

1 Roger M. Keithly III, CFLS
2 State Bar No. 248482
3 KEITHLY & KEITHLY
4 Rancho Bernardo Courtyard
5 16935 West Bernardo Drive
6 Suite 232
7 San Diego, CA 92127
8 (858) 485-0652

FILED
San Diego Superior Court

JAN 22 2024

Clerk of the Superior Court
By: D. Becker

6 Attorney for Petitioner
7 SAN SAN BLAIN

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA

9 IN AND FOR THE COUNTY OF SAN DIEGO

10 In re the Marriage of BLAIN) Case No. D526368
11)
12 Petitioner: SAN SAN BLAIN) STIPULATION AND ORDER
13 and)
14 Respondent: ARTHUR A. BLAIN)
15)

16 The parties to this Agreement are SAN SAN BLAIN, hereinafter referred to as "Petitioner", and
17 ARTHUR A. BLAIN, hereinafter referred to as "Respondent". The parties voluntarily and mutually
18 agree and stipulate as follows:

19 The Parties acknowledge and agree that on March 5, 2019, the court found Respondent owed to
20 Petitioner the sum of \$49,233 in child support arrears, and \$60,312 in spousal support arrears as of
21 September 30, 2018. Based on this judgment, on June 6, 2019, Petitioner filed an Abstract of
22 Judgment attaching a lien to Respondent's real property residence located at 15230 Vali Hai Road,
23 Poway, California 92064.

24 There is currently a motion set to be heard on January 23, 2024 at 9:00am, in Department 601
25 on Petitioner's request for an order to sell Respondent's residence in order to enforce the lien and pay
26 her the support arrears owed from the March 5, 2019 judgment.

27 In lieu of further litigation, the parties agree to the following:
28

1 1. **SUPPORT ARREARS.**

2 Respondent shall pay to Petitioner the amount of \$99,000 on or before February 2, 2024, by
3 cashier's check and at the same time Petitioner shall sign and deliver to Respondent a copy of an
4 Acknowledgment of Satisfaction of Judgment to satisfy the recorded Abstract of Judgment.
5 Respondent shall then forthwith record said Acknowledgment of Satisfaction of Judgment to remove
6 the recorded lien from Respondent's property. Once recorded, Petitioner shall forthwith forward to
7 Respondent a copy of the proof of the recording of the Acknowledgment of Satisfaction of Judgment
8 verifying the removal of the recorded lien from Respondent's property.

9 This agreement resolves the currently pending RFO scheduled for 1/23/24 and said RFO shall
10 be dismissed and taken off calendar.

11 2. **ACKNOWLEDGMENTS.**

12 a. Each party to this Agreement acknowledges and declares that he or she,
13 respectively:

14 i. in entering into this Agreement, has been advised by his or her counsel
15 that the Agreement may provide for a better or worse result than might be obtained by
16 litigation;

17 ii. has been advised by his or her counsel of the risks of this litigation, the
18 continuing costs of this litigation, and the exposure that each party has, based upon the issues
19 presented;

20 iii. desires to minimize those risks and costs and to accept this Agreement,
21 the terms of which are the result of a compromise of each party's position on the issues
22 presented;

23 iv. is fully and completely informed as to the facts relating to the subject
24 matter of this Agreement, and as to the rights and liabilities of both parties;

25 v. enters into this Agreement voluntarily, free from fraud, undue influence,
26 coercion or duress of any kind;

27 vi. has given careful and mature thought to the making of this Agreement;


28 and,


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vii. fully and completely understands the legal effect of each provision of this Agreement.


b. There have been no promises, agreements or undertakings of either of the parties to the other, except as set forth in this Agreement, relied upon by either as an inducement to enter into this Agreement. Each party has read this Agreement and is fully aware of its contents and its legal effect.

THE FOREGOING IS AGREED TO BY:

Dated: 1/16/24

SAN SAN BLAIN, Petitioner

Dated: 01/12/2024

ARTHUR A. BLAIN, Respondent


APPROVED AS TO FORM:
Dated: 1-16-24

Roger M. Keithly III, Esq.
Attorney for Petitioner

APPROVED AS TO FORM:
Dated: 1-16-24

Shelly K. Pawchuk, Esq.
Attorney for Respondent

ORDER

The court having reviewed the above stipulations and good cause appearing therefore the above stipulations shall be, and hereby are, made the orders of the court.

Dated: 1/22/24



JUDGE OF THE SUPERIOR COURT
ALANA W. ROBINSON