


Electronically RECEIVED by Superior Court of California, County of Riverside on 01/06/2026 01:53 PM - Jason B. Galkin, Executive Officer/Clerk of the Court By Jennifer Lara, Clerk

ATTORNEY OR PARTY WITHOUT ATTORNEY NAME: MARK S. ROSEN FIRM NAME: STREET ADDRESS: 27284 Las Ramblas, Ste. 200 CITY: Mission Viejo STATE: CA ZIP CODE: 92691 TELEPHONE NO: 714-285-8838 FAX NO: E-MAIL ADDRESS: marksrosen@aol.com ATTORNEY FOR (Name): Jaccov, LLC		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF RIVERSIDE JAN 07 2026 DANA GARCIA 
SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 13800 Heacock Street, Ste. D201 MAILING ADDRESS: CITY AND ZIP CODE: Moreno Valley, CA 92553 BRANCH NAME: Moreno Valley Courthouse		
PLAINTIFF: JACCOV, LLC DEFENDANT: JARA HOLDING SECOND LLC; JOSE'S MEXICAN FOOD, INC.		
JUDGMENT—UNLAWFUL DETAINER <input type="checkbox"/> By Clerk <input 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: UDMV2500712

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): September 16, 2025
before (name of judicial officer): David E. Gregory, Commissioner
- b. Appearances by

plaintiff (name each):
Jaccov, LLC

plaintiff's attorney (name each):
(1) Mark S. Rosen
(2)

Continued on Attachment 2b (form MC-025).

defendant (name each):
Jara Holding Second, LLC; Jose's Mexican Food, Inc.

defendant's attorney (name each):
(1) Abraham Sanchez-Siqueiros
(2)

Continued on Attachment 2b (form MC-025).

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: JACCOV, LLC	CASE NUMBER: UDMV2500712
DEFENDANT: JARA HOLDING SECOND, LLC, JOSE'S MEXICAN FOOD, INC.	

JUDGMENT IS ENTERED AS FOLLOWS BY: THE COURT THE CLERK

3. Parties, Judgment is

a. for plaintiff (name each): Jaccov, LLC

and against defendant (name each): Jara Holding Second, LLC; Jose's Mexican Food, Inc.

Continued on Attachment 3a (form MC-025)

b. for defendant (name each):

4. The party entitled to possession of the premises located at (street address, apartment, city, and county):
11875 Pigeon Pass Road #4, Moreno Valley, CA 92557

plaintiff named in item 3a defendant named in item 3b defendant listed on attached form UD-110P in item 3b1 (Code Civ. Proc. § 1174.27)

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

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

Defendant named in item 3b is to recover costs: \$

and attorney fees: \$

(1) <input type="checkbox"/> Past due rent	\$	
(2) <input checked="" type="checkbox"/> Holdover damages	\$	2,335.20
(3) <input checked="" type="checkbox"/> Attorney fees	\$	30,500.00
(4) <input type="checkbox"/> Costs	\$	
(5) <input type="checkbox"/> Other (specify):	\$	
(6) TOTAL JUDGMENT	\$	32,835.20

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 Habitable Premises Attachment (form UD-110H), which is attached.

8. Judgment for partial eviction. A partial eviction is issued as stated in Judgment—Unlawful Detainer Partial Eviction Attachment (form UD-110P), which is attached.

9. Other (specify):

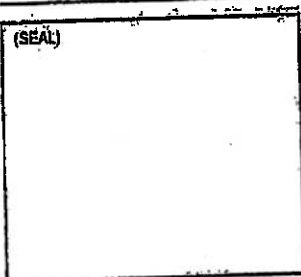
Continued on Attachment 9 (form MC-025)

Date: 1-7-26

 JUDICIAL OFFICER
Commissioner David E. Gregory Deputy

Date:

Clerk, by _____ Deputy



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