

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS DATE 7/8/15

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

554A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
 JUL 08 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 185, Item 185. Last assessed to: Coral Lyn Kassel, Successor Trustee of the Kassel Family Trust Survivor's Trust "A" dated June 7, 1989. District 4 [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:
 1. Deny the claim from Wayne Guralnick, attorney for Mesquite Country Club Condo, HOA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 502312062-9;
 (continued on page two)

BACKGROUND:
Summary
 In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the March 16, 2010 public auction sale. The deed conveying title to the purchasers at the auction was recorded April 26, 2010. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 3, 2010, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.
 (continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS:
 Budget Adjustment: N/A
 For Fiscal Year: 15/16

C.E.O. RECOMMENDATION: APPROVE
 BY: Samuel Wong 7/13/15
 Samuel Wong
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: _____ District: 4 Agenda Number: _____

9-9

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 185, Item 185. Last assessed to: Coral Lyn Kassel, Successor Trustee of the Kassel Family Trust Survivor's Trust "A" dated June 7, 1989. District 4 [\$0].

DATE: JUL 08 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claim, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$94,155.41 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

BACKGROUND:

Summary (continued)

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any parties of interest.
- Used Accurint (people finder) to notify any new addresses that may be listed for our parties of interest.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on April 26, 2010.

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Wayne Guralnick, attorney for Mesquite Country Club Condo, HOA based on a Notice of Default and Election to Sell Pursuant to Assessment Lien and the Provisions of the Declaration of Restrictions recorded on September 21, 2009 as Instrument No. 2009-0489627.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Wayne Guralnick, attorney for Mesquite Country Club Condo, HOA be denied since they have withdrawn their claim. Since there are no other claimants the unclaimed excess proceeds in the amount of \$94,155.41 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Citizens and Businesses

The excess proceeds are being transferred to the county general fund.

ATTACHMENTS (if needed, in this order):

A Copy of the Excess Proceeds Claim form and supporting documentation are attached.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 185 Item 185 Assessment No.: 502312062-9

Assessee: KASSEL, CORAL LYN TR

Situs: 2701 E MESQUITE AVE NO E162 PALM SPRINGS

Date Sold: March 16, 2010

Date Deed to Purchaser Recorded: April 26, 2010

Final Date to Submit Claim: April 26, 2011

RECEIVED
2010 JUL 14 AM 11:35
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$10,490.63 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2009-0489627; recorded on 9-21-2009. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants will have to sign the claim unless the claimant submits proof that he or she is entitled to the full amount of the claim, the claimant may only receive his or her respective portion of the claim.

I/We affirm under penalty of perjury that the foregoing is true and correct.

Executed this 13th day of JULY, 2010 at Riverside County, California
County, State

Wayne G
Signature of Claimant

Signature of Claimant

WAYNE GURALNICK
Print Name

Print Name

40004 Cook St. Ste. 3
Street Address

Street Address

Palm Desert, Ca. 92211
City, State, Zip

City, State, Zip

760-340-0558
Phone Number

Phone Number

Recording Requested By:
 MESQUITE COUNTRY CLUB CONDO. HOA
 A CA Nonprofit Mutual Benefit Corp.

DOC # 2009-0489627
 09/21/2009 08:00A Fee:18.00
 Page 1 of 3
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder

When Recorded, Mail to:
 WAYNE S. GURALNICK
 A Professional Law Corporation
 40-004 Cook Street, Suite 3
 Palm Desert, California 92211
 (760) 340-0558
 94-153



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NOTICE OF DEFAULT AND ELECTION TO SELL PURSUANT TO ASSESSMENT LIEN AND THE PROVISIONS OF THE DECLARATION OF RESTRICTIONS

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, AND YOU MAY HAVE THE LEGAL RIGHT TO BRING YOUR ACCOUNT IN GOOD STANDING BY PAYING ALL OF YOUR PAST-DUE PAYMENTS PLUS PERMITTED COSTS AND EXPENSES WITHIN THE TIME PERMITTED BY LAW FOR REINSTATEMENT OF YOUR ACCOUNT, WHICH IS NORMALLY FIVE BUSINESS DAYS PRIOR TO THE DATE SET FOR THE SALE OF YOUR PROPERTY. NO SALE DATE MAY BE SET UNTIL THREE MONTHS FROM THE DATE THIS NOTICE OF DEFAULT MAY BE RECORDED (WHICH DATE OF RECORDATION APPEARS ON THIS NOTICE). THIS AMOUNT IS SEVEN THOUSAND NINE HUNDRED TWENTY-SEVEN DOLLARS AND SIXTY-THREE CENTS (\$7,927.63) THROUGH SEPTEMBER 17, 2009 AND WILL INCREASE UNTIL YOUR ACCOUNT BECOMES CURRENT.

WHILE YOUR PROPERTY IS IN FORECLOSURE, YOU STILL MUST PAY OTHER OBLIGATIONS (SUCH AS INSURANCE AND TAXES) REQUIRED BY YOUR NOTE AND DEED OF TRUST OR MORTGAGE. IF YOU FAIL TO MAKE FUTURE PAYMENTS ON THE LOAN, PAY TAXES ON THE PROPERTY, PROVIDE INSURANCE ON THE NOTE AND DEED OF TRUST OR MORTGAGE, THE BENEFICIARY OR MORTGAGEE MAY INSIST THAT YOU DO SO IN ORDER TO REINSTATE YOUR ACCOUNT IN GOOD STANDING. IN ADDITION, THE BENEFICIARY OR MORTGAGEE MAY REQUIRE AS A CONDITION TO REINSTATEMENT THAT YOU PROVIDE RELIABLE WRITTEN EVIDENCE THAT YOU PAID ALL SENIOR LIENS, PROPERTY TAXES, AND HAZARD INSURANCE PREMIUMS.

UPON YOUR WRITTEN REQUEST, THE BENEFICIARY OR MORTGAGEE WILL GIVE YOU A WRITTEN ITEMIZATION OF THE ENTIRE AMOUNT YOU MUST PAY. YOU MAY NOT HAVE TO PAY THE ENTIRE UNPAID PORTION OF YOUR ACCOUNT, EVEN THOUGH FULL PAYMENT WAS DEMANDED, BUT YOU MUST PAY ALL AMOUNTS IN DEFAULT AT THE TIME PAYMENT IS MADE. HOWEVER, YOU AND YOUR BENEFICIARY OR MORTGAGEE MAY MUTUALLY AGREE IN WRITING PRIOR TO THE TIME THE NOTICE OF SALE IS POSTED (WHICH MAY NOT BE EARLIER THAN THE END OF THE THREE-MONTH PERIOD STATED ABOVE) TO, AMONG OTHER THINGS, (1) PROVIDE ADDITIONAL TIME IN WHICH TO CURE THE DEFAULT BY TRANSFER OF THE PROPERTY OR OTHERWISE; OR (2) ESTABLISH A SCHEDULE OF PAYMENTS IN ORDER TO CURE YOUR DEFAULT; OR BOTH (1) AND (2).

FOLLOWING THE EXPIRATION OF THE TIME PERIOD REFERRED TO IN THE FIRST PARAGRAPH OF THIS NOTICE, UNLESS THE OBLIGATION BEING FORECLOSED UPON OR A SEPARATE WRITTEN AGREEMENT BETWEEN YOU AND YOUR CREDITOR PERMITS A LONGER PERIOD, YOU HAVE ONLY THE LEGAL RIGHT TO STOP THE SALE OF YOUR PROPERTY BY PAYING THE ENTIRE AMOUNT DEMANDED BY YOUR CREDITOR.

TO FIND OUT THE AMOUNT YOU MUST PAY OR TO ARRANGE FOR PAYMENT TO STOP THE FORECLOSURE, OR IF YOUR PROPERTY IS IN FORECLOSURE FOR ANY OTHER REASON, CONTACT:

SUBSTITUTED TRUSTEE
WAYNE S. GURALNICK
A Professional Law Corporation
40-004 Cook Street, Suite 3
Palm Desert, California 92211
(760) 340-0558

IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONTACT A LAWYER OR THE GOVERNMENTAL AGENCY WHICH MAY HAVE INSURED YOUR LOAN.

NOTWITHSTANDING THE FACT THAT YOUR PROPERTY IS IN FORECLOSURE, YOU MAY OFFER YOUR PROPERTY FOR SALE, PROVIDED THE SALE IS CONCLUDED PRIOR TO THE CONCLUSION OF THE FORECLOSURE.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER PROVISION OF THE
DECLARATION OF RESTRICTIONS**

In the matter of the Notice of Assessment Lien executed by MESQUITE COUNTRY CLUB CONDO. HOA, A CA Nonprofit Mutual Benefit Corp., dated April 2, 2009 recorded on 04/06/2009 as Document No. 2009-0166595 in Book 2009, Page 0166595, of the Official Records, in the office of the Riverside County Recorder and by the authority granted by the Declaration of Covenants, Conditions and Restrictions for MESQUITE COUNTRY CLUB CONDO. HOA, A CA Nonprofit Mutual Benefit Corp., County of Riverside, State of California, recorded June 14, 1984, as Instrument No. 127724 and all amendments and supplements thereto, Official Records in the office of the County Recorder of Riverside County, California. **NOTICE IS HEREBY GIVEN** that a breach of obligation has occurred in connection with the payment of assessments, which obligation was created by a Document entitled Declaration for Establishment of Covenants, Conditions, and Restrictions for MESQUITE COUNTRY CLUB CONDO. HOA, recorded on June 14, 1984, as Instrument No. 127724, of Official Records of Riverside County, California, affecting real property and the improvements situated thereon, held in the name of:

Coral Lyn Kassel, Successor Trustee of the Kassel Family Trust - Survivor's Trust "A" - Dated June 7, 1989

LEGALLY DESCRIBED AS: UNIT 161 and an undivided 1/196th interest in and to LOT 2 of TRACT 18370-3, shown on file in Map Book 141, Pages 77 and 78, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto.

Assessor's Parcel No.: 502-312-062



Property: 2701 E. Mesquite Ave. #E161, Palm Springs, Ca. 92264

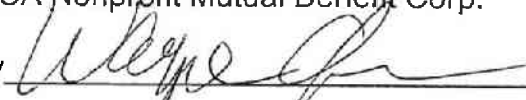
By reason of said breach and default, it is hereby declared that the sum of \$7,927.63 is immediately due and payable as well as the sum of \$435.00 for each month subsequent to the recordation of this notice, plus any additional costs, penalties, late charges, collection costs, attorneys' fees, etc., which may become due and unpaid prior to the payment of said sums.

NOTICE IS HEREBY GIVEN of the election of the undersigned to cause a sale of the afore-described real property, improvements, and pertinent easements, rights, licenses, and privileges held in the name of the afore-stated real property owner(s), pursuant to the terms of the Declaration for Establishment of Covenants, Conditions and Restrictions, recorded June 14, 1984 as Instrument No. 127724, and the provisions of the California *Civil Code* §§ 1366, 1367 and 2924(a) through 2924(h) as authorized by the above-referenced Declaration, in satisfaction of the maintenance assessments presently delinquent hereafter and prior to the sale of the above-described property, and such sums as it may become necessary for MESQUITE COUNTRY CLUB CONDO. HOA, A CA Nonprofit Mutual Benefit Corp., to advance to protect the security of its lien for payment of delinquent lien assessments.

DATED: September 17, 2009

MESQUITE COUNTRY CLUB CONDO. HOA
A CA Nonprofit Mutual Benefit Corp.

By




WAYNE GURALNICK, President of WAYNE S. GURALNICK, A Professional Law Corporation, Trustee, Attorney, and Authorized Representative for MESQUITE COUNTRY CLUB CONDO. HOA, A CA Nonprofit Mutual Benefit Corp.

State of California)
) ss.
County of Riverside)

On September 17, 2009, before me, Catherine M. Breen, a Notary Public, personally appeared WAYNE GURALNICK, as President of WAYNE S. GURALNICK, A Professional Law Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal .


NOTARY PUBLIC

FINANCIAL TRANSACTIONS - 06/28/10

2701 E. Mesquite Ave. #EE161
 Coral Kassel
 Unit ID: 41610
 STATUS: 70 - NOD Filed

DATE	PAYMT AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	BALANCE
090107		APPLY CHARGES	A1			Assessments	370.00	370.00
092907		INIT LIAB BAL	A1			Assessments	4401.00	4771.00
100107		EXPENSE ADJ	A1			Assessments	370.00	5141.00
100107		October Assessment						
110107		APPLY CHARGES	A1			Assessments	370.00	5511.00
120107		APPLY CHARGES	A1			Assessments	370.00	5881.00
120107		EXPENSE ADJ	09			Violation Fines	250.00	6131.00
121907		APPLY LATE FEE	01			Late Fees	588.10	6719.10
121907		EXPENSE ADJ	01			Late Fees	25.00	6744.10
122807		EXPENSE ADJ	01			Late Fees	(70.10)	6674.00
010108		APPLY CHARGES	A1			Assessments	370.00	7044.00
020108		APPLY CHARGES	A1			Assessments	370.00	7414.00
022008		APPLY LATE FEE	01			Late Fees	37.00	7451.00
022908		INTEREST	04			Interest	71.04	7522.04
030108		APPLY CHARGES	A1			Assessments	370.00	7892.04
032408		APPLY LATE FEE	01			Late Fees	37.00	7929.04
033108		INTEREST	04			Interest	80.81	8009.85
040108		APPLY CHARGES	A1			Assessments	370.00	8379.85
042108		APPLY LATE FEE	01			Late Fees	37.00	8416.85
043008		INTEREST	04			Interest	83.01	8499.86
050108		APPLY CHARGES	A1			Assessments	370.00	8869.86
050608	2960.00	1038	050608	PP-A1		Credit-Prepaid	(2960.00)	5909.86
052308	6754.00	A7999	052308	A1		Assessments	(6754.00)	(844.14)
052308		APPLY PREPAYMNT	A1			Assessments	(977.00)	(844.14)
052708		EXPENSE ADJ	PP-A1			Credit-Prepaid	1983.00	1138.86
052708		EXPENSE ADJ	PP			Credit-Prepaid	(1983.00)	(844.14)
052708		APPLY PREPAYMNT	01			Late Fees	(654.00)	(844.14)
052708			04			Interest	(234.86)	(844.14)
052708			09			Violation Fines	(250.00)	(844.14)

FINANCIAL TRANSACTIONS - 06/28/10

2701 E. Mesquite Ave. #EE161

Coral Kassel

Unit ID: 41610

STATUS: 70 - NOD Filed

DATE	PAYMT AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	BALANCE
060108				A1		Assessments	370.00	(474.14)
060108				A1		Assessments	(370.00)	(474.14)
070108				A1		Assessments	370.00	(104.14)
070108				A1		Assessments	(370.00)	(104.14)
080108				A1		Assessments	370.00	265.86
080108				A1		Assessments	(104.14)	265.86
083108				04		Interest	2.71	268.57
090108				A1		Assessments	370.00	638.57
092308				01		Late Fees	37.00	675.57
092308						Action taken: 10 - Late Notice		
092308				03		Processing Fee	5.00	680.57
093008				04		Interest	6.71	687.28
100108				A1		Assessments	370.00	1057.28
102108				01		Late Fees	37.00	1094.28
102108						Action taken: 10 - Late Notice		
102108				03		Processing Fee	5.00	1099.28
103108				04		Interest	11.20	1110.48
110108				A1		Assessments	370.00	1480.48
112508				01		Late Fees	37.00	1517.48
112508						Action taken: 20 - Pay or Lien		
112508				03		Processing Fee	75.00	1592.48
113008				04		Interest	15.71	1608.19
120108				A1		Assessments	370.00	1978.19
123108				01		Late Fees	174.59	2152.78
123108						Action taken: 20 - Pay or Lien		
010109				A1		Assessments	370.00	2522.78
020109				A1		Assessments	370.00	2892.78
022809				01		Late Fees	37.00	2929.78
022809						Action taken: 20 - Pay or Lien		
030109				A1		Assessments	370.00	3299.78

FINANCIAL TRANSACTIONS - 06/28/10

2701 E. Mesquite Ave. #EE161
 Coral Kassel
 Unit ID: 41610
 STATUS: 70 - NOD Filed

DATE	PAYMT AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	BALANCE
032709				01		Late Fees	37.00	3336.78
033109				04		Interest	34.01	3370.79
040109				A1		Assessments	370.00	3740.79
042909				01		Late Fees	37.00	3777.79
042909						Action taken: 30 - At Attorney		
043009				04		Interest	37.26	3815.05
050109				A1		Assessments	370.00	4185.05
050109				C1		Assessment #2	65.00	4250.05
052909				01		Late Fees	43.50	4293.55
053109				04		Interest	43.76	4337.31
060109				A1		Assessments	370.00	4707.31
060109				C1		Assessment #2	65.00	4772.31
062609				01		Late Fees	43.50	4815.81
063009				04		Interest	47.50	4863.31
070109				A1		Assessments	370.00	5233.31
070109				C1		Assessment #2	65.00	5298.31
072309				01		Late Fees	43.50	5341.81
080109				A1		Assessments	370.00	5711.81
080109				C1		Assessment #2	65.00	5776.81
082409				01		Late Fees	43.50	5820.31
083109				04		Interest	59.32	5879.63
090109				A1		Assessments	370.00	6249.63
090109				C1		Assessment #2	65.00	6314.63
092509				01		Late Fees	43.50	6358.13
100109				A1		Assessments	370.00	6728.13
100109				C1		Assessment #2	65.00	6793.13
102309				01		Late Fees	43.50	6836.63
110109				A1		Assessments	370.00	7206.63
110109				C1		Assessment #2	65.00	7271.63
112409				01		Late Fees	43.50	7315.13

FINANCIAL TRANSACTIONS - 06/28/10

2701 E. Mesquite Ave. #EE161
 Coral Kassel
 Unit ID: 41610
 STATUS: 70 - NOD Filed

DATE	PAYMT AMT	CHECK #	DEP DT	CODE	N/A	DESCRIPTION	AMOUNT	BALANCE	
120109		APPLY CHARGES		A1		Assessments	370.00	7685.13	
120109				C1		Assessment #2	65.00	7750.13	
122209		APPLY LATE FEE		01		Late Fees	43.50	7793.63	
010110		APPLY CHARGES		A1		Assessments	370.00	8163.63	
012810		APPLY LATE FEE		01		Late Fees	37.00	8200.63	
020110		APPLY CHARGES		A1		Assessments	370.00	8570.63	
022410		APPLY LATE FEE		01		Late Fees	37.00	8607.63	
030110		APPLY CHARGES		A1		Assessments	370.00	8977.63	
032210		APPLY LATE FEE		01		Late Fees	37.00	9014.63	
040110		APPLY CHARGES		A1		Assessments	370.00	9384.63	
042310		APPLY LATE FEE		01		Late Fees	37.00	9421.63	
060210		EXPENSE ADJ		A1		Assessments	(370.00)	9051.63	
060210		EXPENSE ADJ		01		Late Fees	(74.00)	8977.63	
060210		Sold 3/16 Trfr April							

Property sold @ tax sale on 3-16-10

Assoc.

\$8977.63

\$100.00 - mgmt

\$9077.63

Atty

\$875.00 - fees

\$190.00 - cost

\$358.00 - title

\$90.00 - service

\$1513.00

Total Due

\$10,590.63

FROM Gusabnick + Gilliland
4081 Cook St. #3
Palm Desert Ca
ZIP CODE 92211

ATTN DESIREE TAYLOR

DATE _____ ASSESSMENT NUMBER

S 0 2 3 1 2 0 6 2 - 9

2010 JUL 14 AM 9:05



RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
RIVERSIDE, CA 92502-2205



Pazicni, Jennifer

From: Catherine Diehl <Catherined@gghoalaw.com>
Sent: Wednesday, April 23, 2014 9:26 AM
To: Pazicni, Jennifer
Subject: Mesquite CC - Coral Kassel
Attachments: doc04539620140423092416.pdf

Jennifer

The amount of the claim we provided to you has not changed. I spoke to the collection agency we are using on this account and they have not incurred any fees. I am attaching the accounting ledger that I provided to the collection agency and it will reflect the same amount.

Thank you

Catherine Diehl

Assessment Collection Manager

Guralnick & Gilliland LLP

40004 Cook St. Suite #3

Palm Desert, CA 92211

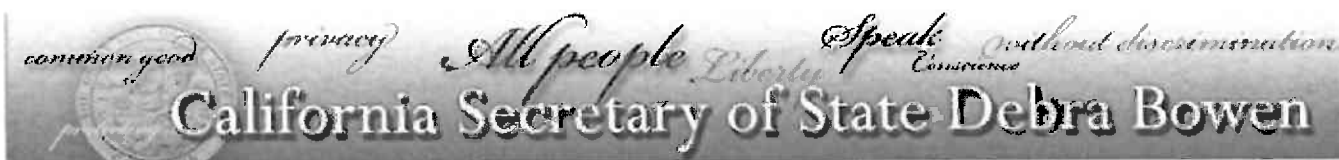
Phone (760) 340-1515 Fax (760) 568-3053

If you would like a copy of our 28th Annual Legislative Update, please contact Bridgette Guralnick at BridgetteG@gghoalaw.com



Please visit our website at <http://www.gghoalaw.com>

If this email relates to collection of delinquent assessments, please be advised this communication is from a debt collector. Please also note that we are attempting to collect a debt and any information obtained will be used for that purpose. The information contained in this electronic mail transmission is confidential and intended to be sent to the stated recipient of the transmission. It may therefore be protected from unauthorized use or dissemination by the attorney-client and/or attorney work product privileges. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution or copying of this communication is strictly prohibited. You are also asked to notify the above firm immediately at gg@gghoalaw.com or by telephone and destroy all copies of the original message. Thank you in advance for your cooperation.



Secretary of State Administration Elections **Business Programs** Political Reform Archives Registries

Business Entities (BE)

Online Services

- E-File Statements of Information for Corporations
- Business Search
- Processing Times
- Disclosure Search

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Service Options

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Forms, Samples & Fees

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FAQs

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- Tax Information
- Starting A Business

Customer Alerts

- Business Identity Theft
- Misleading Business Solicitations

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, June 3, 2014. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	MESQUITE COUNTRY CLUB CONDOMINIUM HOMEOWNERS ASSOCIATION
Entity Number:	C1249412
Date Filed:	06/18/1984
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	400 S FARRELL DR STE B-202
Entity City, State, Zip:	PALM SPRINGS CA 92262
Agent for Service of Process:	BOBBIE GAFFNEY
Agent Address:	400 S FARRELL DR STE B-202
Agent City, State, Zip:	PALM SPRINGS CA 92262

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

[Modify Search](#) [New Search](#) [Printer Friendly](#) [Back to Search Results](#)

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Green, Shawana

From: Bobbie Gaffney <bobbie@thegaffneygroup.net>
Sent: Thursday, June 05, 2014 1:24 PM
To: Green, Shawana
Subject: RE: Claim for Excess Proceeds - Authorization
Attachments: GG Collection Agmt.pdf

Attached is a copy of the Collection Agreement between Mesquite Country Club Condo HOA and the law firm of Guralnick and Gilliland. Mr. Guralnick has full authority to act on behalf of the Association in this matter.

Please let me know if anything additional is required.

Bobbie Gaffney, CCAM, PCAM
President



400 S. Farrell Drive, Suite B-202
Palm Springs, CA 92262
760-327-0301 (Phone)
877-681-0301 (Fax)

CONFIDENTIAL INFORMATION

This email communication and any files transmitted with it may contain confidential information which also may be privileged and which is intended only for the use of the intended recipients identified above. This communication may not be disseminated to third parties without sender's authorization. If you are not the intended recipient of this communication, you are hereby notified that any use, dissemination, distribution, downloading or copying of this correspondence is strictly prohibited. If you have received this communication in error, please immediately notify us by e-mail or by telephone at 760-327-0301 and delete the communication and destroy all copies. Thank you for your cooperation.

From: Green, Shawana [<mailto:SSGreen@co.riverside.ca.us>]
Sent: Thursday, June 5, 2014 12:40 PM
To: Bobbie Gaffney
Subject: Claim for Excess Proceeds - Authorization

Hi Bobbie,

I am currently working on an excess proceeds claim that was filed by Wayne Guralnick, attorney for Mesquite Country Club Condo HOA. It is from property that was sold on March 16, 2010, with assessment #502312062-9, last assessee Coral Lyn Kassel in which Mesquite Country Club Condo, HOA filed a lien against. In order to continue with the process, we will need additional documentation showing that Mr. Guralnick has the authority to sign on behalf of Mesquite Country Club HOA. I have attached a copy of the claim for your convenience. Let me know if you have any questions.

Thank you,

Shawana Green
County of Riverside
Treasurer-Tax Collector
ssgreen@co.riverside.ca.us

Association Authorization to Collect Delinquent Assessments

We authorize your law firm, as our attorney and agent, to: (a) sign and file any and all assessment liens against any delinquent owners of Lots/Units we refer to you, pursuant to the Covenants, Conditions and Restrictions of our association; (b) act as trustee, as that term is used in *Civil Code* §1367; and (c) begin and complete foreclosure proceedings if, after thirty days from the recordation of the Notice of Assessment Lien, the delinquent homeowner has not cured same.

Further, we hereby agree to the Terms and Conditions for Contingency Fee Collection Services, as follows:

1. GURALNICK & GILLILAND, LLP (hereinafter "G&G") will perform collection of assessments on a contingency fee basis. Except as noted below, all attorneys fees and costs are collected directly from the homeowner.
2. Association shall adopt a resolution approving the enclosed or agreed upon collection procedures. Thereafter, the new collection policy should be sent to the membership.
3. G&G will provide Association with a monthly written status report regarding all outstanding collection accounts at no charge.
4. Once a delinquent account is sent to G&G by Association, Association agrees not to accept any payments directly from owners. Such payments are to be sent to G&G.
5. If the Association decides to terminate these terms and conditions for Contingency Fee Services, Association shall elect one of the following alternatives: (1) have G&G continue to pursue collection of all assessment lien accounts in the possession of G&G; or (2) pay G&G for collection services previously provided at the rate of \$140.00 per hour.
6. Subject to periodic revision, the basic charges to the delinquent owner are as follows:

• Preparation of Lien	\$425.00 Attorneys Fees \$95.00 Costs
Lien preparation and release; correspondence with homeowner; return of non sufficient funds or partial payment to homeowner during lien period; communication with management and homeowner.	
• Payment Plan and Approval	\$300.00 or Amount Specified Per Association's Collection Policy, Whichever is Greater
• ADR/IDR Letter	\$175.00
Transmittal of letter to homeowner offer of ADR/IDR.	
• Default Letter	\$175.00
Transmittal of letter to homeowner for default of an approved payment plan.	
• NSF Letter	\$100.00
Transmittal of letter to homeowner for default of an approved payment plan.	
• Escrow Demand Fee	\$150.00
Update	\$50.00
RUSH	\$50.00
• Extraordinary Attorney's Fees	
At our discretion, additional attorneys' fees (and/or paralegal fees) will be charged to homeowner for extraordinary services, including excessive homeowner letter/telephone calls.	
• Trustee's Fees (set by statute)	
Notice of Default	\$300.00
Title Report	\$358.00
Personal Service of NOD Per Person	\$ 90.00
Notice of Default Costs	\$ 70.00
Notice of Sale	\$125.00
Plus all costs such as Title Report, Posting, Publications, Mailing and the Actual Sale	

7. In the event a Senior Lender has completed a foreclosure sale against a particular account and upon your authorization, our firm will forward the file representing the amount owed by the foreclosed out owner to a designated Collection Agency ("Agency"). No attorneys fees will be charged by Guralnick & Gilliland to the association for this service. If and when monies are collected by the Agency, the monies (minus the Agency's fees) will be sent to G & G for disbursement ("Monies"). At that time the disbursement of the Monies shall be prorated based upon the percentage of debt that belongs to the Association and the percentage of debt that belongs to G & G.

Signed: Robert D. Dabben Title: ASSOCIATION MANAGER
 Association: MESQUITE RIDGE HOA Date: _____
 Manager/Management Company, if applicable: THE LAFAYETTE GROUP, INC.
 Mailing Address: 400 J. FARRELL DR. B202 City/State/Zip: PALO ALTO, CA 94302

Pazicni, Jennifer

From: Catherine Diehl <Catherined@gghoalaw.com>
Sent: Thursday, June 25, 2015 1:43 PM
To: Pazicni, Jennifer
Subject: Mesquite CC - Kassel

Jennifer

Per our recent phone conversation, our office was paid through our collection agency on this account. You can disregard my earlier payoff information that was sent.

Thank you

Catherine Diehl

Assessment Collection Manager

Guralnick & Gilliland LLP

40004 Cook St. Suite #3

Palm Desert, CA 92211

Phone (760) 340-1515 Fax (760) 568-3053

If you would like a copy of our 29th Annual Legislative Update please contact Victoria Miller at Victoria.M@gghoalaw.com.



Please visit our website at <http://www.gghoalaw.com>

If this email relates to collection of delinquent assessments, please be advised this communication is from a debt collector. Please also note that we are attempting to collect a debt and any information obtained will be used for that purpose. The information contained in this electronic mail transmission is confidential and intended to be sent to the stated recipient of the transmission. It may therefore be protected from unauthorized use or dissemination by the attorney-client and/or attorney work product privileges. If you are not the intended recipient or the intended recipient's agent, you are hereby notified that any review, use, dissemination, distribution or copying of this communication is strictly prohibited. You are also asked to notify the above firm immediately at gg@gghoalaw.com or by telephone and destroy all copies of the original message. Thank you in advance for your cooperation.



- Home
- Employee Login
- Acctng. Request
- Announcements
- Buy Community Docs
- Classifieds
- Contact Us
- Mgmt Proposal
- Documents
- Maint. Request
- Communities
- Community Demo Site
- Pay Dues
- Related Site Links
- Requests / Questions
- Services
- Condo Association Management
- Homeowner Association Management

Homeowner Association Management

The management of day to day operations for community associations has become a specialized field. The Gaffney Group, Inc. cares about the integrity of this profession so all of the community association managers we employ are certified professionals.

Our managers are here to help you evaluate the specific requirements of your association and meet the individualized needs of your community. We continue to develop new and beneficial service offerings for our clients which, at the present time, include:

- Comprehensive and proactive association management
- Association and developer consulting
- Complete administrative and management support
- Facilities maintenance
- Extensive financial services
- Educational seminars and workshops
- Community websites

We manage our communities with the personal attention of an individual combined with the full support of our organization. We approach every situation with commitment, expertise, and one-on-one support.

The Gaffney Group, Inc. was founded on the belief that honesty, integrity, ethics, knowledge and professionalism are key to a successful business. Our care and compassion are clearly visible in the exceptional customer service we provide. We promptly respond to all owner requests. All work orders are followed through to completion. Owners are kept apprised of what is happening in their communities through web sites and other means of communication.

Our goal is to provide the best association management available by focusing on:

- Preserving and enhancing the property
- Maximizing cash flow
- Timely and effective communication with the client
- Board member education
- Personalized service

The principal of The Gaffney Group is Bobbie Gaffney, President. Bobbie has been an association manager for over 23 years. She began her career as a portfolio manager, then moved to on-site management. She is a certified community association manager, having earned her CCAM through the California Association of Community Managers. Additionally, she has achieved the AMS (Association Management Specialist) and PCAM (Professional Community Association Manager) designations through Community Associations Institute.

Prior to starting her own company, Bobbie was employed by a large, local management company, where she was responsible for the training and education of its managers. She is actively involved in the local chapter of CAI, where she previously served on its Board of Directors and was Editor of its monthly chapter newsletter, The Quorum. She is still actively involved with CAI and also serves on the Editorial Advisory Committee for the California Association of Community Managers Vision Magazine. Bobbie has authored numerous articles on community association management, appeared on television as a top professional in her field, and has been called upon for expert testimony in community association related litigation.



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