

After recording
Return to:

Geoff Dean, Sheriff
Levyng Officer
800 S. Victoria Ave.
Room 101
Ventura, CA



20121011-00181994-0 1/6

Ventura County Clerk and Recorder
MARK A. LUNN

10/11/2012 03:07:59 PM
657124 \$52.00 CO

John C Torjesen and
Associates PC

Plaintiff

12-6251

Levyng Officer No.

Harry Mansdorf,
Mansdorf Family Trust

Defendants

BC425880

Case Number

LIEN NOTICE MAILED

NOTICE OF LEVY

WRIT OF EXECUTION

LEGAL DESCRIPTION

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): ☐ Recording requested by and return to. Curtis Barnes Mancini & Associates 15303 Ventura Blvd Suite 600 Sherman Oaks, CA 91403 ATTORNEY FOR (Name): John C Torjesen and Associates PC	TELEPHONE NO.: (818) 783-5757	FOR RECORDER'S USE ONLY
NAME OF COURT: Los Angeles Superior Court STREET ADDRESS: 111 No Hill Street MAILING ADDRESS: CITY AND ZIP CODE: Los Angeles, CA 90012 BRANCH NAME: Hill Street		LEVYING OFFICER (Name and Address): Ventura County Sheriff's Office Sheriff's Civil Detail 800 South Victoria Avenue Room 101 Ventura, CA 93009 LEVYING OFFICER FILE NO.: 2012006251 COURT CASE NO.: BC425880
PLAINTIFF: John C Torjesen DEFENDANT: Harry Mansdorf et al		
NOTICE OF LEVY ☐ Possession under Writ of ☒ Execution (Money Judgment) ☐ Sale		
TO THE PERSON NOTIFIED (name): Harry Mansdorf, Mansdorf Family Trust 811 N Alta Drive Beverly Hills, CA 90210		

1. The judgment creditor seeks to levy upon property in which the judgment debtor has an interest and apply it to the satisfaction of a judgment as follows:

- a. judgment debtor (name): **Harry Mansdorf (SSN Unknown) , Mansdorf Family Trust**
 b. the property to be levied upon is described

☐ in the accompanying writ of possession or writ of sale.

☒ as follows:

Legal description attached

2. The amount necessary to satisfy the judgment creditor's judgment is (specify total amount due under the writ less partial satisfactions plus daily interest from the date of the writ until the date of levy):

\$ \$2,074,312.48

3. You are notified as

- a. ☐ a judgment debtor.
 b. ☒ a person other than the judgment debtor (state capacity in which person is notified): **Garnishee**

(Read Information for Judgment Debtor or Information for Person Other Than Judgment Debtor on reverse.)

Notice of Levy was

- ☐ mailed on (date):
☐ delivered on (date):
☐ posted on (date):
☐ filed on (date):
☐ recorded on (date):

Signed by: **Sheriff's Authorized Agent**

Geoff Dean
Sheriff

☒ Levying officer ☐ Registered process server

(Continued on reverse)

REAL PROPERTY LEVY - (ORIGINAL)

SHORT TITLE:	LEVYING OFFICER FILE NO.:	COURT CASE NO.:
John C Torjesen vs. Harry Mansdorf et al	2012006251	BC425880

– INFORMATION FOR JUDGMENT DEBTOR –

1. The levying officer is required to take custody of the property described in item 1 in your possession or under your control.
2. You may claim any available exemption for your property. A list of exemptions is attached. **If you wish to claim an exemption for personal property, you must do so within 10 days after this notice was delivered to you or 15 days after this notice was mailed to you** by filing a claim of exemption and one copy with the levying officer as provided in section 703.520 of the Code of Civil Procedure. **If you do not claim an exemption, you may lose it and the property is subject to enforcement of a money judgment. If you wish to seek the advice of an attorney, you should do so immediately so that a claim of exemption can be filed on time.**
3. You are not entitled to claim an exemption for property that is levied upon under a judgment for sale of property. This property is described in the accompanying writ of sale. You may, however, claim available exemptions for property levied upon to satisfy damages or costs awarded in such a judgment.
4. You may obtain the release of your property by paying the amount of a money judgment with interest and costs remaining unpaid.
5. If your property is levied upon under a writ of execution or to satisfy damages and costs under a writ of possession or sale, the property may be sold at an execution sale, perhaps at a price substantially below its value. Notice of sale will be given to you. Notice of sale of real property (other than a leasehold estate with an unexpired term of less than two years) may not be given until at least 120 days after this notice is served on you. This grace period is intended to give you an opportunity to settle with the judgment creditor, to obtain a satisfactory buyer for the property, or to encourage other potential buyers to attend the execution sale.
6. All sales at an execution sale are final; there is no right of redemption.

– INFORMATION FOR PERSON OTHER THAN JUDGMENT DEBTOR –

1. If the property levied upon is in your possession or under your control and you do not claim the right to possession or a security interest, you must deliver the property to the levying officer. If you do not deny an obligation levied upon or do not claim a priority over the judgment creditor's lien, you must pay to the levying officer the amount that is due and payable and that becomes due and payable during the period of the execution lien which lasts two years from the date of issuance of the writ of execution. You must execute and deliver any documents needed to transfer the property.
2. You must complete the accompanying Memorandum of Garnishee.
3. If you claim ownership or the right to possession of real or personal property levied upon or if you claim a security interest in or lien on personal property levied upon, you may make a third-party claim and obtain the release of the property pursuant to sections 720.010-720.800 of the Code of Civil Procedure.
4. Make checks payable to the levying officer.

ATTACHMENT "A"

LEGAL DESCRIPTION OF REAL PROPERTY TO BE LEVIED

The property to be levied is commonly known as: Malibu Properties near Deer Creek Road and Pacific Coast Highway, in the County of Ventura, State of California, comprising some 1,291 acres, and having the following APNs:

7000-050-215; 7000-070-415; 7000-070-435; 7000-050-205;
7000-050-245; 7000-050-375; 7000-050-385; 7000-050-140;
7000-010-240; 7000-050-400; 7000-010-530; 7000-050-410;
7000-010-540; 7000-050-120; 7000-050-355; 7000-050-085;
7000-050-195; 7000-050-365; 7000-050-095; 7000-050-185;
7000-050-325; 7000-050-345; 7000-050-315; 7000-050-335;
7000-070-445; 7000-070-425; 7000-010-115; 7000-010-100;
7000-050-390 aka 7000-050-395; 7000-010-520;
7000-010-050 aka 7000-010-055; 7000-010-490;
7000-050-055; 7000-010-040

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address). MANCINI & ASSOCIATES 15303 Ventura Boulevard Suite 600 Sherman Oaks, California 91403 TELEPHONE NO.: (818) 783-5757 FAX NO.: (828) 783-7710 E-MAIL ADDRESS: ATTORNEY FOR (Name): Plaintiff ☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD	FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES STREET ADDRESS: 111 North Hill Street MAILING ADDRESS: Los Angeles, CA 90012 CITY AND ZIP CODE: BRANCH NAME: Central District	
PLAINTIFF: JOHN C. TORJESEN DEFENDANT: HARRY MANSDORF, et al.,	
WRIT OF ☒ EXECUTION (Money Judgment) ☐ POSSESSION OF ☐ Personal Property ☐ SALE ☐ Real Property	CASE NUMBER BC425880 ☐ Limited Civil Case ☐ Small Claims Case ☒ Unlimited Civil Case ☐ Other _____

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 accord with CCP 699.080 or CCP 715.040.

3. (Name): John C. Torjesen and Associates PC

Is the ☒ 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 stated in judgment if not a natural person, and last known address):

Harry Mansdorf
 811 N. Alta Drive
 Beverly Hills, CA 90210

Lien notice mailed to debtor at
 address shown Govt Code 27297.5

☒ Additional judgment debtors on next page

5. Judgment entered on (date): January 31, 2012

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.

11. Total judgment \$ 2,000,000.00

12. Costs after judgment (per filed order or memo CCP 685.090) \$ 287.50

13. Subtotal (add 11 and 12) \$ 2,000,287.50

14. Credits \$

15. Subtotal (subtract 14 from 13) \$ 2,000,287.50

16. Interest after judgment (per filed affidavit CCP 685.050) (not on GC 6103.5 fees) .. \$ 61,901.40

17. Fee for issuance of writ \$ 25.00

18. Total (add 15, 16, and 17) \$ 2,062,213.90

19. Levying officer:

(a) Add daily interest from date of writ

(at the legal rate on 15) (not on GC 6103.5 fees) of : 0.00273. \$ 547.80

(b) Pay directly to court costs included in

11 and 17 (GC 6103.5, 68637; CCP 699.520(i)) \$ 0.00

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

JOHN A. CLARKE, CLERK

Issued on (date): SEP 17 2012

Clerk, by K.W. Kam, Deputy

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

[SEAL]



PLAINTIFF: JOHN C. TORJESEN	CASE NUMBER:
DEFENDANT: HARRY MANSDORF, et al.,	BC425880

— Items continued from page 1 —

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

Mansdorf Family Trust
811 N. Alta Drive
Beverly Hills, CA 90210

Lien notice mailed to debtor a.
address shown Govt Code 27207.5

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 stated in judgment if not a natural person, and last known address of joint debtor:

a. on (date):

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

c. ☐ additional costs against certain joint debtors (itemize):

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):

(Check (1) or (2)):

(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.

(a) \$ _____ was the daily rental value on the date the complaint was filed.

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

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. Description of property:

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 make a demand upon you for 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.

► A Claim of Right to Possession form accompanies this writ (unless the Summons was served in compliance with CCP 415.46).

This is a true certified copy of the original public record if it bears the seal, imprinted in purple ink, of the County Clerk and Recorder.

Mark A. Lunn

MARK A. LUNN
County Clerk and Recorder
Ventura County, California

MAY 23 2013

