiff \$5,000.00 by 12:00 noon, May 21, 2019. Thereafter, Defendant shall pay \$5,000 on the first day of each calendar month beginning June 1, 2019, \$3,883 is base rent and \$500.00 is CAM expense. The remaining \$1,317.00 shall be credited toward the amount owing in section 2(i). Should any payment not be received on or before the 5th day of any month, Defendant shall be in breach of this stipulation. Further, defendant shall obtain the insurance required per section 8, 2(a) of the Lease on or before June 3, 2019, *
8. a. The parties named in item 1 understand that they have the right to (1) have an attorney present and (2) receive notice of and have a court hearing about any default in the terms of this stipulation.

b. Date: 5/20/19

Jenny Petty

(TYPE OR PRINT NAME)

James B. Cole

(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF OR ATTORNEY)

(SIGNATURE OF PLAINTIFF OR ATTORNEY)

☐ Continued on Attachment 8b (form MC-025).

c. Date: 5/20/19

Magdy Yassa, individually and
dba Treasures

(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

☐ Continued on Attachment 8C (form MC-025).

9. IT IS SO ORDERED.

Date: 5/20/19

(SIGNATURE OF JUDICIAL OFFICER)

JUDICIAL OFFICER

* All payments to be in the form of cashier's check or money order.
* Failure by Defendant to make any payment timely, hereunder and/or failure to obtain the required insurance, timely, shall be an incurable breach which shall result in a judgment for possession and for money of the balance then owing. Said judgments, for possession and money, and writ of possession shall be issued by the Court upon ex parte application, with supporting declaration of plaintiff's counsel, without notice to Defendant.

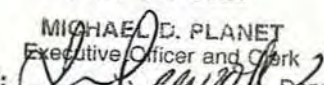
EXHIBIT B

Transactions

Date Range: From 11/01/19

Tenant	Account	Property	Unit	Active Start	Active End
Treasures	477	M32: 820 East Main Street	820	7/1/2016	

Date	Reference	Description	Comment	Amount	Balance
11/01/19	IV# 18197	Rent Charge	Rent Charge Rent	3,183.00	35,130.23
11/01/19	IV# 18197	Common Area Maintenance	Common Area Maintenance Est Monthly CAM Charges	500.00	35,630.23
11/05/19	456927	Payment Received	Twds Nov Rent	-3,300.00	32,330.23
11/08/19		Late Fee - Commercial	Commercial Late Fee	318.30	32,648.53
11/19/19	457919	Payment Received	Bal Nov Rent + Twds Balance Due	-1,000.00	31,648.53
12/01/19	IV# 18402	Rent Charge	Rent Charge Rent	3,183.00	34,831.53
12/01/19	IV# 18402	Common Area Maintenance	Common Area Maintenance Est Monthly CAM Charges	500.00	35,331.53
12/02/19	CASH	Payment Received	Twds Balance Due	-1,000.00	34,331.53
12/08/19		Late Fee - Commercial	Commercial Late Fee	318.30	34,649.83
12/09/19	CASH	Payment Received	Twds Balance Due	-2,500.00	32,149.83
12/16/19	782215 12/5	Legal Expense	Legal Fees (Slaughter, Reagan & Cole)	110.00	32,259.83
01/01/20	IV# 18602	Rent Charge	Rent Charge Rent	3,183.00	35,442.83
01/01/20	IV# 18602	Common Area Maintenance	Common Area Maintenance Est Monthly CAM Charges	500.00	35,942.83
01/01/20	CC 460116	Payment Received	Twds Balance Due . 12/2019 pmt	-2,500.00	33,442.83
01/14/20	782494 1/10/20	Legal Expense	Legal Fees (Slaughter, Reagan & Cole)	55.00	33,497.83
02/01/20	IV# 18806	Rent Charge	Rent Charge Rent	3,183.00	36,680.83
02/01/20	IV# 18806	Common Area Maintenance	Common Area Maintenance Est Monthly CAM Charges	500.00	37,180.83
02/08/20		Late Fee - Commercial	Commercial Late Fee	318.30	37,499.13

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Slaughter, Reagan & Cole, LLP (156131) 625 E Santa Clara Street Suite 101 Ventura, CA 93001 TELEPHONE NO.: Daytime: (805) 658-7800 FAX NO.: Fax: (805) 644-2131 E-MAIL ADDRESS:		FOR COURT USE ONLY VENTURA SUPERIOR COURT FILED JAN 30 2020 MICHAEL D. PLANET Executive Officer and Clerk BY:  Deputy IVONNE PEACOCK	
ATTORNEY FOR (Name): The Becker Group, Inc. SUPERIOR COURT OF CALIFORNIA, COUNTY OF Ventura STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: CITY AND ZIP CODE: Ventura, CA 93009 BRANCH NAME: Ventura Superior Court		COURT CASE NUMBER: 56-2019-00527567-CL-UD-VTA	
PLAINTIFF/PETITIONER: The Becker Group, Inc. DEFENDANT/RESPONDENT: Magdy Yassa, individually, and dba Treasures		LEVYING OFFICER FILE NUMBER: 2019004903	
Return on Writ of Possession			

I, Bill Ayub, Sheriff, County of Ventura, State of California, hereby certify that I received the annexed writ on 07/30/2019, and that the herein defendant(s):

Magdy Yassa, individually and dba Treasures

Eviction Address: 820 E. Main Street
Santa Paula, CA 93060

Was/were served with a notice to surrender the premises within five (5) days or I would proceed to enforce said writ. My proceedings under the writ, and the return there on, are those as indicated below:

Notice to Vacate was posted on premises on 11/25/2019

Copy of Notice mailed to defendant(s) on 11/22/2019

Having received no further instructions, to proceed with the enforcement of this writ, I hereby return the writ wholly unsatisfied as to the possession of the premises only, with the accrued costs of \$205.00.

Executed on: Monday, January 27, 2020

Bill Ayub
Sheriff

Cancelled - By Plaintiff/ Attorney



Sheriff's Authorized Agent

Remarks: WRIT EXPIRED

Original

600 County Center, Suite 200, Santa Paula, CA 93060

SLAUGHTER, REAGAN & COLE, LLP
ATTORNEYS AT LAW
625 E. SANTA CLARA STREET, SUITE 101
VENTURA, CALIFORNIA 93001
TELEPHONE: (805) 658-7800
FACSIMILE: (805) 644-2131

VENTURA
SUPERIOR COURT
FILED

FEB 21 2020

MICHAEL D. PLANET
Executive Officer and Clerk

BY: Deputy

ELIZABETH MULLER

James B. Cole – State Bar No. 156131
cole@srllplaw.com
Attorneys for Plaintiff,
THE BECKER GROUP, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF VENTURA

THE BECKER GROUP, INC.,

Plaintiff,

vs.

MAGDY YASSA, INDIVIDUALLY, AN
DBA TREASURES; DOES 1 TO 10,
INCLUSIVE,

Defendant.

Case No. 56-2019-00527567-CU-UD-VTA

Assigned to Judge Paul Baelly
Department 27

Complaint Filed: April 23, 2019

**EX PARTE APPLICATION FOR ENTRY
OF JUDGMENT FOR POSSESSION AND
MONEY PURSUANT TO STIPULATION
FOR ENTRY OF JUDGMENT;
DECLARATION OF JAMES B. COLE IN
SUPPORT OF REQUEST FOR ENTRY OF
JUDGMENT**

TO DEFENDANT, MAGDY YASSA, INDIVIDUALLY, AND DBA TREASURES:

Plaintiff, THE BECKER GROUP, INC., hereby applies ex parte, without appearance, for
issuance of a judgment, pursuant to the Stipulation for Entry of Judgment, entered into between the
parties and Declaration of James B. Cole, attached hereto.

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DECLARATION OF JAMES B. COLE

I, James B. Cole, declare:

1. I am an attorney at law, duly licensed to practice before all courts of the State of California. I am the attorney of record for plaintiff, THE BECKER GROUP, INC., herein. I have personal knowledge of the facts set forth in this declaration, and if called upon to testify, I could and would competently do so with respect to the contents of this declaration.

2. I negotiated on behalf of plaintiff, THE BECKER GROUP, INC., the Stipulation for Entry of Judgment, attached hereto as Exhibit "A". Plaintiff requests judgment for possession, with issuance of writ of possession, and money as further described herein.

3. Defendant has failed to make payments required under the Stipulation for January 2020 and February 2020; the total outstanding rent due is currently \$37,499.13, as demonstrated on that certain ledger for the Premises, a true and correct copy of which is attached hereto as Exhibit "B".

4. The Stipulation provides in section 7 that: "Defendant shall pay plaintiff \$5,000.00 by 12:00 noon, May 21, 2019. Thereafter, Defendant shall pay \$5,000 on the first day of each calendar month beginning June 1, 2019, \$3,883 is base rent and \$50.00 is CAM expense. The remaining \$1,317.00 shall be credited toward the amount owing in section 2(i). Should any payment not be received on or before the 5th day of any month, Defendant shall be in breach of this Stipulation. Further Defendant shall obtain the insurance required per section 8.2(a) of the Lease on or before June 3, 2019. All payments to be in the form of cashier's check or money order. Failure by Defendant to make any payment, timely, hereunder and/or failure to obtain the required insurance, timely, shall be an incurable breach which shall result in a judgment for possession and for money of the balance then owing. Said judgments, for possession, and money, and writ of possession shall be issued by the Court upon ex parte application, with supporting declaration of plaintiff's counsel, without notice to Defendant."

5. The remaining amount due plaintiff is \$37,499.13 for past due rent, \$5,335.00 in attorneys' fees and \$2,085.42 representing costs.

1 Additionally, I have spent one half hour in preparation of this ex parte application and
2 declaration. The total time spent was .5 hours for fees of \$137.50; I spent an additional .3 hours
3 preparing the proposed judgment for fees of \$82.50, for a total of .8 hours' time, for a total judgment
4 requested of \$45,139.55.

5 I declare under penalty of perjury under the laws of the State of California that the foregoing is
6 true and correct.

7 Executed this 20th day of February 2020 at Ventura, California.

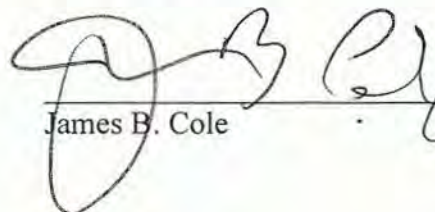
8
9
10 
11 James B. Cole

EXHIBIT A

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): James B. Cole, Esq. Slaughter, Reagan & Cole, LLP 625 E. Santa Clara Street, Suite 101 Ventura, CA 93001 TELEPHONE NO.: (805) 658-7800 FAX NO. (Optional): (805) 644-2131 E-MAIL ADDRESS (Optional): cole@srlplaw.com ATTORNEY FOR (Name): The Becker Group, Inc.		FOR COURT USE ONLY <div style="text-align: center;"> VENTURA SUPERIOR COURT FILED </div> <div style="text-align: center;"> MAR 02 2020 </div> <div style="text-align: center;"> BY: MICHAEL D. PLANET <small>Executive Officer and Clerk</small> ELIZABETH MULLER </div>	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Ventura STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: CITY AND ZIP CODE: Ventura, CA 93009 BRANCH NAME: Main Courthouse			
PLAINTIFF: The Becker Group, Inc. DEFENDANT: Magdy Yassa, individually, and dba Treasures			
JUDGMENT - UNLAWFUL DETAINER <input type="checkbox"/> By Clerk <input checked="" type="checkbox"/> By Default <input type="checkbox"/> After Court Trial <input checked="" type="checkbox"/> By Court <input type="checkbox"/> Possession Only <input type="checkbox"/> Defendant Did Not Appear at Trial		CASE NUMBER: 56-2019-00527567 CL-UD-VTA	

JUDGMENT

1. ☒ **BY DEFAULT**
- a. Defendant was properly served with a copy of the summons and complaint.
 - b. Defendant failed to answer the complaint or appear and defend the action within the time allowed by law.
 - c. Defendant's default was entered by the clerk upon plaintiff's application.
 - d. ☐ **Clerk's Judgment** (Code Civ. Proc., § 1169). For possession only of the premises described on page 2 (item 4).
 - e. ☒ **Court Judgment** (Code Civ. Proc., § 585(b)). The court considered
 - (1) ☐ plaintiff's testimony and other evidence.
 - (2) ☒ plaintiff's or others' written declaration and evidence (Code Civ. Proc., § 585(d)).
2. ☐ **AFTER COURT TRIAL.** The jury was waived. The court considered the evidence.
- a. The case was tried on (date and time) :
before (name of judicial officer) :
 - b. Appearances by:

<input type="checkbox"/> Plaintiff (name each) : <input type="checkbox"/> Continued on Attachment 2b (form MC-025). <input type="checkbox"/> Defendant (name each) : <input type="checkbox"/> Continued on Attachment 2b (form MC-025).	<input type="checkbox"/> Plaintiff's attorney (name each) : (1) (2) <input type="checkbox"/> Defendant's attorney (name each) : (1) (2)
--	--
 - c. ☐ Defendant did not appear at trial. Defendant was properly served with notice of trial.
 - d. ☐ A statement of decision (Code Civ. Proc., § 632) ☐ was not ☐ was requested.

PLAINTIFF: The Becker Group, ...c.

DEFENDANT: Magdy Yassa, individually, and dba Treasures

CASE NUMBER:

56-2019-00527567-CL-UD-VTA

JUDGMENT IS ENTERED AS FOLLOWS BY: ☒ THE COURT ☐ THE CLERK

3. **Parties.** Judgment is

a. ☒ for plaintiff (name each): The Becker Group, Inc.

and against defendant (name each): Magdy Yassa, individually, and dba Treasures

☐ Continued on Attachment 3a (form MC-025).

b. ☐ for defendant (name each):

4. ☐ Plaintiff ☐ Defendant is entitled to possession of the premises located at (street address, apartment, city, and county):

5. ☐ Judgment applies to all occupants of the premises including tenants, subtenants if any, and named claimants if any (Code Civ. Proc., §§ 715.010, 1169 and 1174.3).

6. ☒ **Amount and terms of judgment**

a. ☒ Defendant named in item 3a above must pay plaintiff on the complaint:

(1) <input checked="" type="checkbox"/> Past-due rent	\$ 37,499.13
(2) <input type="checkbox"/> Holdover damages	\$
(3) <input checked="" type="checkbox"/> Attorney fees	\$ 5,335.00
(4) <input checked="" type="checkbox"/> Costs	\$ 2,305.42
(5) <input type="checkbox"/> Other (specify):	\$
(6) TOTAL JUDGMENT	\$ 45,139.55

b. ☐ Plaintiff is to receive nothing from defendant named in item 3b.

☐ Defendant named in item 3b is to recover costs: \$
☐ and attorney fees: \$

c. ☐ The rental agreement is canceled. ☐ The lease is forfeited.

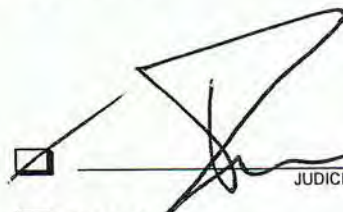
7. ☐ **Conditional judgment.** Plaintiff has breached the agreement to provide habitable premises to defendant as stated in Judgment-Unlawful Detainer Attachment (form UD-110S), which is attached.

8. ☐ **Other (specify):**

☐ Continued on Attachment 8 (form MC-025).

Date: 2-24-20

Date:


JUDICIAL OFFICER

PAUL W. BAELLY

☐ Clerk, by _____, Deputy

(SEAL)

CLERK'S CERTIFICATE (Optional)

I certify that this is a true copy of the original judgment on file in the court.

Date:

Clerk, by _____, Deputy

ATTORNEY OR PARTY WITHOUT ATTORNEY: NAME: James B. Cole, Esq. 156131 FIRM NAME: Slaughter, Reagan & Cole, LLP STREET ADDRESS: 625 E. Santa Clara Street, Suite 101 CITY: Ventura STATE: CA ZIP CODE: 93001 TELEPHONE NO.: (805) 658-7800 FAX NO.: (805) 644-2131 E-MAIL ADDRESS: cole@srllplaw.com ATTORNEY FOR (name): The Becker Group, Inc. <input checked="" type="checkbox"/> ORIGINAL JUDGMENT CREDITOR <input type="checkbox"/> ASSIGNEE OF RECORD	FOR COURT USE ONLY VENTURA SUPERIOR COURT FILED MAR 03 2020 MICHAEL D. PLANET Executive Officer and Clerk Deputy BY: ELIZABETH MULLER
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Ventura STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: CITY AND ZIP CODE: Ventura, CA 93009 BRANCH NAME: Main Courthouse	CASE NUMBER: 56-2019-00527567-CL-UD-VTA
Plaintiff: The Becker Group, Inc. Defendant: Magdy Yassa, individually, and dba Treasures <input type="checkbox"/> EXECUTION (Money Judgment) WRIT OF <input checked="" type="checkbox"/> POSSESSION OF <input type="checkbox"/> Personal Property <input type="checkbox"/> SALE <input checked="" type="checkbox"/> Real Property	<input checked="" type="checkbox"/> Limited Civil Case (including Small Claims) <input type="checkbox"/> Unlimited Civil Case (including Family and Probate)

1. To the Sheriff or Marshal of the County of: **Ventura**
 You are directed to enforce the judgment described below with daily interest and your costs as provided by law.

2. To any registered process server: You are authorized to serve this writ only in accordance with CCP 699.080 or CCP 715.040.

3. (Name): **The Becker Group, Inc.**
 is the ☒ original judgment creditor ☐ assignee of record whose address is shown on this form above the court's name.

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

**Magdy Yassa, individually, and
 dba Treasures
 820 East Main Street
 Santa Paula, CA 93060**

☐ Additional judgment debtors on next page

5. Judgment entered on (date):
July 24, 2019

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.

9. ☒ See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.

10. ☐ This writ is issued on a sister-state judgment.

For Items 11-17, see form MC-012 and form MC-013-INFO

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

19. Levying officer:

- a. Add daily interest from date of writ (at the legal rate on 15) (not on GC 6103.5 fees) \$
- b. Pay directly to court costs included in 11 and 17 (GC 6103.5, 68637; CCP 699.520(i)) \$

MICHAEL D. PLANET

20. ☐ The amounts called for in items 11-19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.

Issued on (date) **MAR 03 2020**

Clerk, by **ELIZABETH MULLER**, Deputy

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

Page 1 of 3

WRIT OF EXECUTION

Plaintiff: The Becker Group, Inc.
 Defendant: Magdy Yassa, individually, and dba Treasures

CASE NUMBER:
 56-2017-00493216-CL-UD-VTA

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

22. ☐ Notice of sale has been requested by (name and address):

23. ☐ Joint debtor was declared bound by the judgment (CCP 989-994)

a. on (date):

b. name, type of legal entity if not a natural person, and last known address of joint debtor:

a. on (date):

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 23c

24. ☒ (Writ of Possession or Writ of Sale) Judgment was entered for the following:

- a. ☒ Possession of real property: The complaint was filed on (date): April 23, 2019

(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 24a(3)), or if the Prejudgment Claim of Right to Possession was not served in compliance with CCP 415.46 (item 24a(2)), answer the following:

(a) The daily rental value on the date the complaint was filed was \$ 106.10

(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following dates (specify):

VENTURA DEPT., Mon, Thru Fri. @ 8:30 a.m. Ctm. # TBD

- b. ☐ Possession of personal property.

☐ If delivery cannot be had, then for the value (itemize in 24e) 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 24e

820 East Main Street, Santa Paula, CA 93060, County of Ventura

I declare under penalty of perjury under the laws of the State of California that the daily rental value on the date the Complaint was filed is as shown on this Writ: Date: 02/20/20

Plaintiff: The Becker Group, Inc.
 Defendant: Magdy Yassa, individually, and dba Treasures

CASE NUMBER:
 56-2017-00493216-CL-UD-VTA

NOTICE TO PERSON SERVED

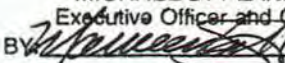
WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying *Notice of Levy* (form EJ-150).

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.

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar Number, and Address): Slaughter, Reagan & Cole, LLP 625 E. Santa Clara Street, Suite 101 Ventura, CA 93001 TELEPHONE NO.: Daytime: (805) 658-7800 FAX NO.: Fax: (805) 644-2131 E-MAIL ADDRESS: ATTORNEY FOR (Name): The Becker Group, Inc.		FOR COURT USE ONLY VENTURA SUPERIOR COURT FILED AUG 26 2020 MICHAEL D. PLANET Executive Officer and Clerk BY  Deputy Maureen Stutt	
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Ventura STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: CITY AND ZIP CODE: Ventura, CA 93009 BRANCH NAME: Ventura Superior Court		COURT CASE NUMBER: 56-2019-00527567-CL-UD-VTA	
PLAINTIFF/PETITIONER: The Becker Group, Inc. DEFENDANT/RESPONDENT: Magdy Yassa, individually, and dba Treasures		LEVYING OFFICER FILE NUMBER: 2020001375	
Return on Writ of Possession			

I, Bill Ayub, Sheriff, County of Ventura, State of California, hereby certify that I received the annexed writ on 03/09/2020, and that the herein defendant(s):

Magdy Yassa, individually, and dba Treasures

Eviction Address: 820 East Main Street
Santa Paula, CA 93060

Was/were served with a notice to surrender the premises within five (5) days or I would proceed to enforce said writ. My proceedings under the writ, and the return there on, are those as indicated below:

Notice to Vacate was posted on premises on 08/12/2020

Copy of Notice mailed to defendant(s) on 08/13/2020

I served the same by placing the plaintiff in quiet and peaceful possession of the premises on 08/25/2020, I returned said writ satisfied as to plaintiff's possession only and with accrued costs of \$145.00.

Executed on: Wednesday, August 26, 2020

Bill Ayub
Sheriff

by:



Sheriff's Authorized Agent

Original

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, state bar number, and address): James B. Cole, Esq. 156131 Slaughter, Reagan & Cole, LLP 625 E. Santa Clara Street, Suite 101 Ventura, CA 93001 TELEPHONE NO.: (805) 658-7800 FAX NO.: (805) 644-2131 ATTORNEY FOR (Name): The Becker Group, Inc.	FOR COURT USE ONLY VENTURA SUPERIOR COURT FILED MAR 03 2020 MICHAEL D. PLANET Executive Officer and Clerk BY:  Deputy ELIZABETH MULLER
SUPERIOR COURT OF CALIFORNIA, COUNTY OF VENTURA <input checked="" type="checkbox"/> 800 SOUTH VICTORIA AVE., VENTURA, CA 93009 <input type="checkbox"/> 3855 - F ALAMO ST., SIMI VALLEY, CA 93063-2110	
PLAINTIFF: The Becker Group, Inc. DEFENDANT: Magdy Yassa, individually, and dba Treasures	
APPLICATION AND DECLARATION FOR ISSUANCE OF WRIT OF POSSESSION	CASE NUMBER: 56-2019-00527567-CL-UD-VTA

I, **James B. Cole**, attorney
the court for issuance of a Writ of Possession to the County of **Ventura**

plaintiff(s) in the above-entitled case, hereby apply to

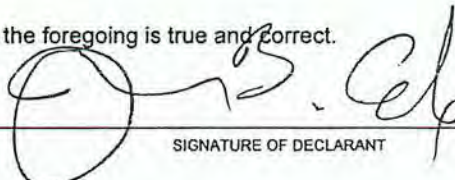
The daily rental value of the property as of the date the Complaint for Unlawful Detainer was filed is:

\$ **106.10**

☐ Judgment under CCP 1169 includes tenants, subtenants, if any, named claimants, if any, and any other occupants of the premises (CCP 415.46).

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: **March 3, 2020**



 SIGNATURE OF DECLARANT

FAXED

SLAUGHTER, REAGAN & COLE, LLP
ATTORNEYS AT LAW
625 E. SANTA CLARA STREET, SUITE 101
VENTURA, CALIFORNIA 93001
TELEPHONE (805) 658-7800
FACSIMILE: (805) 644-2131

SLAUGHTER, REAGAN & COLE, LLP
ATTORNEYS AT LAW

625 E. SANTA CLARA STREET, SUITE 101
VENTURA, CALIFORNIA 93001
TELEPHONE: (805) 658-7800
FACSIMILE: (805) 644-2131

VENTURA
SUPERIOR COURT
FILED

OCT 13 2020

MICHAEL D. PLANET
Executive Officer and Clerk

BY: ELIZABETH MULLER, Deputy

James B. Cole – State Bar No. 156131
cole@srlplaw.com
Attorneys for Plaintiff,
THE BECKER GROUP, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF VENTURA

THE BECKER GROUP, INC.,
Plaintiff,

vs.

MAGDY YASSA, INDIVIDUALLY, AN
DBA TREASURES; DOES 1 TO 10,
INCLUSIVE,

Defendant.

Case No. 56-2019-00527567-CU-UD-VTA

Assigned to Judge Paul Baelly
Department 27

Complaint Filed: April 23, 2019

**DECLARATION OF JAMES B. COLE FOR
ENTRY OF AMENDED JUDGMENT**

I, James B. Cole, declare:

1. I am an attorney at law, duly licensed to practice before all courts of the State of California. I am the attorney of record for plaintiff, THE BECKER GROUP, INC., herein. I have personal knowledge of the facts set forth in this declaration, and if called upon to testify, I could and would competently do so with respect to the contents of this declaration.

2. I negotiated on behalf of plaintiff, THE BECKER GROUP, INC., the Stipulation for Entry of Judgment, attached hereto as Exhibit "A". Defendant did not comply with the terms of the Stipulation by failing to make payments required under the stipulation. Plaintiff requests an amended judgment for holdover damages and costs through the August 25, 2020 lockout date as further described herein.

FAXED

SLAUGHTER, REAGAN & COLE, LLP
ATTORNEYS AT LAW
625 E. SANTA CLARA STREET, SUITE 101
VENTURA, CALIFORNIA 93001
TELEPHONE (805) 658-7800
FACSIMILE: (805) 644-2131

SLAUGHTER, REAGAN & COLE, LLP
ATTORNEYS AT LAW
625 E. SANTA CLARA STREET, SUITE 101
VENTURA, CALIFORNIA 93001
TELEPHONE: (805) 658-7800
FACSIMILE: (805) 644-2131

VENTURA
SUPERIOR COURT
FILED

OCT 13 2020

MICHAEL D. PLANET
Executive Officer and Clerk

BY: ELIZABETH MULLER, Deputy

James B. Cole – State Bar No. 156131
cole@srlplaw.com
Attorneys for Plaintiff,
THE BECKER GROUP, INC.

SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF VENTURA

THE BECKER GROUP, INC.,

Plaintiff,

vs.

MAGDY YASSA, INDIVIDUALLY, AN
DBA TREASURES; DOES 1 TO 10,
INCLUSIVE,

Defendant.

Case No. 56-2019-00527567-CU-UD-VTA

Assigned to Judge Paul Baelly
Department 27

Complaint Filed: April 23, 2019

**DECLARATION OF JAMES B. COLE FOR
ENTRY OF AMENDED JUDGMENT**

I, James B. Cole, declare:

1. I am an attorney at law, duly licensed to practice before all courts of the State of California. I am the attorney of record for plaintiff, THE BECKER GROUP, INC., herein. I have personal knowledge of the facts set forth in this declaration, and if called upon to testify, I could and would competently do so with respect to the contents of this declaration.

2. I negotiated on behalf of plaintiff, THE BECKER GROUP, INC., the Stipulation for Entry of Judgment, attached hereto as Exhibit "A". Defendant did not comply with the terms of the Stipulation by failing to make payments required under the stipulation. Plaintiff requests an amended judgment for holdover damages and costs through the August 25, 2020 lockout date as further described herein.

SLAUGHTER, REAGAN & COLE, LLP
ATTORNEYS AT LAW
625 E. SANTA CLARA STREET, SUITE 101
VENTURA, CALIFORNIA 93001
TELEPHONE (805) 658-7800
FACSIMILE: (805) 644-2131

3. The remaining amount due plaintiff at time the Stipulation was entered was \$37,499.13 for past due rent, \$5,335.00 in attorneys' fees and \$2,085.42 representing costs, **plus an additional \$23,484.16 in holdover damages, \$275.00 in additional attorney's fees and \$338.35 in additional costs through the August 25, 2020 lockout date, for a total amended judgment requested of \$69,017.06.**

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 12th day of October 2020 at Ventura, California.

James B. Cole

EXHIBIT "A"

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and number, and address) James B. Cole, Esq. Slaughter, Reagan & Cole, LLP 625 E. Santa Clara Street, Suite 101 Ventura, CA 93001 TELEPHONE NO. (805) 658-7800 FAX NO. (Optional): (805) 644-2131 E-MAIL ADDRESS (Optional): cole@srllplaw.com ATTORNEY FOR (Name): The Becker Group, Inc.		156131 FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF Ventura STREET ADDRESS: 800 S. Victoria Avenue MAILING ADDRESS: CITY AND ZIP CODE: Ventura, CA 93009 BRANCH NAME: Main Courthouse		
PLAINTIFF: The Becker Group, Inc. DEFENDANT: Magdy Yassa, individually, and dba Treasures		
STIPULATION FOR ENTRY OF JUDGMENT (Unlawful Detainer)		CASE NUMBER: 56-2019-00527567-CU-UD-VTA

- IT IS STIPULATED by plaintiff (name each): The Becker Group, Inc. and
defendant (name each): Magdy Yassa, individually, and dba Treasures
- ☒ Plaintiff ☐ Defendant (specify name): The Becker Group, Inc. is awarded
 - ☒ possession of the premises located at (street address, apartment number, city, and county):
820 E. Main Street, Santa Paula, CA 93060, County of Ventura
 - ☐ cancellation of the rental agreement. ☐ forfeiture of the lease.
 - ☒ past due rent \$ 36,873.69
 - ☐ total holdover damages \$
 - ☒ attorney fees \$ 2,035.00
 - ☒ costs \$ 598.22
 - ☒ deposit of \$ 7,000.00 (not included in total) ☐ See item 3.
 - ☐ other (specify):
 - Total \$ 39,506.91 to be paid by ☐ (date): ☐ installment payments (see item 5)
- ☒ Deposit. If not awarded under item 2g, then plaintiff must
 - ☐ return deposit of \$ to defendant by (date):
 - ☒ give an itemized deposit statement to defendant within three weeks after defendant vacates the premises
(Civ. Code, § 1950.5).
 - ☐ mail the ☐ deposit ☐ itemized statement to the defendant at (mailing address):
- ☐ A writ of possession will issue immediately, but there will be no lockout before (date):
- ☐ AGREEMENT FOR INSTALLMENT PAYMENTS
 - Defendant agrees to pay \$ on the (specify day) day of each month beginning
on (specify date) until paid in full.
 - If any payment is more than (specify) days late, the entire amount in item 2i will become immediately due and
payable plus interest at the legal rate.
- ☐ Judgment will be entered now.
 - ☒ Judgment will be entered only upon default of payment of the amount in item 2i or the payment arrangement in item 5a.
The case is calendared for dismissal on (date and time) in
department (specify) unless plaintiff or defendant otherwise notifies the court.
 - ☐ Judgment will be entered as stated in Judgment - Unlawful Detainer Attachment (form UD-110S), which is attached.
 - ☒ Judgment will be entered as stated in item 7.

PLAINTIFF: The Becker Group, Inc.

CASE NUMBER

56-2019-00527567-CU-UD-VTA

DEFENDANT: Magdy Yassa, individually, and dba Treasures

7. ☒ Plaintiff and defendant further stipulate as follows (specify): Defendant shall pay plaintiff \$5,000.00 by 12:00 noon, May 21, 2019. Thereafter, Defendant shall pay \$5,000 on the first day of each calendar month beginning June 1, 2019, \$3,183 is base rent and \$500.00 is CAM expense. The remaining \$1,317.00 shall be credited toward the amount owing in section 2(i). Should any payment not be received on or before the 5th day of any month, Defendant shall be in breach of this stipulation. Further, defendant shall obtain the insurance required per section 8, 2(a) of the Lease on or before June 3, 2019, *
8. a. The parties named in item 1 understand that they have the right to (1) have an attorney present and (2) receive notice of and have a court hearing about any default in the terms of this stipulation.

b. Date: 5/20/19

Jenny Petty
(TYPE OR PRINT NAME)

James B. Cole
(TYPE OR PRINT NAME)

(SIGNATURE OF PLAINTIFF OR ATTORNEY)
(SIGNATURE OF PLAINTIFF OR ATTORNEY)

☐ Continued on Attachment 8b (form MC-025).

c. Date: 5/20/19

Magdy Yassa, individually and
dba Treasures
(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

(TYPE OR PRINT NAME)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

(SIGNATURE OF DEFENDANT OR ATTORNEY)

☐ Continued on Attachment 8C (form MC-025).

9. IT IS SO ORDERED.

Date: 5/21/19

(SIGNATURE OF JUDICIAL OFFICER)

JUDICIAL OFFICER

* All payments to be in the form of cashier's check or money order.
* Failure by Defendant to make any payment, timely, hereunder and/or failure to obtain the required insurance, timely, shall be an incurable breach which shall result in a judgment for possession and for money of the balance then owing. Said judgments, for possession and money, and writ of possession shall be issued by the Court upon ex parte application, with supporting declaration of plaintiff's counsel, without notice to Defendant.

SUPERIOR COURT OF CALIFORNIA
VENTURA
800 South Victoria Avenue
Ventura, CA 93009
(805) 289-8525

NOTICE TO FILING PARTY

The Becker Group Inc vs. Yassa
Case Number: 56-2019-00527567-CU-UD-VTA

We are unable to process the attached papers for the reasons indicated below:

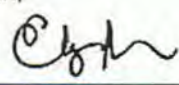
Amended Judgment has been rejected by Commissioner Paul Baelly; Plaintiff's Mandatory Cover Sheet and Supplemental Allegations-Unlawful Detainer is not being submitted along with Amended Judgment.

Please return this form if papers are resubmitted.

Please enclose a self-addressed stamped envelope to expedite receipt of returned papers.

Papers returned to: The Becker Group Inc

Clerk of the Court,

By:  Deputy

Date: 10/29/2020

Returned via:

Return By Courier