

Judicial Notice Exhibit 21

~~MURKIN~~ #10761

TO (Name and Address): OCCUPANT 818 Spirit Costa Mesa, CA 92626		LEVYING OFFICER (Name and Address): Orange County Sheriff's Department 4601 Jamboree Rd, Room 108 Newport Beach, CA 92660 (949) 476-4820 Fax: (949) 476-4980
EMAIL: NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY: Orange County Superior Court 700 W Civic Center Drive Santa Ana, CA 92701		California Relay Service Number (800) 735-2929 TDD or 711
PLAINTIFF: Canjian Hou DEFENDANT: Adam Bereki		COURT CASE NO: 30-2025-01459684-CL-UD-CJC
Notice to Vacate		LEVYING OFFICER FILE NO: 2025101506

By virtue of the Writ of Execution for Possession/Real Property (eviction), issued out of the above court, you are hereby ordered to vacate the premises described on the writ.

Eviction Address:	818 Spirit Costa Mesa, CA 92626
Final notice is hereby given that possession of the property must be turned over to the landlord on or before:	Wednesday, April 2, 2025 06:01 am

Should you fail to vacate the premises within the allotted time, I will immediately enforce the writ by removing you from the premises. All personal property upon the premises at the time will be turned over to the landlord, who must return said personal property to you upon your payment of the reasonable cost incurred by the landlord in storing the property from the date of eviction to the date of payment. If the property is stored on the landlord's premises, the reasonable cost of storage is the fair rental value of the space necessary for the time of storage. If you do not pay the reasonable storage costs and take possession within fifteen (15) days, the landlord may either sell your property at a public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CIV), or, if the property is valued at less than \$700.00, the landlord may dispose of your property or retain it for his own use. (715.010(b)(3), 1174 CCP)

If you claim a right of possession of the premises that accrued prior to the commencement of this action, or if you were in possession of the premises on the date of the filing of the action and you are not named on the writ, complete and file the attached Claim of Right of Possession form with this office. No claim of right to possession can be filed if the prejudgment claim of right to possession was served as indicated on the writ unless the eviction is the result of a foreclosure.



Don Barnes
Sheriff-Coroner

By: Shannon #13088
 Sheriff's Authorized Agent

Original

(c) CountySuite Sheriff, Teleosoft, Inc.

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