

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE 6/29/15

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

512A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**  
 JUN 29 2015

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 229. Last assessed to: Ronald Cascante, an unmarried man. District 1 [\$16,023] Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Riverside County Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 323080074-5; (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 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. 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 6, 2012, 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  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 16,023	\$ 0	\$ 16,023	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 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: 1 \_\_\_\_\_ Agenda Number: \_\_\_\_\_

**9-27**

Departmental Concurrence

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 229. Last assessed to: Ronald Cascante, an unmarried man. District 1 [\$16,023] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** JUN 29 2015  
**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Approve the claim from Pensco Trust Company Inc. Custodian FBO Jeffrey E. Deis IRA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 323080074-5;
3. Deny the claim from Nicole Pauline Deis;
4. Deny the claim from Flores Bail Bonds;
5. Deny the claim from Global Discoveries, Ltd., assignee for Carlos Mendoza;
6. Authorize and direct the Auditor-Controller to issue warrants to the Riverside County Code Enforcement Department in the amount of \$2,247.50 and to Pensco Trust Company Inc. Custodian FBO Jeffrey E. Deis IRA in the amount of \$13,776.07 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**BACKGROUND:**

**Summary (continued)**

The Treasurer-Tax Collector has received five claims for excess proceeds:

1. Claim from the Riverside County Code Enforcement Department based on Notices of Noncompliance recorded September 20, 2004 as Instrument No. 2004-0746493 and March 28, 2008 as Instrument No. 2008-0153918.
2. Claim from Pensco Trust Company Inc. Custodian FBO Jeffrey E. Deis IRA based on a Deed of Trust with Assignment of Rents recorded March 14, 2005 as Instrument No. 2005-0200347, an Assignment of Deed of Trust recorded March 24, 2006 as Instrument No. 2006-0210741 and a Deed of Trust recorded March 15, 2006 as Instrument No. 2006-0183349.
3. Claim from Nicole Pauline Deis based on a Deed of Trust recorded March 15, 2006 as Instrument No. 2006-0183349.
4. Claim from Flores Bail Bonds based on a Deed of Trust recorded December 22, 2009 as Instrument No. 2009-0656310.
5. Claim from Global Discoveries, assignee for Carlos Mendoza based on an Assignment of Right to Collect Excess Proceeds dated April 18, 2013 and an Abstract of Judgment-Civil and Small Claims recorded March 8, 2012 as Instrument No. 2012-0108227.

Pursuant to Section 4675 (a) & (b) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that the Riverside County Code Enforcement Department be awarded excess proceeds in the amount of \$2,247.50 and Pensco Trust Company Inc. Custodian FBO Jeffrey E. Deis IRA be awarded excess proceeds in the amount of \$13,776.07. Since the amounts claimed by the Riverside County Code Enforcement Department and Pensco Trust Company Inc. Custodian FBO Jeffrey E. Deis IRA exceed the amount of excess proceeds available there are no funds available for consideration for the claims from Nicole Pauline Deis, Flores Bail Bonds, and Global Discoveries, Ltd., assignee for Carlos Mendoza. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Citizens and Businesses**

Excess proceeds are being released to a lienholder and the beneficiary on the deed of trust of the property.

**ATTACHMENTS (if needed, in this order):**

Copies of the Excess Proceeds Claim forms 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-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 229 Assessment No.: 323080074-5

Assessee: CASCANTE, RONALD

Situs: 22415 CALLOWAY ST PERRIS

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED  
2013 FEB 28 PM 4:08  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6,774.40 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. 2008-0153918 recorded on 03/24/08. A copy of this document is attached here to. 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.

See Attached back-up documentation

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants 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 25 day of September, 2012 at Riverside, CA  
County, State

Carol Lynn Anderson  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Carol Lynn Anderson  
Print Name

\_\_\_\_\_  
Print Name

4080 Lemon St. 12th flr.  
Street Address

\_\_\_\_\_  
Street Address

Riverside, CA 92501  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

951-955-1095  
Phone Number

\_\_\_\_\_  
Phone Number

**INSTRUCTIONS FOR FILING CLAIM**

(See Claim Form on Reverse Side)

The California Revenue and Taxation Code, Section 4675, states in part (paraphrased):

For the purposes of this article, parties of interest and their order of priority are:

- (a) First, lienholders of record prior to the recordation of the tax deed to the purchaser in the order of their priority; and
- (b) Then, any person with title of record to all or any portion of the property prior to the recordation of the tax deed to the purchaser.

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3842, mail, or in person.

You must attach copies of documents to support your claim as follows:

- 1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the Tax Collector.
- 2. In case (b), attach copies of any other documents (e.g., deed, certified death certificate, will, court order, etc.) supporting your claim.

**PLEASE NOTE:** We cannot, by law, begin processing of claims until one year has passed from the date of the deed to the purchaser. In order to receive consideration by the Riverside County Board of Supervisors, claims must be filed ON OR BEFORE THE EXPIRATION OF ONE YEAR following the date of the recording of the deed to the purchaser. Please see the "Date Deed to Purchaser Recorded" appearing on the attached notice (Form 117-170). The Tax Collector will submit a recommendation to the County Board of Supervisors as to what disposition should be made on your claim. Following the Board's review, the claim will either be approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will issue a County warrant in payment. By law, the Auditor-Controller cannot issue a warrant in payment of the approved claim until 90 days following the action taken by the Board.

**MAIL COMPLETED FORMS TO:**

Don Kent, Treasurer-Tax Collector  
Post Office Box 12005  
Riverside, CA 92502-2205

Attention: Excess Proceeds

County Administrative Center- 4th Floor  
4080 Lemon Street, P.O. Box 12005  
Riverside, CA 92502-2205  
(951) 955-3900  
(951) 955-3990 - Fax

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)



**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

Palm Springs Office  
997 E Tahquitz Canyon Way, Suite A  
Palm Springs, CA 92262

Temecula Office  
40935 County Center Drive, Suite C  
Temecula, CA 92591

June 6, 2012

COUNTY OF RIVERSIDE  
C/O CODE ENFORCEMENT DEPARTMENT  
ATTN: OFFICER THOMAS MCMULLEN - CASE# CV08-01648  
24318 HEMLOCK AVENUE, SUITE C-1  
MORENO VALLEY, CA 92557

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 323080074-5      Item: 229  
Situs Address: 22415 Calloway St Perris  
Assessee: Cascante, Ronald  
Date Sold: March 20, 2012  
Date Deed to Purchaser Recorded: May 11, 2012  
Final Date to Submit Claim: May 13, 2013

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Adrian Potenciano  
Deputy

When recorded please mail to:  
Mail Stop# 5155

DOC # 2004-0746493

09/26/2004 08:00A Fee:7.00  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Gary L. Oras  
Assessor, County Clerk & Recorder



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LC

**NOTICE OF NONCOMPLIANCE**

In the matter of the Property of  
Ronald A. Cascante

Case No.: CV03-2804 & CV04-3726

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 457, Section 12, (RCC Title 15.48) described as mobile home install without a permit, Riverside County Ordinance No. 457, Section 2, (RCC Title 15.08) described as unpermitted occupancy, Riverside County Ordinance No. 348, Section 5.1, (RCC Title 17.16.010) described as excessive outside storage & 2<sup>nd</sup> unit without Planning Dept. approval, & Riverside County Ordinance No. 541 (RCC Title 8.120) described as dumping on vacant land. Such proceedings are based upon the noncompliance of such real property, located at 22415 Calloway St., Perris, CA 92570 and more particularly described as Assessment Parcel No. 323-080-040 and having a legal description of Record of Survey 24, Page 62, Records of Riverside County, with the requirements of Ordinance No. 457 (RCC Title 15.48), Ordinance No. 457 (RCC Title 15.08), Ordinance No. 348 (RCC Title 17.16.010), & Ordinance No. 541 (RCC Title 8.120).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 LOS ALAMOS ROAD, MURRIETA, CA 92563, Attention Code Enforcement Officer Lori Lyon.

**NOTICE IS FURTHER GIVEN** in accordance with § 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
DEPARTMENT OF BUILDING AND SAFETY

By Louis Pizatella  
Louis Pizatella, Supervising Code Enforcement Officer  
Code Enforcement Division

**ACKNOWLEDGMENT**

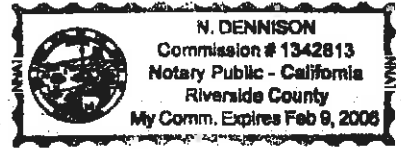
State of California )  
County of Riverside )

On 9-16-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

**WITNESS** my hand and official seal.

N. Dennison

(Seal of Notary)



Public Record



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Date: 9/11/2012

Property Reference/Mailing Address
323080074-5 RIVERSIDE COUNTY TREASURER P.O. BOX 12005 RIVERSIDE, CA 92502-2205 Attn: A. Potenciano - Tax Sale Operations

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
09/11/2012	CV032804- INV #105225. Orig. Amount \$2,072.50.	2,072.50	2,072.50
09/11/2012	CV043726- INV #105224. Orig. Amount \$295.00.	295.00	2,367.50
09/10/2012	CV044428- INV #105223. Orig. Amount \$435.80.	435.80	2,803.30
09/10/2012	CV050347- INV #105222. Orig. Amount \$586.00.	586.00	3,389.30
09/10/2012	CV0801648- INV #105221. Orig. Amount \$285.10.	285.10	3,674.40
06/04/2008	CV0801648:A19875- INV #7467. Orig. Amount \$100.00. A19875	100.00	3,774.40
01/20/2009	CV0801648:A24432- INV #7468. Orig. Amount \$200.00. A24432	200.00	3,974.40
05/04/2011	CV1004037:A37376- INV #A37376. Orig. Amount \$200.00. A37376	200.00	4,174.40
08/04/2011	CV1004037:A38399- INV #A38399. Orig. Amount \$400.00. A38399	400.00	4,574.40
10/13/2011	CV1004037:A38511- INV #A38511. Orig. Amount \$1,000.00. A38511	1,000.00	5,574.40
	CV1004037:A38847-		
		<b>Total Now Due</b>	<b>\$6,774.40</b>

**The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.**

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
323080074-5 RIVERSIDE COUNTY TREASURER P.O. BOX 12005 RIVERSIDE, CA 92502-2205 Attn: A. Potenciano - Tax Sale Operations

Date: 9/11/2012

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
03/14/2012	INV #A38847. Orig. Amount \$1,000.00. A38847	1,000.00	6,574.40
05/10/2012	CV1004037:A45956- INV #A45956. Orig. Amount \$200.00. A45956	200.00	6,774.40
		<b>Total Now Due</b>	<b>\$6,774.40</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*W. Q.*



**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
9/11/2012	105225

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Case Number	District	Class
CV032804	5	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
12/30/2003	Officer Hours	Labor Charges - Officer Time	1	100.00	100.00
1/12/2004	Officer Hours	Labor Charges - Officer Time	1.5	100.00	150.00
1/14/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/6/2004	Officer Hours	Labor Charges - Officer Time	1	100.00	100.00
2/9/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/17/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/18/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/27/2004	Officer Hours	Labor Charges - Officer Time	0.3	100.00	30.00
3/9/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
3/18/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
4/14/2004	Officer Hours	Labor Charges - Officer Time	1.5	100.00	150.00
5/27/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
7/20/2004	Officer Hours	Labor Charges - Officer Time	0.1	100.00	10.00
7/26/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
7/28/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
7/29/2004	Officer Hours	Labor Charges - Officer Time	0.9	100.00	90.00
9/8/2004	Officer Hours	Labor Charges - Officer Time	0.3	112.00	33.60
9/9/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
9/13/2004	Officer Hours	Labor Charges - Officer Time	0.6	100.00	60.00
10/28/2004	Officer Hours	Labor Charges - Officer Time	0.3	100.00	30.00
11/1/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
12/1/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
12/2/2004	Officer Hours	Labor Charges - Officer Time	0.6	100.00	60.00
1/26/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
1/27/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
1/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
2/23/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60

**Subtotal**

**Payments/Credits**

**Total Now Due**

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
9/11/2012	105225

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Case Number	District	Class
CV032804	5	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
2/24/2005	Officer Hours	Labor Charges - Officer Time	0.8	103.00	82.40
2/28/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
4/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
8/3/2005	Officer Hours	Labor Charges - Officer Time	1.5	103.00	154.50
9/11/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
	Recording Fee	Recorders Fee for Recording Release 2004-0746493		13.00	13.00
		Subtotal Code Enforcement Costs			2,007.50
1/2/2004	Lot/Title Report	Lot/Title Report	1	65.00	65.00
		Subtotal Contractor Costs			65.00

<b>Subtotal</b>	\$2,072.50
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$2,072.50

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
9/11/2012	105224

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Case Number	District	Class
CV043726	5	SOAC


**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
9/13/2004	Officer Hours	Labor Charges - Officer Time	1.1	100.00	110.00
10/28/2004	Officer Hours	Labor Charges - Officer Time	0.3	100.00	30.00
11/1/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
12/2/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
9/11/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			295.00
<b>Subtotal</b>					<b>\$295.00</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	<b>\$295.00</b>

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
9/10/2012	105223

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Case Number	District	Class
CV044428	5	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
3/9/2005	Officer Hours	Labor Charges - Officer Time	0.6	103.00	61.80
3/10/2005	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
3/25/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
4/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
8/3/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
2/21/2006	Officer Hours	Labor Charges - Officer Time	0.4	103.00	41.20
2/22/2006	Officer Hours	Labor Charges - Officer Time	0.6	103.00	61.80
9/10/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			435.80
<b>Subtotal</b>					\$435.80
<b>Payments/Credits</b>					\$0.00
<b>Total Now Due</b>					\$435.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



## Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
9/10/2012	105222

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Case Number	District	Class
CV050347	3	SOAC

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
1/27/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
1/28/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
3/8/2005	Officer Hours	Labor Charges - Officer Time	0.1	103.00	10.30
3/15/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
3/16/2005	Officer Hours	Labor Charges - Officer Time	0.8	103.00	82.40
3/21/2005	Officer Hours	Labor Charges - Officer Time	0.1	103.00	10.30
3/22/2005	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
4/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
2/21/2006	Officer Hours	Labor Charges - Officer Time	0.4	103.00	41.20
2/22/2006	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
9/17/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
9/10/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			586.00

<b>Subtotal</b>	\$586.00
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$586.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

**I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.**

  
Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
9/10/2012	105221

**Property Address**

323080074-5  
22415 CALLOWAY ST  
PERRIS, CA 92570  
Assessee: Cascante, Ronald

Case Number	District	Class
CV0801648	5	SOAC


**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
2/29/2008	Officer Hours	Labor Charges - Officer Time	1.1	109.00	119.90
6/4/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
1/20/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/17/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/29/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
9/10/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
	Recording Fee	Recorders Fee for Recording Release 2008-0153918	1	13.00	13.00
		Subtotal Code Enforcement Costs			285.10

<b>Subtotal</b>	\$285.10
<b>Payments/Credits</b>	\$0.00
<b>Total Now Due</b>	\$285.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
Code Enforcement Department



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
6/4/2008	9/10/2012

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A19875	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0801648:A19875	1	100.00	100.00

<b>Subtotal</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$100.00



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Found Citations:

A19875 · Submit

General Information

Citation A19875

Date 06/04/08

Time 11:35 AM

Amt Owing this Citation: \$100.00

This Person: \$100.00

This Plate:

Issuing Agency: Riverside County Administrative

Dept: Code Enforcement

Status: OPEN: Noticed

Number: 1 of 1

Responsible Party Information

Name: CASCANTE, RONALD

Address: 22415 CALLOWAY

City/State/Zip: PERRIS, CA 92572

Show all Panels | Hide all Panels

Citation Information

Location: DISTRICT 5 22415 CALLOWAY PERR

Case: CV0801648

Badge #: 16

Comments:

Violation Information

Code	Description	Amount
17-16	Unpermitted landuse	\$100.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
6/12/2008	New Citation Added	L Johnson	
6/12/2008	Citation Data Entered	L Johnson	
6/12/2008	Responsible party entered	L Johnson	
7/7/2008	Notice sent	J Williams	Inserted during Extract Commit
9/8/2008	Notice sent	T FEES	Inserted during Extract Commit
10/16/2008	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
11/25/2008	SSN Requested	M Niranjanan	Inserted during Extract Commit for SSN REQUEST
11/26/2008	SSN Hit	M Niranjanan	SSN HIT
11/26/2008	FTB Update Requested	M Niranjanan	Sent 11/26/08 Delivery Confirmation #797139583299
12/1/2009	FTB Update Requested	M Niranjanan	Sent 12/1/2009 Delivery Confirmation #1
1/12/2010	FTB Update Requested	M Niranjanan	Sending to FTB (tracking #798293743871) for update due to TransCode 156 for cite #10423976
6/21/2010	FTB Update Requested	M Niranjanan	Sending to FTB (tracking #793654778731) for update due to TransCode 156 for cite #11477634
1/10/2011	FTB Update Requested	M Niranjanan	Sent 01/10/11 Delivery Confirmation #794304017296

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# County of Riverside Code Enforcement Department

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 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demands@rctlma.org

## Administrative Citation

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
1/20/2009	9/10/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A24432	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0801648:A24432	1	200.00	200.00
			<b>Subtotal</b>	\$200.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$200.00



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Found Citations:

A24432 - Submit

General Information

Citation **A24432** Date **01/20/09** Time **11:00 AM**  
 Amt Owing this Citation: **\$200.00** This Person: **\$200.00** This Plate:  
 Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**  
 Status: **OPEN: Noticed (sent to FTB)**  
 Number: **1 of 1**

Responsible Party Information

Name: **CASCANTE, RONALD**  
 Address: **22415 CALLOWAY ST**  
 City/State/Zip: **PERRIS, CA 92570**

Show all Panels | Hide all Panels

Citation Information

Location: **DIS#5 22415 CALLOWAY ST PERRIS** Case: **CV0801648** Badge #: **129**  
 Comments:

Violation Information

Code	Description	Amount
17.16.010	Unpermitted landuse	\$200.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
1/29/2009	New Citation Added	M Espinoza	
1/29/2009	Citation Data Entered	R Beard	
1/29/2009	Responsible party entered	M Espinoza	
2/23/2009	Notice sent	T FEES	Inserted during Extract Commit
4/27/2009	Notice sent	T FEES	Inserted during Extract Commit
6/4/2009	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
11/23/2009	SSN Requested	H Akolawala	Inserted during Extract Commit for SSN REQUEST
11/30/2009	SSN Hit	M Niranjana	SSN HIT
12/1/2009	FTB Update Requested	M Niranjana	Sent 12/1/2009 Delivery Confirmation #1
1/12/2010	FTB Update Requested	M Niranjana	Sending to FTB (tracking #798293743871) for update due to TransCode 156 for cite #10423976
6/21/2010	FTB Update Requested	M Niranjana	Sending to FTB (tracking #793654778731) for update due to TransCode 156 for cite #11477634
1/10/2011	FTB Update Requested	M Niranjana	Sent 01/10/11 Delivery Confirmation #794304017296
1/2/2012	FTB Update Requested	M Niranjana	Sent 01/04/12 Delivery Confirmation #01032012

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# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
5/4/2011	9/11/2012

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A37376	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1004037:A37376	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00

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**Found Citations:**  
A37376 [Submit](#)

General Information

Citation **A37376**      Date **05/04/11**      Time **12:05 PM**

Amt Owing this Citation: **\$200.00**      This Person: **\$200.00**      This Plate:

Issuing Agency: **Riverside County Administrative**      Dept: **Code Enforcement**

Status: **OPEN: Noticed**

Number: **1 of 1**

Responsible Party Information

Name: **CASCANTE, RONALD**

Address: **22246 WOODCREEK LN**

City/State/Zip: **WILDOMAR, CA**

Show all Panels | Hide all Panels

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Citation Information

Location: **22415 CALLAWAY**      Case: **CV1004037**      Badge #: **129**

Comments: **APN 323 080 0704**

---

Violation Information

Code	Description	Amount
15.12.020 (J)(2)	grading w/o permit	\$100.00
81.20.010	REMOVE ALL RUBISH	\$100.00

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Fee History

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Payment History

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Notice History

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Appeal History

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Responsible Party History

---

Citation History

Date	Transaction	Rep Name	Description
8/23/2012	New Citation Added	L Lachenmeier	
8/23/2012	Citation Data Entered	L Lachenmeier	
8/23/2012	Responsible party entered	L Lachenmeier	
8/24/2012	Notice sent	J Franco	Inserted during Extract Commit
9/4/2012	Bad Address	L Hernandez	Daily Notice Returned -

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# County of Riverside Code Enforcement Department

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demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
8/4/2011	9/11/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A38399	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1004037 -- A38399	1	400.00	400.00
			<b>Subtotal</b>	\$400.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$400.00



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Found Citations:

A38399 · Submit

General Information

Citation **A38399** Date **08/04/11** Time **08:40 AM**  
 Amt Owing this Citation: **\$400.00** This Person: **\$1400.00** This Plate:  
 Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**  
 Status: **OPEN: Noticed (sent to FTB)**  
 Number: **1 of 2**

Responsible Party Information

Name: **RONALD CASCANTE**  
 Address: **22246 WOODCREEK LN**  
 City/State/Zip: **WILDOMAR, CA 92595**

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Citation Information

Location: **22415 CALLOWAY ST** Case: **CV-1004037** Badge #: **JENMORRI**  
 Comments:

Violation Information

Code	Description	Amount
15.12.020 (J)(2)	grading w/o permit	\$200.00
81.20.010	REMOVE ALL RUBBISH	\$200.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
8/5/2011	New Citation Added	J Franco	
9/6/2011	Notice sent	T FEES	Inserted during Extract Commit
9/13/2011	Bad Address	M Sotelo	Daily Notice Returned -
10/10/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
3/6/2012	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
3/9/2012	SSN Hit	H Akolawala	SSN HIT
3/9/2012	Send FTB Update	M Niranjana	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #13969213
3/9/2012	FTB Update Requested	M Niranjana	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #13969213

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# County of Riverside Code Enforcement Department

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demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
10/13/2011	9/11/2012

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A38511	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38511 -- CV1004037	1	1,000.00	1,000.00

<b>Subtotal</b>	<b>\$1,000.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$1,000.00</b>

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Found Citations:  
A38511 · Submit

General Information

Citation **A38511** Date: **10/13/11** Time: **11:05 AM**  
 Amt Owing this Citation: **\$1000.00** This Person: **\$1400.00** This Plate:  
 Issuing Agency: **Riverside County Administrative** Dept: **Code Enforcement**  
 Status: **OPEN: Noticed (sent to FTB)**  
 Number: **2 of 2**

Responsible Party Information

Name: **RONALD CASCANTE**  
 Address: **22246 WOODCREEK LN**  
 City/State/Zip: **WILDOMAR, CA 92595**

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Citation Information

Location: **22415 CALLOWAY ST** Case: **CV-1004037** Badge #: **JENMORRI**  
 Comments:

Violation Information

Code	Description	Amount
15.12.020 (J)(2)	grading w/o permit	\$500.00
81.20.010	ACCUMULATED RUBBISH	\$500.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
10/26/2011	New Citation Added	J Franco	
11/14/2011	Notice sent	T FEES	Inserted during Extract Commit
11/23/2011	Bad Address	V Galli	Daily Notice Returned -
12/16/2011	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
3/9/2012	Send FTB Update	M Niranjanan	Sending to FTB (tracking #20120309) for update due to TransCode 156 for cite #14327207

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# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
3/14/2012	9/11/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A38847	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38847--CV1004037	1	1,000.00	1,000.00

<b>Subtotal</b>	\$1,000.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$1,000.00

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Found Citations:  
A38847 · Submit

General Information

Citation: **A38847**      Date: **03/14/12**      Time: **08:40 AM**

Amt Owing this Citation: **\$1000.00**      This Person: **\$1200.00**      This Plate:

Issuing Agency: **Riverside County Administrative**      Dept: **Code Enforcement**

Status: **OPEN: Noticed**

Number: **1 of 3**

Responsible Party Information

Name: **RONALD CASCANTE**

Address: **22246 WOODCREEK LN**

City/State/Zip: **WILDOMAR, CA 92595**

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Citation Information

Location: **22415 CALLOWAY ST**      Case: **CV-1004037**      Badge #: **JENMORRI**

Comments:

Violation Information

Code	Description	Amount
15.12.020 (JJ)(2)	grading w/o permit	\$500.00
81.20.010	ACCUMULATED RUBBISH	\$500.00

Fee History

Payment History

Notice History

Appeal History

Responsible Party History

Citation History

Date	Transaction	Rep Name	Description
3/15/2012	New Citation Added	J Franco	
4/16/2012	Notice sent	T FEES	Inserted during Extract Commit
4/24/2012	Bad Address	L Hernandez	Daily Notice Returned -
5/18/2012	FTB Notice sent	KK Singh	Inserted during Extract Commit for FTB Notice
7/10/2012	SSN Requested	H Akolawala	Inserted during Extract Commit for SSN REQUEST
7/10/2012	SSN Miss	H Akolawala	SSN NO HIT

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# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
5/10/2012	9/11/2012

<b>Property Address</b>
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A45956	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A45956--CV1004037	1	200.00	200.00

<b>Subtotal</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$200.00

CITATION PROCESSING CENTER

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Found Citations:  
A45956 · Submit

**General Information**

Citation: **A45956**      Date: **05/10/12**      Time: **10:10 AM**

Amt Owing this Citation: **\$200.00**      This Person: **\$1200.00**      This Plate:

Issuing Agency: **Riverside County Administrative**      Dept: **Code Enforcement**

Status: **OPEN: Noticed**

Number: **2 of 3**

**Responsible Party Information**

Name: **RONALD CASCANTE**

Address: **22246 WOODCREEK LN**

City/State/Zip: **WILDOMAR, CA 92595**

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**Citation Information**

Location: **22415 CALLOWAY ST**      Case: **CV-1004037**      Badge #: **JADIETRI**

Comments:

**Violation Information**

Code	Description	Amount
15.12.020 (J)(2)	grading w/o permit	\$100.00
81.20.010	REMOVE ALL RUBISH	\$100.00

**Fee History**

**Payment History**

**Notice History**

**Appeal History**

**Responsible Party History**

**Citation History**

Date	Transaction	Rep Name	Description
5/15/2012	New Citation Added	J Franco	
6/11/2012	Notice sent	J Franco	Inserted during Extract Commit
6/18/2012	Bad Address	L Hernandez	Dally Notice Returned -
7/13/2012	FTB Notice sent	KK Singh	Inserted during Extract Commit for FTB Notice
9/4/2012	SSN Requested	H Akolawala	Inserted during Extract Commit for SSN REQUEST
9/10/2012	SSN Miss	H Akolawala	SSN NO HIT

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**Owner**  
COBLER,DONALD

**Address**  
22415 CALLAWAY RD PERRIS , CA 92570

**Parcel/Tax ID**  
323-080-074

## Property Profile

### Ownership Information

<b>Primary Owner</b>	COBLER,DONALD	<b>Site Address</b>	22415 CALLAWAY RD
<b>Secondary Owner</b>		<b>Site City, St Zip</b>	PERRIS, CA 92570
<b>Ownership Description</b>	Separate Estate Or Property	<b>Mail Address</b>	16395 CHINO CORONA RD
<b>Telephone Number</b>		<b>Mail City, St Zip</b>	CHINO, CA 91708
<b>Lot</b>	88	<b>Census Tract</b>	0429.04
<b>Housing Tract / Subdivision Name</b>			
<b>Legal Description</b>	1.95 ACRES M/L IN POR PAR 88 RS 024/062		

### Property Details

<b>Use Code</b>	Mobile home	<b>County/Municipality</b>	RIVERSIDE
<b>State</b>	CA	<b>Total Rooms</b>	
<b>RTSQ</b>		<b>Bedrooms</b>	2
<b>Zoning</b>		<b>Bathrooms</b>	2
<b>Number Of Units</b>		<b>Basement Square Feet</b>	
<b>Year Built</b>	1989	<b>Parking</b>	
<b># Of Stories</b>	1	<b>Parking Square Feet</b>	
<b>Lot Size</b>	84,942	<b>View</b>	
<b>Usable Lot Size</b>		<b>Pool</b>	
<b>Lot Depth</b>		<b>Fireplace</b>	Yes
<b>Lot Width</b>		<b>HT/AC</b>	Both
<b>Square Feet</b>	720	<b>Cooling Detail</b>	Central
<b>Square Ft 1st Flr</b>		<b>Heating Detail</b>	Central
<b>Square Ft 2nd Flr</b>		<b>Roof Type</b>	Comp Shingle
<b>Square Ft 3rd Flr</b>		<b>Construction Quality</b>	
<b>Additions - Square Feet</b>		<b>Construction Type</b>	
<b>Building Shape</b>		<b>Exterior</b>	
<b>New Page Grid</b>		<b>Foundation</b>	
<b>Old Page Grid</b>			

### Tax Information

<b>Assessor's Parcel Number/Tax ID</b>	323-080-074	<b>Assessor's Market Value</b>	
<b>Assessed Total</b>	\$38,553	<b>Tax Amount</b>	\$735
<b>Land Total</b>	\$33,006	<b>Status/Yr Delinquent</b>	Current
<b>Improvement</b>	\$5,547	<b>Tax Rate Area</b>	87052
<b>Percent Improvement</b>	14.38%	<b>HomeOwners Exemption</b>	N

### Sale Information

<b>Last Sale Date</b>	May 11, 2012	<b>1st Loan Amount / Type</b>	/ Conventional
<b>Document Number</b>	0000218153	<b>2nd Loan Amount</b>	
<b>Sale Value</b>	\$23,000	<b>Last Transaction W/O \$</b>	
<b>Cost / Square feet</b>	\$32	<b>Last Transaction W/O \$ Doc</b>	
<b>Title Company</b>			
<b>Lender</b>			

Owner  
COBLER, DONALD

Address  
22415 CALLAWAY RD PERRIS, CA 92570

Parcel/Tax ID  
323-080-074

 Transaction History

**Transaction 4 - Transfer**

**Transaction Information**

Buyer / Borrower COBLER, DONALD  
Recorded Date May 11, 2012  
Signature Date Mar 20, 2012  
Title Company Multiple/Portion

**Ownership Transfer Information**

Seller TAX COLL OF RIVERSIDE COUNTY  
Transfer Value \$23,000  
Transaction Type Resale  
Deed In Lieu N  
Document # 0000218153  
Deed Type Trustees Deed Upon Sale

**Loan Information**

Loan Amount  
Document # 0000218153  
Loan Type Conventional  
Interest Rate Type  
Seller Carry Back N

Lender Name

**Transaction 3 - Finance**

**Transaction Information**

Buyer / Borrower CASCANTE, RONALD  
Recorded Date Dec 22, 2009  
Signature Date Aug 13, 2009  
Title Company Multiple/Portion

**Loan Information**

Loan Amount  
Document # 656310  
Loan Type Conventional  
Interest Rate Type Fixed  
Seller Carry Back N

Lender Name INTERNATIONAL FIDELITY INS

**Transaction 2 - Finance**

**Transaction Information**

Buyer / Borrower CASCANTE, RONALD  
Recorded Date Mar 15, 2006  
Signature Date Mar 13, 2006  
Title Company Multiple/Portion

**Loan Information**

Loan Amount \$5,600  
Document # 183349  
Loan Type Conventional  
Interest Rate Type Fixed  
Seller Carry Back N

Lender Name JEFFREY E DEIS

**Transaction 1 - Finance**

**Transaction Information**


Buyer / Borrower CASCANTE, RONALD  
Recorded Date Mar 14, 2005  
Signature Date Feb 16, 2005  
Title Company INVESTORS TITLE  
Multiple/Portion

**Loan Information**

Loan Amount \$50,000  
Document # 200347  
Loan Type Conventional  
Interest Rate Type Fixed  
Seller Carry Back N

Lender Name DIXON D W & D M 1998 TRUST

**Legend**

 Unusually large change in price

 Multiple sales within a 30 day period

DONALD COBLER  
16395 CHINO CORONA RD  
CHINO, CA 91708

DOC # 2012-0218153

05/11/2012 10:37A Fee:25.00

Page 1 of 1 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	428	PCOR	NCOR	SMF	NCHG	EXAM
SMF FEE					T:	CTY	UNI	026	

TRA 087-052

Doc. Trans. Tax - computed on full value of property conveyed \$ 25.30

Don Kent, Tax Collector

*Don Kent*  
Signature of Declarant

25  
C  
026

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2005-2008  
and for nonpayment were duly declared to be in default 2008-323080040-0001  
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and DONALD COBLER, A MARRIED MAN AS HIS SOLE & SEPARATE PROPERTY

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MARCH 20, 2012 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$23,000.00 NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to CASCANTE, RONALD, described as follows: 323080074-5  
Assessor's Parcel Number

OUTSIDE CITY  
THE WESTERLY 217.99 FEET OF PARCEL 88, AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 24, PAGES 62 AND 63 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on MARCH 20, 2012 By Don Kent  
County of Riverside Tax Collector

On May 5, 2011, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: Donald Cobler Seal  
Deputy



Untitled

INQTITCO 323080074-5 2012 SECURED 15:34:04 09/10/2012 PAGE 1  
 ASSESSMENT NO 323080074-5 TAX YEAR 2012 TAXABILITY CD 0-00  
 YR PARCEL 323-080-074-5 TRA 087-052 VEST CD UM  
 MAILNAME COBLER DONALD  
 MAILADDR 16395 CHINO CORONA RD CHINO CA 91708  
 ADDRDATE 07-18-2012 CHG DEEDPROC  
 OWNERID NONE  
 SITUS 22415 CALLOWAY ST PERRIS 92570  
 ASSESSEE CASCANTE RONALD  
 VEST TIT COD NONE  
 VALUE 33666 LND 5657 STR  
 EXEMP NONE  
 TITLE INFO NONE

TX/SPL	1ST INSTALLMENT		2ND INSTALLMENT		C
	TAX	PENALTY	TAX	PENALTY	
68-0003	159.13	.00	159.13	.00	
68-1377	2.20	.00	2.20	.00	
68-5305	6.76	.00	6.76	.00	
68-5402	11.70	.00	11.70	.00	
TOTAL DUE	359.58	179.79	179.79		
PAID STATUS		UNPAID	UNPAID		

CCCOMMENT NONE  
 BILL NBR NONE  
 CORTAC NO NONE  
 INQTITCO 323080074-5 2012 SECURED 15:34:04 09/10/2012 PAGE 2  
 BILL SER NO  
 DEFAULTED NONE  
 CHG ROLL NONE  
 YRCOMENT NONE  
 CREDIT CD-FEE: 7.20 3.60 3.60  
 ID DATA 1.95 ACRES M/L IN POR PAR 88 RS 024/062  
 CONVEY 0218153 05/2012  
 ESCAPE NONE  
 ESCAPED ASMT NONE  
 PEN ASMTS (R&T 482) NONE  
 TIE TO ASSESSMENT NONE  
 1 SUPPLEMENTAL ASMTS 053173704-4 2011 2012 SEC NOT VALUED

\* \* \* LAST PAGE \* \* \*



When recorded please mail to:  
5002

DOC # 2008-0153918  
03/28/2008 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



**NOTICE OF NONCOMPLIANCE**

M  
030

In the matter of the Property of  
Ronald Cascante

Case No. CV08-01648

**NOTICE IS HEREBY GIVEN** to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No.348, (RCC Title 17.16.010) described as Use without Riverside County Planning Approval - Auto Salvage Yard. Such Proceedings are based upon the noncompliance of such real property, located at 22415 Calloway Street, Perris, CA, and more particularly described as Assessor's Parcel Number 323-080-074 and having a legal description of 1.95 ACRES M/L IN POR PAR 88 RS 024/062, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.16.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Code Enforcement Department, 24318 Hemlock Avenue, Suite C-1, Moreno Valley, California, Attention Code Enforcement Officer Thomas McMullen.

**NOTICE IS FURTHER GIVEN** in accordance with §17274 and §24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE  
CODE ENFORCEMENT DEPARTMENT

By Theresa L. Towner  
Theresa L. Towner  
Code Enforcement Department

**ACKNOWLEDGMENT**

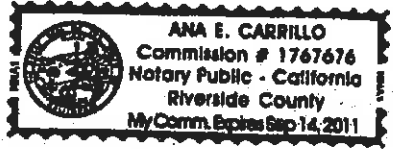
State of California )  
County of Riverside )

On 03/20/08 before me, Ana E. Carrillo, Notary Public, personally appeared Theresa L. Towner, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

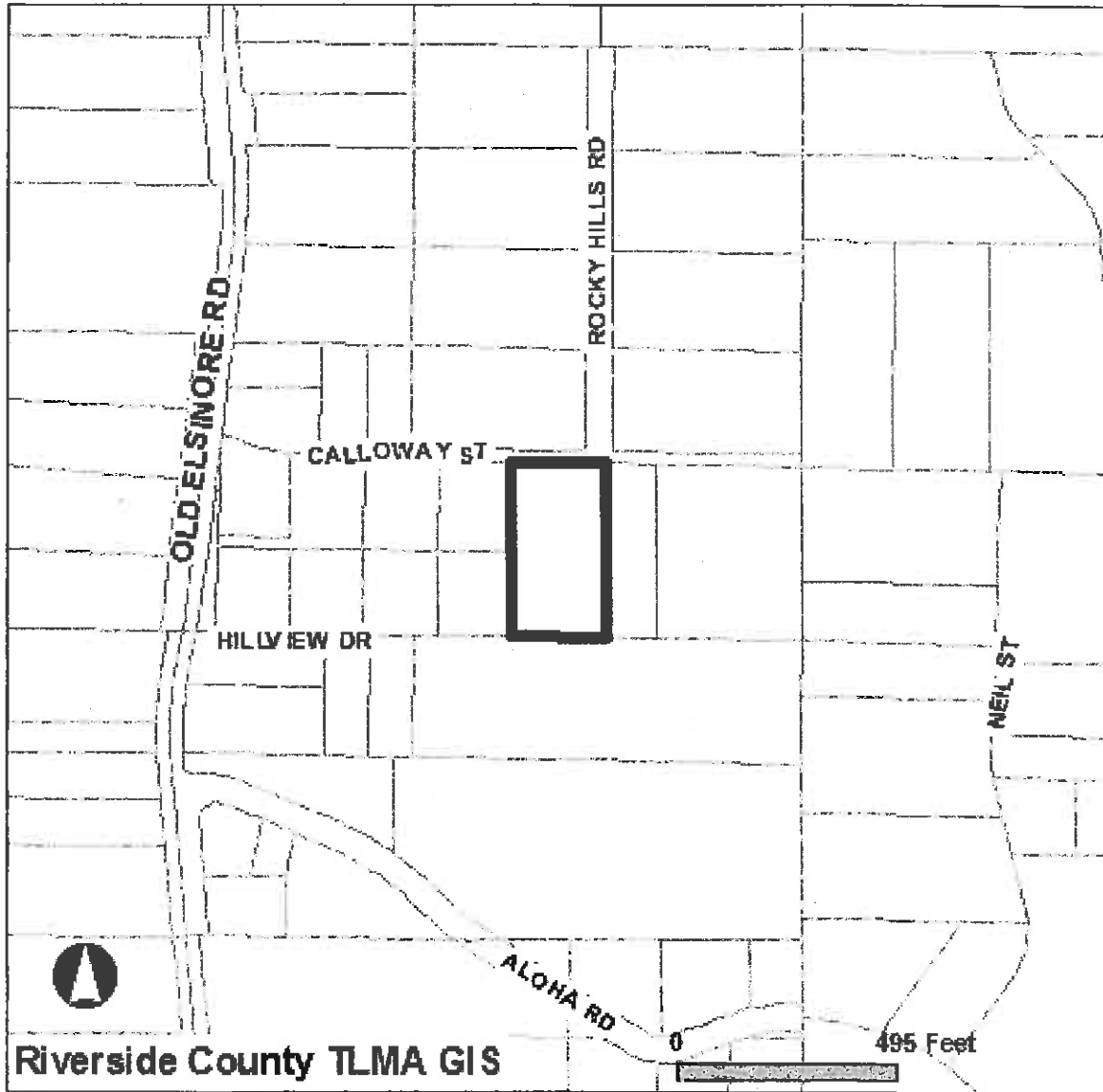
WITNESS my hand and official seal.  
Ana E. Carrillo

Commission # 1767676 Comm. Expires Sep. 14, 2011



Public Record

RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
323-080-074

**\*IMPORTANT\***

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

**STANDARD REPORT**

**APNs**

323-080-074-5

**OWNER NAME / ADDRESS**

DONALD COBLER  
22415 CALLOWAY ST  
PERRIS, CA. 92570

**MAILING ADDRESS**

(SEE OWNER)  
16395 CHINO CORONA RD  
CHINO CA. 91708

**LEGAL DESCRIPTION**

RECORDED BOOK/PAGE: RS 24/62  
SUBDIVISION NAME: NOT AVAILABLE  
LOT/PARCEL: 88, BLOCK: NOT AVAILABLE  
, Por. TRACT NUMBER: NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 1.95 ACRES

**PROPERTY CHARACTERISTICS**

WOOD FRAME, 720 SQFT., 2 BDRM/ 2 BATH, 1 STORY, CONST'D 1989 COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 807 GRID: B1, B2

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PERRIS  
ANNEXATION DATE: NOT APPLICABLE  
LAFCO CASE #: NOT APPLICABLE  
PROPOSALS: NOT APPLICABLE

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT 2011 (ORD. 813)**

BOB BUSTER, DISTRICT 1

**SUPERVISORIAL DISTRICT (2001 BOUNDARIES)**

MARION ASHLEY, DISTRICT 5

**TOWNSHIP/RANGE**

T4SR4W SEC 26

**ELEVATION RANGE**

1728/1784 FEET

**PREVIOUS APN**

323-080-040

---

**PLANNING**

---

**LAND USE DESIGNATIONS**

RC-VLDR

**SANTA ROSA ESCARPMENT BOUNDARY**

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

**AREA PLAN (RCIP)**

MEAD VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

R-R-1/2

**ZONING DISTRICTS AND ZONING AREAS**

MEAD VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**HISTORIC PRESERVATION DISTRICTS**

NOT IN AN HISTORIC PRESERVATION DISTRICT

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

---

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

PROJECT AREA NAME: I-215 CORRIDOR  
SUBAREA NAME: SOUTH MEAD VALLEY  
AMENDMENT NUMBER: 0  
ADOPTION DATE: FEB. 6, 2009  
ACREAGE: 939 ACRES

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

***ENVIRONMENTAL***

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

COASTAL SAGE SCRUB  
DEVELOPED/DISTURBED LAND

***FIRE***

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

STATE RESPONSIBILITY AREA

***DEVELOPMENT FEES***

**CVMSHCP FEE AREA (ORD. 875)**

NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION.

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

NOT WITHIN THE EASTERN TUMF FEE AREA

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. CENTRAL

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

MEAD VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

IN OR PARTIALLY WITHIN AN SKR FEE AREA. SEE MAP FOR MORE INFORMATION.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT THE TRANSPORTATION DEPT. PERMITS SECTION AT (951) 955-6790 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

61

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

***HYDROLOGY***

---

**FLOOD PLAIN REVIEW**

NOT REQUIRED

**WATER DISTRICT**

EMWD

**FLOOD CONTROL DISTRICT**

RIVERSIDE COUNTY FLOOD CONTROL DISTRICT

**WATERSHED**

SAN JACINTO VALLEY

---

***GEOLOGIC***

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

NO POTENTIAL FOR LIQUEFACTION EXISTS

**SUBSIDENCE**

NOT IN A SUBSIDENCE AREA

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

***MISCELLANEOUS***

---

**SCHOOL DISTRICT**

PERRIS & PERRIS UNION HIGH

**COMMUNITIES**

MEAD VALLEY

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

MEAD VALLEY #117 -

STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 38.20 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

042904

**FARMLAND**

OTHER LANDS

---

INFORMATION NOT AVAILABLE

**SPECIAL NOTES**  
NO SPECIAL NOTES**CODE COMPLAINTS**

Case #	Description	Start Date
CV1004037	ABATEMENT	May. 18, 2010
CV1203774	NEIGHBORHOOD ENFORCEMENT	Jun. 28, 2012

REPORT PRINTED ON...Mon Sep 10 15:36:26 2012  
Version 120712

## Green, Shawana

---

**From:** Lam, Valerie  
**Sent:** Friday, January 09, 2015 9:05 AM  
**To:** Green, Shawana  
**Subject:** RE: Excess Proceeds Claim - Parcel 323080074-5, Item 229  
**Attachments:** 323-080-074-5.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Shawana,

Attached is the revised statement. Please let me know if you need anything else.

*Valerie Lam*  
Transportation Land Management Agency - Fiscal  
☎ (951) 955-1836  
✉ Mail Box 1083  
[vlam@rctlma.org](mailto:vlam@rctlma.org)

Please take our survey at:  
[http://www.rctlma.org/online/content/forms/TLMA\\_cust\\_svc\\_survey2.pdf](http://www.rctlma.org/online/content/forms/TLMA_cust_svc_survey2.pdf)

For demand or request of releases recorded by Code Enforcement Department, please go to our website: <http://rctlma.org/ce/Online-Demand-Request-Form>

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INFORMATION TECHNOLOGY DEPARTMENT

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**From:** Green, Shawana [<mailto:SSGreen@co.riverside.ca.us>]  
**Sent:** Tuesday, January 06, 2015 10:42 AM  
**To:** Lam, Valerie  
**Subject:** RE: Excess Proceeds Claim - Parcel 323080074-5, Item 229

We are only going to need an updated statement of monies owed on the Notice of Noncompliance recorded September 20, 2004 as Instrument No. 2004-0746493.

Shawana Green  
County of Riverside  
Treasurer-Tax Collector  
[ssgreen@co.riverside.ca.us](mailto:ssgreen@co.riverside.ca.us)

---

**From:** Lam, Valerie  
**Sent:** Tuesday, January 06, 2015 8:53 AM  
**To:** Green, Shawana  
**Subject:** RE: Excess Proceeds Claim - Parcel 323080074-5, Item 229

That should be no problem.

Thanks,  
Valerie

---

**From:** Green, Shawana [<mailto:SSGreen@co.riverside.ca.us>]  
**Sent:** Tuesday, January 06, 2015 8:50 AM  
**To:** Lam, Valerie  
**Subject:** RE: Excess Proceeds Claim - Parcel 323080074-5, Item 229

No later than February 6, 2015.


Shawana Green  
County of Riverside  
Treasurer-Tax Collector  
[ssgreen@co.riverside.ca.us](mailto:ssgreen@co.riverside.ca.us)

---

**From:** Lam, Valerie  
**Sent:** Tuesday, January 06, 2015 8:51 AM  
**To:** Green, Shawana  
**Subject:** RE: Excess Proceeds Claim - Parcel 323080074-5, Item 229

Hi Shawana,

When do you need this by?

*Valerie Lam*  
TLMA - Fiscal  
 (951) 955-1836

---

**From:** Green, Shawana [<mailto:SSGreen@co.riverside.ca.us>]  
**Sent:** Tuesday, January 06, 2015 7:19 AM  
**To:** Lam, Valerie  
**Subject:** Excess Proceeds Claim - Parcel 323080074-5, Item 229

Hi Valerie,

I am working on an Excess Proceeds claim form from Code Enforcement (attached). In order to proceed with the process, we will need an updated statement of monies owed up until the date of the sale, 3/20/2012. Please let me know if you have any questions. Thank you.



Shawana Green  
County of Riverside  
Treasurer-Tax Collector  
[ssgreen@co.riverside.ca.us](mailto:ssgreen@co.riverside.ca.us)



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
323080074-5 (Excess Proceeds) RIVERSIDE COUNTY TREASURER P.O. BOX 12005 RIVERSIDE, CA 92502-2205 Attn: A. Potenciano - Tax Sale Operations

Date: 3/20/2012

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
03/20/2012	CV032804- INV #105225. Orig. Amount \$2,017.50.	2,017.50	2,017.50
03/20/2012	CV043726- INV #105224. Orig. Amount \$230.00.	230.00	2,247.50
03/20/2012	CV044428- INV #105223. Orig. Amount \$370.80.	370.80	2,618.30
03/20/2012	CV050347- INV #105222. Orig. Amount \$521.00.	521.00	3,139.30
03/20/2012	CV0801648- INV #105221. Orig. Amount \$230.10.	230.10	3,369.40
06/04/2008	CV0801648:A19875- INV #7467. Orig. Amount \$100.00. A19875	100.00	3,469.40
01/20/2009	CV0801648:A24432- INV #7468. Orig. Amount \$200.00. A24432	200.00	3,669.40
03/20/2012	CV1004037- INV #106900. Orig. Amount \$359.30.	359.30	4,028.70
05/04/2011	CV1004037:A37376- INV #A37376. Orig. Amount \$200.00. A37376	200.00	4,228.70
08/04/2011	CV1004037:A38399- INV #A38399. Orig. Amount \$400.00. A38399	400.00	4,628.70
	CV1004037:A38511-		
		<b>Total Now Due</b>	<b>\$6,628.70</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Quinn King*



# COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502  
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
323080074-5 (Excess Proceeds) RIVERSIDE COUNTY TREASURER P.O. BOX 12005 RIVERSIDE, CA 92502-2205 Attn: A. Potenciano - Tax Sale Operations

Date: 3/20/2012

## Summary Statement of Abatement Costs

**You are liable to the County for the following abatement costs:**

Date	Invoice Number & Amount	Amount	Balance
10/13/2011	INV #A38511. Orig. Amount \$1,000.00. A38511	1,000.00	5,628.70
03/14/2012	CV1004037:A38847- INV #A38847. Orig. Amount \$1,000.00. A38847	1,000.00	6,628.70
		<b>Total Now Due</b>	<b>\$6,628.70</b>

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*Quinn King*

**County of Riverside**  
**Code Enforcement Department**  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680



## Statement of Abatement Costs

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	105225

Case Number	District	Class
CV032804	5	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
12/30/2003	Officer Hours	Labor Charges - Officer Time	1	100.00	100.00
1/12/2004	Officer Hours	Labor Charges - Officer Time	1.5	100.00	150.00
1/14/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/6/2004	Officer Hours	Labor Charges - Officer Time	1	100.00	100.00
2/9/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/17/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/18/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
2/27/2004	Officer Hours	Labor Charges - Officer Time	0.3	100.00	30.00
3/9/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
3/18/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
4/14/2004	Officer Hours	Labor Charges - Officer Time	1.5	100.00	150.00
5/27/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
7/20/2004	Officer Hours	Labor Charges - Officer Time	0.1	100.00	10.00
7/26/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
7/28/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
7/29/2004	Officer Hours	Labor Charges - Officer Time	0.9	100.00	90.00
9/8/2004	Officer Hours	Labor Charges - Officer Time	0.3	112.00	33.60
9/9/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
9/13/2004	Officer Hours	Labor Charges - Officer Time	0.6	100.00	60.00
10/28/2004	Officer Hours	Labor Charges - Officer Time	0.3	100.00	30.00
11/1/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
12/1/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
12/2/2004	Officer Hours	Labor Charges - Officer Time	0.6	100.00	60.00
1/26/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
1/27/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
1/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
2/23/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
2/24/2005	Officer Hours	Labor Charges - Officer Time	0.8	103.00	82.40
2/28/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>
<b>Payments/Credits</b>
<b>Total</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*[Signature]*  
 Code Enforcement Department

County of Riverside  
 Code Enforcement Department  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680



## Statement of Abatement Costs

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	105225

Case Number	District	Class
CV032804	5	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
4/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
8/3/2005	Officer Hours	Labor Charges - Officer Time	1.5	103.00	154.50
	Recording Fee	Recorders Fee for Recording Release 2004-0746493		23.00	23.00
		Subtotal Code Enforcement Costs			1,952.50
1/2/2004	Lot/Title Report	Lot/Title Report	1	65.00	65.00
		Subtotal Contractor Costs			65.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$2,017.50
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$2,017.50

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
 Code Enforcement Department

County of Riverside  
 Code Enforcement Department  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680



## Statement of Abatement Costs

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	105224

Case Number	District	Class
CV043726	5	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
9/13/2004	Officer Hours	Labor Charges - Officer Time	1.1	100.00	110.00
10/28/2004	Officer Hours	Labor Charges - Officer Time	0.3	100.00	30.00
11/1/2004	Officer Hours	Labor Charges - Officer Time	0.5	100.00	50.00
12/2/2004	Officer Hours	Labor Charges - Officer Time	0.4	100.00	40.00
		Subtotal Code Enforcement Costs			230.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$230.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	<b>\$230.00</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
 Code Enforcement Department

County of Riverside  
 Code Enforcement Department  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680



## Statement of Abatement Costs

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	105223

Case Number	District	Class
CV044428	5	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
3/9/2005	Officer Hours	Labor Charges - Officer Time	0.6	103.00	61.80
3/10/2005	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
3/25/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
4/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
8/3/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
2/21/2006	Officer Hours	Labor Charges - Officer Time	0.4	103.00	41.20
2/22/2006	Officer Hours	Labor Charges - Officer Time	0.6	103.00	61.80
		Subtotal Code Enforcement Costs			370.80

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$370.80
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$370.80

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*[Signature]*  
 Code Enforcement Department

**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	105222

Case Number	District	Class
CV050347	3	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
1/27/2005	Officer Hours	Labor Charges - Officer Time	0.2	103.00	20.60
1/28/2005	Officer Hours	Labor Charges - Officer Time	1	103.00	103.00
3/8/2005	Officer Hours	Labor Charges - Officer Time	0.1	103.00	10.30
3/15/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
3/16/2005	Officer Hours	Labor Charges - Officer Time	0.8	103.00	82.40
3/21/2005	Officer Hours	Labor Charges - Officer Time	0.1	103.00	10.30
3/22/2005	Officer Hours	Labor Charges - Officer Time	0.5	103.00	51.50
4/28/2005	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
2/21/2006	Officer Hours	Labor Charges - Officer Time	0.4	103.00	41.20
2/22/2006	Officer Hours	Labor Charges - Officer Time	0.3	103.00	30.90
9/17/2007	Officer Hours	Labor Charges - Officer Time	1	109.00	109.00
		Subtotal Code Enforcement Costs			521.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$521.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$521.00

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

  
Code Enforcement Department



**County of Riverside  
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	105221

Case Number	District	Class
CV0801648	5	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
2/29/2008	Officer Hours	Labor Charges - Officer Time	1.1	109.00	119.90
6/4/2008	Officer Hours	Labor Charges - Officer Time	0.4	109.00	43.60
1/20/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/17/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
5/29/2009	Officer Hours	Labor Charges - Officer Time	0.1	109.00	10.90
	Recording Fee	Recorders Fee for Recording Release 2008-0153918	1	23.00	23.00
		Subtotal Code Enforcement Costs			230.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	<b>\$230.10</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$230.10</b>

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*[Signature]*  
Code Enforcement Department



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rcflma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
6/4/2008	3/20/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A19875	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0801648:A19875	1	100.00	100.00
			<b>Subtotal</b>	\$100.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$100.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
1/20/2009	3/20/2012

<b>Property Address</b>  323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald
---

Citation Number	District	Class
A24432	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV0801648:A24432	1	200.00	200.00
			<b>Subtotal</b>	<b>\$200.00</b>
			<b>Payments/Credits</b>	<b>\$0.00</b>
			<b>Total</b>	<b>\$200.00</b>

County of Riverside  
 Code Enforcement Department  
 P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680



# Statement of Abatement Costs

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Date	Invoice #
3/20/2012	106900

Case Number	District	Class
CV1004037	5	SOAC

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

**You are liable to the County for the following abatement costs:**

Date	Item	Description	Hours/Qty	Rate	Amount
5/12/2010	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
7/15/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
9/1/2010	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
5/4/2011	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
8/4/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
10/13/2011	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
		Subtotal Code Enforcement Costs			185.30
6/4/2010	Lot/Title Report	Lot/Title Report	1	114.00	114.00
4/20/2011	Lot/Title Report	Lot/Title Report	1	60.00	60.00
		Subtotal Contractor Costs			174.00

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days, you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

<b>Subtotal</b>	\$359.30
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$359.30

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

*[Signature]*  
 Code Enforcement Department



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
5/4/2011	3/20/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A37376	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1004037:A37376	1	200.00	200.00
			<b>Subtotal</b>	\$200.00
			<b>Payments/Credits</b>	\$0.00
			<b>Total</b>	\$200.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demands@rctlma.org

## Administrative Citation

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
8/4/2011	3/20/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A38399	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	CV1004037 -- A38399	1	400.00	400.00

<b>Subtotal</b>	\$400.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$400.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
Phone: (951) 955-2004 Fax: (951) 955-8680  
demands@rctlma.org

## Administrative Citation

323080074-5  
RIVERSIDE COUNTY TREASURER  
P.O. BOX 12005  
RIVERSIDE, CA 92502-2205  
Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
10/13/2011	3/20/2012

Property Address
323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald

Citation Number	District	Class
A38511	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38511 -- CV1004037	1	1,000.00	1,000.00

<b>Subtotal</b>	\$1,000.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$1,000.00



# County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502  
 Phone: (951) 955-2004 Fax: (951) 955-8680  
 demands@rctlma.org

## Administrative Citation

323080074-5  
 RIVERSIDE COUNTY TREASURER  
 P.O. BOX 12005  
 RIVERSIDE, CA 92502-2205  
 Attn: A. Potenciano - Tax Sale Operations

Citation Issue Date	Billing Date
3/14/2012	3/20/2012

<b>Property Address</b> 323080074-5 22415 CALLOWAY ST PERRIS, CA 92570 Assessee: Cascante, Ronald
---

Citation Number	District	Class
A38847	5	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A38847--CV1004037	1	1,000.00	1,000.00

<b>Subtotal</b>	\$1,000.00
<b>Payments/Credits</b>	\$0.00
<b>Total</b>	\$1,000.00





**CODE ENFORCEMENT DEPARTMENT  
COUNTY OF RIVERSIDE**

Greg Flannery  
Code Enforcement Official

June 1, 2015

Shawana Green-Howse  
County of Riverside  
Treasurer-Tax Collector

Re: Notice of Noncompliance Doc # 2004-0746493, recorded on 9-20-2004

I, Michelle Cervantes, Senior Code Enforcement Officer with Riverside County Code Enforcement, verify the following:

The above Notice of Noncompliance Doc #2004-0746493 was released in error in 2012 under the following documents: # 2012-0520816 and 2012-0520817.

Please contact me if there are any questions.

Thank you,

A handwritten signature in cursive script that reads "Michelle Cervantes".

Michelle Cervantes  
County of Riverside Code Enforcement Department  
Senior Code Enforcement Officer/  
Training Coordinator  
951-955-6591 / 951-232-6574

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

RECEIVED  
2013 MAR 20 AM 2:38  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector  
Re: Claim for Excess Proceeds  
TC 192 Item 229 Assessment No.: 323080074-5  
Assessee: CASCANTE, RONALD  
Situs: 22415 CALLOWAY ST PERRIS  
Date Sold: March 20, 2012  
Date Deed to Purchaser Recorded: May 11, 2012  
Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 16,481.82 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. 2006-0183349; recorded on 3-15-2006. A copy of this document is attached here to. 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.

\* COPY OF RECORDED DEED OF TRUST ATTACHED. - 2<sup>ND</sup> TO  
COPY OF RECORDED DEED OF TRUST + ASSIGNMENT FOR  
THE 1<sup>ST</sup> TD, INSTRUMENT # 2005-0200347, RECORDED ON  
3-14-05

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants 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 5<sup>th</sup> day of MARCH, 2013 at SAN BERNARDINO, CA  
County, State

Jeffrey E. Deis  
Signature of Claimant

Nicole Pauline Deis  
Signature of Claimant

JEFFREY E. DEIS  
Print Name

NICOLE PAULINE DEIS  
Print Name

3923 CROYDON ST.  
Street Address

3923 CROYDON ST.  
Street Address

HIGHLAND, CA 92346  
City, State, Zip

HIGHLAND, CA 92346  
City, State, Zip

951-377-7758  
Phone Number

951-377-7758  
Phone Number

RECORDING REQUESTED BY

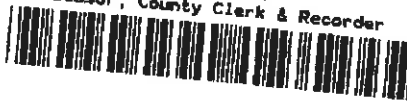
WHEN RECORDED MAIL TO

G S Mortgage, Inc.  
1255 E. Highland Avenue, Suite 107  
San Bernardino, CA 92404

Title Order No.  
Escrow No.

DOC # 2006-0210741  
03/24/2006 08:00A Fee:9.00  
Page 1 of 1

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
			1		1				
A	R	L				COPY	LONG	REFUND	NCHG

### ASSIGNMENT OF DEED OF TRUST

FOR A VALUABLE CONSIDERATION, the undersigned grants, assigns, and transfers to

Pensco Trust Company, Inc. Custodian FBO Jeffrey E. Deis IRA, as to an undivided 100% interest  
all beneficial interest under that certain Deed of Trust executed February 16, 2005,  
by Ronald Cascante, an unmarried man, as Trustor



to Pacific Rim Trustee Services as Trustee, in favor of and recorded on March 14, 2005, as Instrument No. 2005-0200347, in Book ---- at Page ---- of Official Records, in the office of the County Recorder of Riverside County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust. The property covered by said Deed of Trust is briefly described as follows:

Parcel 88, record of survey, in the County of Riverside, State of California, as per map recorded in Book 24 page(s) 62 and 63, records of survey, in the office of the County Recorder of said County

A.P.N. 323-080-040-4

Dated: March 6, 2006

This document was filed for recording by  
ITC as an accommodation only. It has not  
been examined as to its execution or as to  
its effect upon title.

State of California

County of Riverside

*Donald Walter Dixon*  
Donald Walter Dixon, Trustee

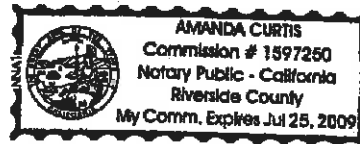
On 03/21/06 Before me, ( here insert name and title of officer) , personally appeared *Amanda Curtis, Notary Public*, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.

*Debra Marie Dixon*  
Debra Marie Dixon, Trustee

Notary Stamp or Seal

Signature

*Amanda Curtis* (Seal)



2nd TD

Recording Requested By

When Recorded Mail To  
G S Mortgage, Inc.  
PO Box 1685  
San Bernardino, CA 92402-1685

DOC # 2006-0183349  
03/15/2006 08:00A Fee:30.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder

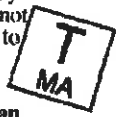


M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
✓	2		2		2				
									MM
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Title Order No. Accommodation

**DEED OF TRUST**

This document was filed for recording by ITC as an accommodation only. It has not been examined as to its execution or as to its effect upon title.



RECORDER: INDEX FOR SPECIAL NOTICE

Loan No. 1122906

This Deed of Trust, made this 13th day of March, 2006, among the Trustor, **RONALD CASCANTE**, an unmarried man (herein "Borrower"), Pacific Rim Trust Deed Service (herein "Trustee"), and the Beneficiary, **JEFFREY E. DEIS**, an unmarried man and **NICOLE PAULINE DEIS**, a single woman, father and daughter as joint tenants, (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

**GRANT IN TRUST**

**BORROWER**, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of **Riverside**, State of California: **Parcel 88, record of survey, in th County of Riverside, State of California, as per map recorded in Book 24 page(s) 62 and 63, records of survey, in the office of the County Recorder of said County.** Excepting therefrom the mobile home located thereon, which has the address of **22415 Callaway Road Perris CA 92570** (herein "Property Address");

**TOGETHER** with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

**THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:**

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated **March 13, 2006**, in the principal sum of **U.S. \$5,600.00**, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

**UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS:**

**1. Payments of Principal and/or Interest.** Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

**2. Funds for Taxes and Insurance (Impounds).** Subject to applicable law, and if required by the Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such an agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under Paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, if applicable, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

**4. Prior Mortgages and Deeds of Trust; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid, at least 10 days before delinquency, all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower agrees to provide, maintain and deliver to Lender fire insurance satisfactory and with loss payable to Lender. The amount collected under any fire or other insurance policy may be applied by Lender upon any indebtedness secured hereby and in such order as Lender may determine, or at option of Lender the entire amount so collected or any part thereof may be released to the Borrower. Such application or release shall not cure or waive any Default or Notice of Default hereunder or invalidate any act done pursuant to such notice.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of a loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply their insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

If Borrower obtains earthquake, flood or any other hazard insurance, or any other insurance on the Property, and such insurance is not specifically required by the Lender, then such insurance shall: (i) name the Lender as loss payee thereunder, and (ii) be subject to all of the provisions of this paragraph 5.

**6. Preservation and Maintenance of Property; Leasholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leashold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration of covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which affects Lender's interest in the Property, including but not limited to proceedings by the Lender to obtain relief from stay in any bankruptcy proceeding which would prohibit Lender enforcing its rights under the Deed of Trust, then Lender, at Lender's option, may make such appearances, disburse such sums, including reasonable attorney's fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, including but not limited to payment of delinquent taxes and assessments, insurance premiums due, and delinquent amounts owed to prior lien holders, shall become additional indebtedness of Borrower secured by this Deed of Trust. Such amounts as are disbursed by Lender shall be payable, upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable on the Note. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspection of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in conjunction with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

**10. Borrower Not Released.** At any time or from time to time, without liability therefore and without notice upon written request of Lender and presentation of this Deed and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge thereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Lender or Trustee.

**11. Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

**12. Remedies Cumulative.** All remedies provided in this Deed of Trust are distinct and cumulative to any other or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

**13. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 18 hereof. All covenants and agreements of Borrower shall be joint and several.

**14. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower or the Property at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender, in care of Lender's Servicing Agent ("Agent"), Golden State Mortgage, Co., PO Box 1685, San Bernardino, CA 92402-1685 or to such other address as Lender or Agent may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**15. This Deed of Trust shall be governed by the Laws of the State of California.** In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not effect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust are declared to be severable.

**16. Lender's Right to Require The Loan to be Paid Off Immediately.** If the Borrower shall sell, enter into a contract of sale, lease for a term of more than 6-years (including options to renew), lease with an option to purchase for any term, or transfer all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) or a transfer by devise, descent, or by operation of law upon the death of a joint tenant, the Lender may, at its option declare the Note and any other obligations secured by this Deed of Trust, together with accrued interest thereon, immediately due and payable, in full. No waiver or the Lender's right to accelerate shall be effective unless it is in writing.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

**BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS:**

**17. Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, and without regard to the adequacy of any security for the indebtedness hereby secured, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by Agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

**18. Upon default by Borrower in payment of any indebtedness secured hereby or in performance of any agreement hereunder,** Lender may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written Notice of Default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Trustee shall be entitled to rely upon the correctness of such notice. Lender also shall deposit with Trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as then may be required by law following the recordation of said Notice of Default and Notice of Sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said Notice of Sale, either as a whole or in separate parcels and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which said property, if consisting of several lots or parcels, shall be sold), at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property to sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the rate prescribed in the Note; all other sums then secured thereby; and the remainder, if any, to the person or persons legally entitled thereto.

**19. Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the Property by Trustee to Borrower, may make Future Advances to Borrower. Such advances with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

**20. Reconveyance.** Upon written request of Lender stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." The Trustee may destroy said Note, this Deed or Trust (and any other documents related thereto) upon the first to occur of the following: 5 years after issuance of a full reconveyance; or, recordation of the Note and Deed of Trust in a form or medium which permits their reproduction for 5 years following issuance of a full reconveyance.

**21. Substitution of Trustee.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

**22. Request for Notices.** Borrower requests that copies of the notice of sale and notice of default be sent to Borrower's address which is the Property Address.

23. Statement of Obligation. Lender may collect a fee, not to exceed the maximum amount permitted by law, for furnishing the statement of obligations as provided by Section 2943 of the Civil Code of California.

MISCELLANEOUS PROVISIONS

24. Construction or Home Improvement Loan. If the loan secured by this Deed of Trust is a construction or home improvement loan, Borrower is required to perform according to the terms and conditions of each agreement contained in any building, home improvement or similar agreement between the Borrower and Lender.

25. Acceptance by Lender of a Partial Payment After Notice of Default. By accepting partial payment (payments which do not satisfy a default or delinquency in full) of any sums secured by this Deed of Trust after a Notice of Default has been recorded, or by accepting late performance of any obligation secured by this Deed of Trust, or by adding any payment so made to the loan secured by this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender care of Lender's Servicing Agent, at it's address set forth on page one of this Deed of Trust, of any default under the superior encumbrances and of any sale or other foreclosure action.

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

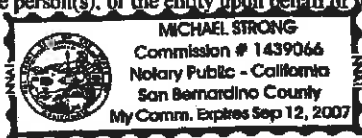
Borrower: Ronald Cascaite Date: 3-13-06

State of California County of San Bernardino On March 13, 2006 before me, Michael Strong Notary Public, personally appeared Ronald Cascaite

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Michael Strong (Seal)



REQUEST FOR FULL RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") Date Signature of Beneficiary (the "LENDER") Date

When recorded, mail to

Att: \_\_\_\_\_



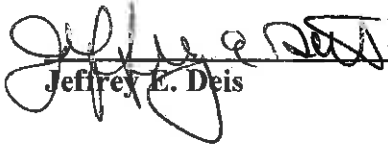
## STATEMENT

There was a first and second trust deed on the property located on 22415 Calloway, Perris, CA 92572. The first trust deed was in the original amount of \$50,000.00 (which I purchased in 2006 from Donald & Debra Dixon) and the second trust deed was in the original amount of \$5,600.00, in which I was also the beneficiary.

The first trust deed was an interest only loan, and the borrower, Ronald Cascante, made payments from 2005 to 2011. The balance remaining on this loan is \$50,000.00. The borrower made payments on the second trust deed from 2006 to 2011, and the remaining balance is \$5,151.89.

Total amount of payments received on the first trust deed - \$36,000.00

Total amount of payment received on the second trust deed - \$3,360.00

  
\_\_\_\_\_  
Jeffrey E. Deis

  
\_\_\_\_\_  
Nicole Pauline Deis

March 5, 2013


## STATEMENT

There was a first and second trust deed on the property located on 22415 Calloway, Perris, CA 92572. The first trust deed was in the original amount of \$50,000.00 (which I purchased in 2006 from Donald & Debra Dixon) and the second trust deed was in the original amount of \$5,600.00, in which I was also the beneficiary.

The first trust deed was an interest only loan, and the borrower, Ronald Cascante, made payments from 2005 to 2011. The balance remaining on this loan is \$50,000.00. The borrower made payments on the second trust deed from 2006 to 2011, and the remaining balance is ~~\$5,151.89~~ <sup>\$2,240.00</sup> *JD*

Total amount of payments received on the first trust deed - \$36,000.00

Total amount of payment received on the second trust deed - \$3,360.00

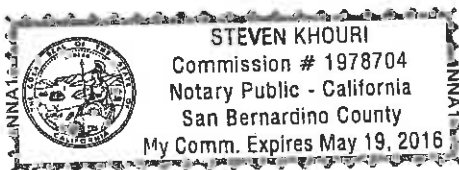
  
Jeffrey E. Deis

  
Nicole Pauline Deis

March 25, 2014

State of California County of San Bernardino  
Subscribed and sworn to (or affirmed) before me  
on this 30 day of April, 2014  
by Jeffrey E. Deis  
proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.

Signature  (Seal)



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**  
**GOVERNMENT CODE § 8202**

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

Subscribed and sworn to (or affirmed) before me

County of SAN DIEGO

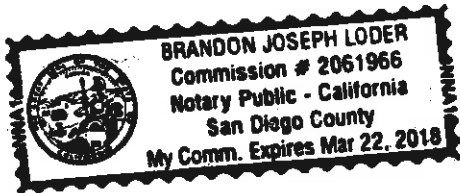
on this 21 day of JUNE, 2014  
 by Date Month Year

(1) NICOLE PAULINE DEIS

(2) N/A

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Place Notary Seal Above

Signature \_\_\_\_\_

Signature of Notary Public

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: STATEMENT

Document Date: N/A Number of Pages: 1

Signer(s) Other Than Named Above: JEFFREY E. DEIS

**PROMISSORY NOTE SECURED BY DEED OF TRUST  
(This Note contains an Acceleration Clause)**

Loan Number: 11138-05

Date of Funding: March 14, 2005

\$ 50,000.00 San Bernardino, California February 16, 2005

In installments as herein stated, for value received, the undersigned, promise(s) to pay to:

Donald Walter Dixon and Debra Marie Dixon as Trustees of the 1998 Donald Walter Dixon and Debra Marie Dixon Revocable Trust as to an undivided 100.00000000% interest

or order, at a place that may be designated by the Beneficiary, the sum of:

Fifty Thousand Dollars and 00/100

with interest from the above date of funding on the unpaid principal at the rate of 12.0000 % percent per annum, payable in Monthly installments of \$ 500.00 beginning on April 14, 2005, and continuing Monthly thereafter until maturity, March 14, 2006, at which time all sums of principal and interest then remaining unpaid shall be due and payable in full. Interest shall be calculated on a 365 day year and on an ordinary annuity calculation basis. Each payment shall be credited first on interest then due and the remainder on principal; and interest shall thereupon cease upon the principal so credited.

Upon default in any payment of any installment, then the balance of this obligation shall become due immediately at the option of the Holder hereof. Principal and interest payable in lawful money of the United States of America. Except where federal law is applicable, this Note shall be construed and enforceable according to the laws of the State of California for all purposes. Time is of the essence for each and every obligation under this Note.

**THE FOLLOWING PROVISIONS MAY RESULT IN THE  
COMPOUNDING OF INTEREST ON YOUR LOAN**

~~At the option of the Beneficiary, if any payment should be insufficient to pay the interest then due, the balance of interest remaining shall be added to principal and will bear interest at the Note rate as the principal.~~

~~At the option of the Beneficiary, if any principal and/or interest installments, late charges, advances and/or costs should be repaid through or by any forbearance, bankruptcy plan or similar repayment plan, the total sum of these amounts will bear interest at the Note rate from the date due or advanced until the date repaid.~~

If this Note is not paid when due I promise to pay, in addition to the principal and interest due under this Note, all costs of collection and any actual attorney's fees incurred by the Beneficiary thereof on account of such collection, whether or not suit is filed hereon. Each Borrower consents to renewals, replacements, and extensions of time for payment hereof before, at, or after maturity; consents to the acceptance of security for this Note and waives demand, protest and any applicable statute of limitations.

Initial: Re \_\_\_\_\_

*[Handwritten Signature]*  
2-17-05

**PROMISSORY NOTE SECURED BY DEED OF TRUST**  
**(This Note contains an Acceleration Clause)**

If any installment due hereunder is delinquent more than 10 days, the Borrower to this Note agrees to pay a late charge on each installment of \$ 5.00 or 10.000 % of the delinquent payment, whichever is larger. All late charges are to be paid immediately on demand.

In addition, if any balloon payment is delinquent more than 10 days, the Borrower to this Note agrees to pay a late charge equivalent to the maximum late charge which could be assessed on the largest single regular installment due under this note. This late charge on the balloon payment is to continue to be assessed for each subsequent period of time equal to the regular installment period under this note until the balloon payment and all other fees, interest and charges due under this note are paid in full.

Borrower and Beneficiary agree that it would be difficult to determine the actual damages to the Beneficiary or Beneficiaries Agent for the return of an unpaid check provided by Borrower. It is hereby agreed that Borrower will pay the sum equal to 0.000 % of the amount returned or \$ 20.00, whichever is greater. However, in any event the maximum charge for an unpaid check is not to exceed the sum of \$ 40.00. This amount is in lieu of any statutory monetary penalty, if any, however, Beneficiary does not waive any other rights that may be authorized under any statute.

The holder of this Note shall have the right to sell, assign, or otherwise transfer, either in part or in its entirety, this Note, the Deed of Trust, and other instrument evidencing or securing the indebtedness of this Note to one or more investors without Borrower's consent.

The principal and accrued interest on this loan may be prepaid in whole or in part at any time but a prepayment made within 0 years 0 months of the date of execution shall be subject to the following prepayment charge, whether such prepayment is voluntary, involuntary or results from default in any term of this Note or the Deed of Trust by which it is secured:

No Prepayment Penalty

This Note and all of the covenants, promises and agreements contained in it shall be binding on and inure to the benefit of the respective legal and personal representatives, devisees, heirs, successors, and assigns of the Borrower and the Beneficiary. This Note is secured by a Deed of Trust of even date herewith which contains the following provision:

**In the event of sale or transfer, conveyance or alienation of said real property, or any part thereof, or any interest therein, whether voluntary or involuntary, Beneficiary shall have the right of acceleration, at its option, to declare the Note secured by the Deed of Trust, irrespective of the maturity date expressed therein, and without demand or notice, immediately due and payable. No waiver of this right shall be effective unless it is in writing. Consent by the Beneficiary to one such transaction shall not constitute waiver of the right to require such consent to succeeding transactions.**

Initial: RC \_\_\_\_\_

*2-17-05*

**PROMISSORY NOTE SECURED BY DEED OF TRUST**  
**(This Note contains an Acceleration Clause)**

Additional Provisions (if any):

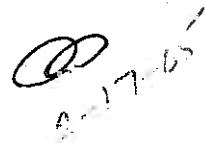
THERE ARE NOT ANY OTHER TERMS OR CONDITIONS.



Ronald Cascante

This Note is secured by a Deed of Trust to:  
Pacific Rim Trust Deed Service  
as Trustee.

DO NOT DESTROY THIS NOTE: When paid, this note, with Deed of Trust securing same, must be surrendered to Trustee for cancellation, before reconveyance will be made.



# NOTE SECURED BY A DEED OF TRUST

Loan Number: 1122906

Date: Monday, March 13, 2006

San Bernardino, California

22415 Callaway Road  
Perris CA 92570

Property Address

## 1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$5,600.00 (this amount will be called "principal"), plus interest, to the order of JEFFREY E. DEIS, an unmarried man and NICOLE PAULINE DEIS, a single woman, father and daughter as joint tenants, (who will be called "Lender"). I understand that the Lender may transfer this Note. The Lender or anyone else who takes this Note by transfer and who is entitled to receive payments under this Note will be called the "Note Holder(s)."

## 2. INTEREST

I will pay interest at a yearly rate as described in paragraph 3 below.

Interest commences on Monday, March 14, 2006, and, if paragraph 3 reflects more than one interest rate during the loan term, the rate will change on the date which is one (1) calendar month before each Payment Start Date.

Interest will be charged on unpaid principal until the full amount of principal has been paid.

I also agree to pay interest at the rate described in paragraph 3 below on the prepaid finance charges which are a part of the principal.

## 3. PAYMENTS

My payments are  Interest Only  Fully Amortized  Other

I will make my payments each month as follows:

Number of Payments	Payment Start Dates	Interest Rates	Payment Amounts
11	Starting April 14, 2006	12.000%	\$56.00
1	Starting March 14, 2007	12.000%	\$5,656.00

I will make these payments until I have paid all of the principal and interest and any other charges that I may owe under this Note. If on Tuesday, March 13, 2007 (the Due Date) I still owe amounts under this Note (balloon balance), I will pay all those amounts, in full, on that date.

I will make my payments payable to Golden State Mortgage, Co., PO Box 1685, San Bernardino, CA 92402-1685, or at a different place if I am notified by the Note Holder or the Agent for the Note Holder.

## 4. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) **Late Charge For Overdue Payments.** If I do not pay the full amount of each monthly payment by the end of ten calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be 10.00% of my overdue payment or U.S. \$5.00, which ever is more. I will pay this late charge only once on any late payment.

In the event a balloon payment is delinquent more than 10 days after the date it is due, I agree to pay a late charge in an amount equal to the maximum late charge that could have been assessed with respect to the largest single monthly installment previously due, other than the balloon payment, multiplied by the sum of one plus the number of months occurring since the late payment charge began to accrue.

(B) **Default.** If I do not pay the full amount of each monthly payment due under this Note by the date stated in paragraph 3 above, I will be in default, and the Note Holder may demand that I pay immediately all amounts that I owe under this Note.

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(C) **Payment of Note Holder's Costs and Expenses.** If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back for all its costs and expenses to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorney's fees. A default upon any interest of any Note Holder shall be a default upon all interests.

## 5. BORROWER'S PAYMENTS BEFORE THEY ARE DUE - PREPAYMENT PENALTIES

I have the right to make payments of principal at any time before they are due. A payment of principal only is known as "prepayment." If I pay all or part of the loan principal before it is due, whether such payment is made voluntarily or involuntarily, I agree to pay a prepayment penalty computed as follows: **NO PREPAYMENT PENALTY.**

## 6. BORROWER'S WAIVERS

I waive my rights to require the Note Holder to do certain things. Those things are: (a) to demand payment of amounts due (known as "presentment"); (b) to give notice that amounts due have not been paid (known as "notice of dishonor"); (c) to obtain an official certification of nonpayment (known as "protest"). Anyone else who agrees to keep the promises made in this Note, or who agrees to make payments to the Note Holder if I fail to keep my promises under this Note, or who signs this Note to transfer it to someone else, also waives these rights. These persons are known as "guarantors, sureties and endorsers."

**7. RESPONSIBILITIES OF PERSONS UNDER THIS NOTE**

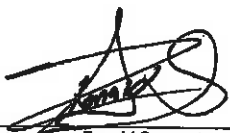
If more than one person signs this Note, each of us is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety, or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of the guarantor, surety, or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that anyone of us may be required to pay all of the amounts owed under this Note.

**8. THIS NOTE IS SECURED BY A DEED OF TRUST**

In addition to the protection given to the Note Holder under this Note, a Deed of Trust (the "Security Instrument") with a Due-on-Transfer Clause dated the same date of this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in the Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts that I owe under this Note.

Some of those conditions are described as follows:

"Lender's Right to Require The Loan to be Paid Off Immediately. If the borrower shall sell, enter into a contract of sale, lease for a term of more than 6-years (including options to renew), lease with an option to purchase for any term, or transfer all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) or a transfer by devise, descent, or by operation of law upon the death of a joint tenant, the Lender may, at its option declare the Note and any other obligations secured by this Deed of Trust, together with accrued interest thereon, immediately due and payable, in full. No waiver of the Lender's right to accelerate shall be effective unless it is in writing."

  
Borrower Ronald Cascante

8-13-06

Date

Borrower

Date

**ASSIGNMENT OF NOTE  
SECURED BY A DEED OF TRUST**

Date: \_\_\_\_\_

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to:

all beneficial interest under the within Note, without recourse, and Deed of Trust securing same

\_\_\_\_\_  
\_\_\_\_\_

**DO NOT DESTROY THIS NOTE:** When paid it must be surrendered to the Trustee, together with the Deed of Trust securing same for cancellation, before reconveyance will be made.





1ST TD

DOC # 2005-0200347

03/14/2005 08:00R Fee:28.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry U. Ward

Assessor, County Clerk & Recorder



Recording Requested By:

ITC-SB

When Recorded Mail To:

G S Mortgage, Inc.  
PO Box 1685  
San Bernardino, CA 92402-1685

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Loan No. 11138-05

**DEED OF TRUST WITH ASSIGNMENT OF RENTS**  
(This Deed of Trust contains an Acceleration Clause)



28

This DEED OF TRUST made February 16, 2005, between:

RONALD CASCANTE, an unmarried man

herein called TRUSTOR, whose address is: 22415 Callaway Road  
Perris, CA 92570-

and Pacific Rim Trust Deed Service herein called TRUSTEE, and  
Donald Walter Dixon and Debra Marie Dixon as Trustees of the 1998  
Donald Walter Dixon and Debra Marie Dixon Revocable Trust, as to an  
undivided 100.00000000% interest.

14081399

herein called BENEFICIARY;

WITNESSETH: The Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE in trust, with POWER OF SALE, that property in the State of California, in the City of Perris, County of Riverside, described as:

Parcel 88, Record of Survey in the unincorporated area County of Riverside, State of California, as per map recorded in Book 24, Pages 62 and 63, Records of survey in the Office of the County Recorder of said County.  
APN 323-080-040

Together with the rents, issues and profits thereof, together with all rights and interest of Trustor, to all appurtenances, easements, community interests and licenses, and to oil, mineral, gas, water, water certificates, and hydrocarbon rights, leases, and overriding royalties therein, and all of these, whether appurtenant, riparian or appropriative. SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 11 of the provisions incorporated by reference herein, to collect and apply such rents, issues and profits.

## FOR THE PURPOSE OF SECURING:

- (1) Performance of each agreement of Trustor incorporated by reference or contained herein;
- (2) Payment of the indebtedness evidenced by one promissory note of even date herewith any amounts that may become due thereunder, and all extensions, modifications, or renewals thereof, in the principal sum of \$ 50,000.00 executed by Trustor and payable to Beneficiary or order;
- (3) Payment of all sums of money, with interest thereon, which may be paid out or advanced by or may otherwise be due to Trustee or Beneficiary under any provision of this Deed of Trust.

In the event of sale or transfer, conveyance or alienation of said real property, or any part thereof, or any interest therein, whether voluntary or involuntary, Beneficiary shall have the right of acceleration, at its option, to declare the Note secured by the Deed of Trust, irrespective of the maturity date expressed therein, and without demand or notice, immediately due and payable. No waiver of this right shall be effective unless it is in writing. Consent by the Beneficiary to one such transaction shall not constitute waiver of the right to require such consent to succeeding transactions.

To Protect the security of this Deed of Trust, and with respect to the property described above, Trustor expressly makes each of all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth as follows:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to keep all buildings, structures and other improvements now or hereafter situated on the above described property at all times entirely free of dry rot, fungus, rust, decay, termites, beetles, and any other destructive insects or elements; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Either Beneficiary or Trustee, or both, at any time during the continuation of this Deed of Trust, may enter upon and inspect said property, provided such entry is reasonable as to time and manner.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any Default or Notice of Default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, or in any action or proceeding instituted by Beneficiary or Trustee to protect or enforce the security of this Deed of Trust or the obligations secured hereby.
4. To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
5. Should Trustor fail to make any payments or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
6. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate prescribed in the Note. Should any additional funds be advanced on any note secured by a trust deed now of record, or should any change be made in the time or manner of paying such note, or should any other action be taken by the undersigned with respect to such note whereby the security herein provided for shall be impaired in any manner whatsoever, then the Note secured hereby shall, at the option of the lender, immediately become due and payable.
7. Any award of damages or sums received in settlement in connection with any condemnation for public use of or any injury to said property or any part thereof from any cause, is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

8. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

Notwithstanding any provision herein or in the Note secured hereby to the contrary, Beneficiary or Trustee shall have the absolute right to direct the manner, order and amount in which payments shall be applied upon or allocated among the various items composing Trustor's indebtedness secured hereby.

In the event of default in the payment of any of the moneys to be paid under the terms of the Note(s) secured hereby or in the performance of any of the covenants and obligations of this Deed of Trust, then any funds in the possession of the Beneficiary, or other credits to which the Trustor would otherwise be entitled may, at the option of the Beneficiary, be applied to the payment of any obligation secured hereby in such order as the Beneficiary may, in its sole discretion determine.

9. At any time or from time to time, without liability therefor and without notice upon written request of Beneficiary and presentation of this Deed of said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge thereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee.
10. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto". The Trustee may destroy said Note, this Deed of Trust (and any other documents related thereto) upon the first to occur of the following: 5 years after issuance of a full reconveyance; or, recordation of the Note and Deed of Trust in a form or medium which permits their reproduction for 5 years following issuance of a full reconveyance.
11. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, from time to time, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time and from time to time without notice, either in person or by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or Notice of Default hereunder or invalidate any act done pursuant to such notice.
12. Upon default by trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written Notice of Default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Trustee shall be entitled to rely upon the correctness of such notice. Beneficiary also shall deposit with trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as then may be required by law following the recordation of said Notice of Default and Notice of Sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said Notice of Sale, either as a whole or in separate parcels and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which said property, if consisting of several lots or parcels, shall be sold), at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the rate prescribed in the Note; all other sums then secured thereby; and the remainder, if any, to the person or persons legally entitled thereto.

13. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the Note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. As used herein, "fixtures" includes but is not limited to carpeting, built-in appliances, draperies and drapery rods, shrubs, water tanks, plumbing, machinery, air conditioners, ducts, and the like.
14. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.
15. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a

successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.

Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

If Notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustees shall not be exclusive of other provisions for substitution provided by law.

- 16. Trustor agrees to pay Beneficiary the maximum legal charge for a statement regarding the Trust Deed obligation herein.
- 17. Acceptance by Beneficiary of a partial payment on account, after Notice of Default has been recorded, shall not be construed as curing the default nor as a waiver of past or future delinquencies of Trust Deed payment.
- 18. If the security under this Deed of Trust is a condominium or a community apartment or planned development project, Trustor agrees to perform each and every obligation of the owner of such condominium or interest in such project under the declaration of covenants, conditions and restrictions or bylaws or regulations pertaining to such condominium or project. Upon the request of Beneficiary, Trustor agrees to enforce against other owners in such condominium or project each and every obligation to be performed by them, if the same have not been performed or if valid legal steps have not been taken to enforce such performance within ninety (90) days after such request is made.
- 19. If the security for this Deed of Trust is a leasehold estate, Trustor agrees not to amend, change or modify his leasehold interest, or any of the terms thereof, or agree to do so, without the written consent of Beneficiary being first obtained. In the event of a violation of this provision, Beneficiary shall have the right, at its option, to declare all sums secured hereby immediately due and payable.
- 20. THE FOLLOWING PROVISIONS MAY RESULT IN THE COMPOUNDING OF INTEREST ON YOUR LOAN: At the option of the Beneficiary, if any payment should be insufficient to pay the interest then due, the balance of interest remaining shall be added to principal and will bear interest at the Note rate as the principal.

At the option of the Beneficiary, if any principal and/or interest installments, late charges, advances and/or costs should be repaid through or by any forbearance, bankruptcy plan or similar repayment plan, the total sum of these amounts will bear interest at the Note rate from the date due or advanced until the date repaid.

- 21. [ ] MULTIPLE LENDER LOANS: Pursuant to Civil Code Section 2941.9, this deed of trust is subject to a signed agreement between all of the beneficiaries to be governed by the beneficiaries holding more than 50% of the record beneficial interest.

The undersigned Trustor(s), requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

Signature of Trustor

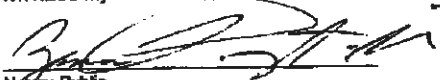
  
\_\_\_\_\_  
Ronald Cascante

State of California }  
County of SAN BERNARDINO } ss.

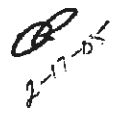
On 2/17/05 before me, ZANA PENNINGTON-SHAIN, Notary Public, personally appeared: RONALD CASCANTE

personally known to me; or  proved to me on the basis of satisfactory evidence; to be the person(s) whose name(s) IS/ARE subscribed to the within instrument, and acknowledged to me that HE/SHE/THEY executed the same in HIS/HER/THEIR authorized capacity(ies), and that HIS/HER/THEIR signature(s) on the instrument the person or entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
Notary Public



  
2-17-05

**PENALTY OF PURJURY FOR NOTARY SEAL  
(GOVERNMENT CODE 27361.7)**

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON  
THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS  
AS FOLLOWS:

NAME OF NOTARY: ZANA PENNINGTON-SHAIN

DATE COMMISSION EXPIRES: MARCH 19, 2007

COUNTY WHERE BOND IS FILED (IF APPLICABLE): SAN  
BERNARDINO

STATE WHERE BOND IS FILED: CALIFORNIA

COMMISSION NUMBER (IF APPLICABLE): 1401757

PLACE OF EXECUTION: SAN BERNARDINO, CALIFORNIA

DATE: 3/11/05

SIGNATURE:  \_\_\_\_\_

PRINT NAME: TERESA WACHTER



Recording Requested By:

ITC-SB

When Recorded Mail To:

G S Mortgage, Inc.

PO Box 1685

San Bernardino, CA 92402-1685

Loan No. 11138-05

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DEED OF TRUST WITH ASSIGNMENT OF RENTS  
(This Deed of Trust contains an Acceleration Clause)

28



This DEED OF TRUST made February 16, 2005, between:

RONALD CASCANTE, an unmarried man

herein called TRUSTOR, whose address is: 22415 Callaway Road  
Perris, CA 92570-

and Pacific Rim Trust Deed Service

herein called TRUSTEE, and

Donald Walter Dixon and Debra Marie Dixon as Trustees of the 1998  
Donald Walter Dixon and Debra Marie Dixon Revocable Trust, as to an  
undivided 100.00000000% interest.

14001571

herein called BENEFICIARY;

WITNESSETH: The Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE in trust, with POWER OF SALE, that property in the State of California, in the City of Perris, County of Riverside, described as:

Parcel 88, Record of Survey in the unincorporated area County of Riverside, State of California, as per map recorded in Book 24, Pages 62 and 63, Records of survey in the Office of the County Recorder of said County.  
APN 323-080-040

Together with the rents, issues and profits thereof, together with all rights and interest of Trustor, to all appurtenances, easements, community interests and licenses, and to oil, mineral, gas, water, water certificates, and hydrocarbon rights, leases, and overriding royalties therein, and all of these, whether appurtenant, riparian or appropriative. SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 11 of the provisions incorporated by reference herein, to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING:

- (1) Performance of each agreement of Trustor incorporated by reference or contained herein;
- (2) Payment of the indebtedness evidenced by one promissory note of even date herewith any amounts that may become due thereunder, and all extensions, modifications, or renewals thereof, in the principal sum of \$ 50,000.00 executed by Trustor and payable to Beneficiary or order;
- (3) Payment of all sums of money, with interest thereon, which may be paid out or advanced by or may otherwise be due to Trustee or Beneficiary under any provision of this Deed of Trust.

In the event of sale or transfer, conveyance or alienation of said real property, or any part thereof, or any interest therein, whether voluntary or involuntary, Beneficiary shall have the right of acceleration, at its option, to declare the Note secured by the Deed of Trust, irrespective of the maturity date expressed therein, and without demand or notice, immediately due and payable. No waiver of this right shall be effective unless it is in writing. Consent by the Beneficiary to one such transaction shall not constitute waiver of the right to require such consent to succeeding transactions.

To Protect the security of this Deed of Trust, and with respect to the property described above, Trustor expressly makes each of all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth as follows:

1. To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon; to keep all buildings, structures and other improvements now or hereafter situated on the above described property at all times entirely free of dry rot, fungus, rust, decay, termites, beetles, and any other destructive insects or elements; to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general. Either Beneficiary or Trustee, or both, at any time during the continuation of this Deed of Trust, may enter upon and inspect said property, provided such entry is reasonable as to time and manner.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any Default or Notice of Default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, or in any action or proceeding instituted by Beneficiary or Trustee to protect or enforce the security of this Deed of Trust or the obligations secured hereby.
4. To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
5. Should Trustor fail to make any payments or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
6. To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate prescribed in the Note. Should any additional funds be advanced on any note secured by a trust deed now of record, or should any change be made in the time or manner of paying such note, or should any other action be taken by the undersigned with respect to such note whereby the security herein provided for shall be impaired in any manner whatsoever, then the Note secured hereby shall, at the option of the lender, immediately become due and payable.
7. Any award of damages or sums received in settlement in connection with any condemnation for public use of or any injury to said property or any part thereof from any cause, is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

8. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

Notwithstanding any provision herein or in the Note secured hereby to the contrary, Beneficiary or Trustee shall have the absolute right to direct the manner, order and amount in which payments shall be applied upon or allocated among the various items composing Trustor's indebtedness secured hereby.

In the event of default in the payment of any of the moneys to be paid under the terms of the Note(s) secured hereby or in the performance of any of the covenants and obligations of this Deed of Trust, then any funds in the possession of the Beneficiary, or other credits to which the Trustor would otherwise be entitled may, at the option of the Beneficiary, be applied to the payment of any obligation secured hereby in such order as the Beneficiary may, in its sole discretion determine.

9. At any time or from time to time, without liability therefor and without notice upon written request of Beneficiary and presentation of this Deed of said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge thereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee.
10. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto". The Trustee may destroy said Note, this Deed of Trust (and any other documents related thereto) upon the first to occur of the following: 5 years after issuance of a full reconveyance; or, recordation of the Note and Deed of Trust in a form or medium which permits their reproduction for 5 years following issuance of a full reconveyance.
11. As additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, from time to time, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time and from time to time without notice, either in person or by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or Notice of Default hereunder or invalidate any act done pursuant to such notice.
12. Upon default by trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written Notice of Default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Trustee shall be entitled to rely upon the correctness of such notice. Beneficiary also shall deposit with trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as then may be required by law following the recordation of said Notice of Default and Notice of Sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said Notice of Sale, either as a whole or in separate parcels and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which said property, if consisting of several lots or parcels, shall be sold), at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the rate prescribed in the Note; all other sums then secured thereby; and the remainder, if any, to the person or persons legally entitled thereto.

13. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the Note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural. As used herein, "fixtures" includes but is not limited to carpeting, built-in appliances, draperies and drapery rods, shrubs, water tanks, plumbing, machinery, air conditioners, ducts, and the like.
14. Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.
15. Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a



successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.

Said instrument must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this Deed is recorded and the name and address of the new Trustee.

If Notice of default shall have been recorded, this power of substitution cannot be exercised until after the costs, fees and expenses of the then acting Trustee shall have been paid to such Trustee, who shall endorse receipt thereof upon such instrument of substitution. The procedure herein provided for substitution of Trustees shall not be exclusive of other provisions for substitution provided by law.

- 16. Trustor agrees to pay Beneficiary the maximum legal charge for a statement regarding the Trust Deed obligation herein.
- 17. Acceptance by Beneficiary of a partial payment on account, after Notice of Default has been recorded, shall not be construed as curing the default nor as a waiver of past or future delinquencies of Trust Deed payment.
- 18. If the security under this Deed of Trust is a condominium or a community apartment or planned development project, Trustor agrees to perform each and every obligation of the owner of such condominium or interest in such project under the declaration of covenants, conditions and restrictions or bylaws or regulations pertaining to such condominium or project. Upon the request of Beneficiary, Trustor agrees to enforce against other owners in such condominium or project each and every obligation to be performed by them, if the same have not been performed or if valid legal steps have not been taken to enforce such performance within ninety (90) days after such request is made.
- 19. If the security for this Deed of Trust is a leasehold estate, Trustor agrees not to amend, change or modify his leasehold interest, or any of the terms thereof, or agree to do so, without the written consent of Beneficiary being first obtained. In the event of a violation of this provision, Beneficiary shall have the right, at its option, to declare all sums secured hereby immediately due and payable.
- 20. THE FOLLOWING PROVISIONS MAY RESULT IN THE COMPOUNDING OF INTEREST ON YOUR LOAN: At the option of the Beneficiary, if any payment should be insufficient to pay the interest then due, the balance of interest remaining shall be added to principal and will bear interest at the Note rate as the principal.

At the option of the Beneficiary, if any principal and/or Interest installments, late charges, advances and/or costs should be repaid through or by any forbearance, bankruptcy plan or similar repayment plan, the total sum of these amounts will bear interest at the Note rate from the date due or advanced until the date repaid.

- 21. [ ] MULTIPLE LENDER LOANS: Pursuant to Civil Code Section 2941.9, this deed of trust is subject to a signed agreement between all of the beneficiaries to be governed by the beneficiaries holding more than 50% of the record beneficial interest.

The undersigned Trustor(s), requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

Signature of Trustor

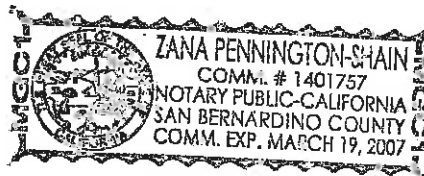
Ronald Cascante

State of California }  
County of SAN BERNARDINO } ss.

On 2/17/05 before me, ZANA PENNINGTON-SHAIN, Notary Public, personally appeared: RONALD CASCANTE

personally known to me; or  proved to me on the basis of satisfactory evidence; to be the person(s) whose name(s) IS/ARE subscribed to the within instrument, and acknowledged to me that HE/SHE/THEY executed the same in HIS/HER/THEIR authorized capacity(ies), and that HIS/HER/THEIR signature(s) on the instrument the person or entity upon behalf of which person(s) acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

G S Mortgage, Inc.  
1255 E. Highland Avenue, Suite 107  
San Bernardino, CA 92404

Title Order No.  
Escrow No.

DOC # 2006-0210741  
03/24/2006 08:00A Fee:9.00  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder

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			1		1				
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### ASSIGNMENT OF DEED OF TRUST

FOR A VALUABLE CONSIDERATION, the undersigned grants, assigns, and transfers to

**Pensco Trust Company, Inc. Custodian FBO Jeffrey E. Deis IRA, as to an undivided 100% interest**  
all beneficial interest under that certain Deed of Trust executed February 16, 2005,  
by Ronald Cascante, an unmarried man, as Trustor

T  
KS

to Pacific Rim Trustee Services as Trustee, in favor of and recorded on March 14, 2005, as Instrument No. 2005-0200347, in Book ---- at Page --- of Official Records, in the office of the County Recorder of Riverside County, California, together with the Promissory Note secured by said Deed of Trust and also all rights accrued or to accrue under said Deed of Trust. The property covered by said Deed of Trust is briefly described as follows:

Parcel 88, record of survey, in the County of Riverside, State of California, as per map recorded in Book 24 page(s) 62 and 63, records of survey, in the office of the County Recorder of said County

A.P.N. 323-080-040-4

Dated: March 6, 2006

This document was filed for recording by ITC as an accommodation only. It has not been examined as to its execution or as to its effect upon title.

State of California

County of Riverside

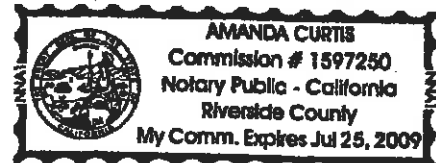
  
Donald Walter Dixon, Trustee

On 03/21/06 Before me, (Amanda Curtis, Notary Public here insert name and title of officer), personally appeared personally known to me ~~proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal.~~

  
Debra Marie Dixon, Trustee

Notary Stamp or Seal

Signature Amanda Curtis (Seal)



Recording Requested By

When Recorded Mail To  
G S Mortgage, Inc.  
PO Box 1685  
San Bernardino, CA 92402-1685

DOC # 2006-0183349  
03/15/2006 08:00A Fee:30.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry M. Ward  
Assessor, County Clerk & Recorder



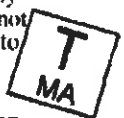
Title Order No. Accommodation

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

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**DEED OF TRUST**

This document was filed for recording by ITC as an accommodation only. It has not been examined as to its execution or as to its effect upon title.



RECORDER: INDEX FOR SPECIAL NOTICE

Loan No. 1122906

This Deed of Trust, made this 13th day of March, 2006, among the Trustor, **RONALD CASCANTE**, an unmarried man (herein "Borrower"), Pacific Rim Trust Deed Service (herein "Trustee"), and the Beneficiary, **JEFFREY E. DEIS**, an unmarried man and **NICOLE PAULINE DEIS**, a single woman, father and daughter as joint tenants, (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

**GRANT IN TRUST**

**BORROWER**, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of **Riverside**, State of California: **Parcel 88, record of survey, in th County of Riverside, State of California, as per map recorded in Book 24 page(s) 62 and 63, records of survey, in the office of the County Recorder of said County.**

**Excepting therefrom the mobile home located thereon., which has the address of 22415 Callaway Road Perris CA 92570 (herein "Property Address");**

**TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";**

**THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:**

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated **March 13, 2006**, in the principal sum of **U.S. \$5,600.00**, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hercof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the **Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to encumbrances of record.**

**UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS:**

Applied Business Software, Inc (800) 833-3343

[1122906/Ronald Cascante]  
Deed of Trust (General 2924b) Page 1 of 5

Public Record

**1. Payments of Principal and/or Interest.** Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

**2. Funds for Taxes and Insurance (Impounds).** Subject to applicable law, and if required by the Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for hazard insurance, plus one-twelfth of yearly premium installments for mortgage insurance, if any, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a Federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such an agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under Paragraph 18 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

**3. Application of Payments.** Unless applicable law provides otherwise, all payments received by Lender under the Note and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, if applicable, then to interest payable on the Note, then to the principal of the Note, and then to interest and principal on any Future Advances.

**4. Prior Mortgages and Deeds of Trust; Liens.** Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Borrower shall pay or cause to be paid, at least 10 days before delinquency, all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any.

**5. Hazard Insurance.** Borrower agrees to provide, maintain and deliver to Lender fire insurance satisfactory and with loss payable to Lender. The amount collected under any fire or other insurance policy may be applied by Lender upon any indebtedness secured hereby and in such order as Lender may determine, or at option of Lender the entire amount so collected or any part thereof may be released to the Borrower. Such application or release shall not cure or waive any Default or Notice of Default hereunder or invalidate any act done pursuant to such notice.

The insurance carrier providing the insurance shall be chosen by Borrower subject to approval by Lender, provided that such approval shall not be unreasonably withheld. All insurance policies and renewals thereof shall be in a form acceptable to Lender and shall include a standard mortgage clause in favor of and in a form acceptable to Lender. Lender shall have the right to hold the policies and renewals thereof, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

In the event of a loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

If the Property is abandoned by Borrower, or if Borrower fails to respond to Lender within 30 days from the date notice is mailed by Lender to Borrower that the insurance carrier offers to settle a claim for insurance benefits, Lender is authorized to collect and apply their insurance proceeds at Lender's option either to restoration or repair of the Property or to the sums secured by this Deed of Trust.

If Borrower obtains earthquake, flood or any other hazard insurance, or any other insurance on the Property, and such insurance is not specifically required by the Lender, then such insurance shall: (i) name the Lender as loss payee thereunder, and (ii) be subject to all of the provisions of this paragraph 5.

**6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments.** Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration of covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and constituent documents.

**7. Protection of Lender's Security.** If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which affects Lender's interest in the Property, including but not limited to proceedings by the Lender to obtain relief from stay in any bankruptcy proceeding which would prohibit Lender enforcing its rights under the Deed of Trust, then Lender, at Lender's option, may make such appearances, disburse such sums, including reasonable attorney's fees, and take such action as is necessary to protect Lender's interest. If Lender required mortgage insurance as a condition of making the loan secured by this Deed of Trust, Borrower shall pay the premiums required to maintain such insurance in effect until such time as the requirement for such insurance terminates in accordance with Borrower's and Lender's written agreement or applicable law.

Any amounts disbursed by Lender pursuant to this paragraph 7, with interest thereon, including but not limited to payment of delinquent taxes and assessments, insurance premiums due, and delinquent amounts owed to prior lien holders, shall become additional indebtedness of Borrower secured by this Deed of Trust. Such amounts as are disbursed by Lender shall be payable, upon notice from Lender to Borrower requesting payment thereof, and shall bear interest from the date of disbursement at the rate payable on the Note. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder.

**8. Inspection.** Lender may make or cause to be made reasonable entries upon and inspection of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefore related to Lender's interest in the Property.

**9. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in conjunction with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.

**10. Borrower Not Released.** At any time or from time to time, without liability therefore and without notice upon written request of Lender and presentation of this Deed and said Note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge thereof. Trustee may, but shall be under no obligation or duty to, appear in or defend any action or proceeding purporting to affect said property or the title thereto, or purporting to affect the security hereof or the rights or powers of Lender or Trustee.

**11. Forbearance by Lender Not a Waiver.** Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy. The procurement of insurance or the payment of taxes or other liens or charges by Lender shall not be a waiver of Lender's right to accelerate the maturity of the indebtedness secured by this Deed of Trust.

**12. Remedies Cumulative.** All remedies provided in this Deed of Trust are distinct and cumulative to any other or remedy under this Deed of Trust or afforded by law or equity, and may be exercised concurrently, independently or successively.

**13. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 18 hereof. All covenants and agreements of Borrower shall be joint and several.

**14. Notice.** Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower or the Property at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender, in care of Lender's Servicing Agent ("Agent"), Golden State Mortgage, Cn., PO Box 1685, San Bernardino, CA 92402-1685 or to such other address as Lender or Agent may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

**15. This Deed of Trust shall be governed by the Laws of the State of California.** In the event that any provision or clause of this Deed of Trust or the Note conflicts with applicable law, such conflict shall not effect other provisions of this Deed of Trust or the Note which can be given effect without the conflicting provision, and to this end the provisions of the Deed of Trust are declared to be severable.

**16. Lender's Right to Require The Loan to be Paid Off Immediately.** If the Borrower shall sell, enter into a contract of sale, lease for a term of more than 6-years (including options to renew), lease with an option to purchase for any term, or transfer all or any part of the Property or an interest therein, excluding (a) the creation of a lien or encumbrance subordinate to this Deed of Trust, (b) or a transfer by devise, descent, or by operation of law upon the death of a joint tenant, the Lender may, at its option declare the Note and any other obligations secured by this Deed of Trust, together with accrued interest thereon, immediately due and payable, in full. No waiver or the Lender's right to accelerate shall be effective unless it is in writing.

If Lender exercises such option to accelerate, Lender shall mail Borrower notice of acceleration in accordance with paragraph 14 hereof. Such notice shall provide a period of not less than 30 days from the date the notice is mailed within which Borrower may pay the sums declared due. If Borrower fails to pay such sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 17 hereof.

**BORROWER AND LENDER FURTHER COVENANT AND AGREE AS FOLLOWS:**

**17. Assignment of Rents; Appointment of Receiver; Lender in Possession.** As additional security hereunder, and without regard to the adequacy of any security for the indebtedness hereby secured, Borrower hereby assigns to Lender the rents of the Property, provided that Borrower shall, prior to acceleration under paragraph 18 hereof or abandonment of the Property, have the right to collect and retain such rents as they become due and payable.

Upon acceleration under paragraph 18 hereof or abandonment of the Property, Lender, in person, by Agent or by judicially appointed receiver shall be entitled to enter upon, take possession of and manage the Property and to collect the rents of the Property including those past due. All rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the Property and collection of rents, including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney's fees, and then to the sums secured by this Deed of Trust. Lender and the receiver shall be liable to account only for those rents actually received.

**18.** Upon default by Borrower in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Lender may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written Notice of Default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Trustee shall be entitled to rely upon the correctness of such notice. Lender also shall deposit with Trustee this Deed, said Note and all documents evidencing expenditures secured hereby.

After the lapse of such time as then may be required by law following the recordation of said Notice of Default and Notice of Sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said Notice of Sale, either as a whole or in separate parcels and in such order as it may determine (but subject to any statutory right of Trustor to direct the order in which said property, if consisting of several lots or parcels, shall be sold), at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property to sold, but without any covenant or warranty, expressed or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of; all sums expended under the terms hereof, not then repaid, with accrued interest at the rate prescribed in the Note; all other sums then secured thereby; and the remainder, if any, to the person or persons legally entitled thereto.

**19. Future Advances.** Upon request of Borrower, Lender, at Lender's option prior to full reconveyance of the Property by Trustee to Borrower, may make Future Advances to Borrower. Such advances with interest thereon, shall be secured by this Deed of Trust when evidenced by promissory notes stating that said notes are secured hereby.

**20. Reconveyance.** Upon written request of Lender stating that all sums secured hereby have been paid, and upon surrender of this Deed and said Note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." The Trustee may destroy said Note, this Deed or Trust (and any other documents related thereto) upon the first to occur of the following: 5 years after issuance of a full reconveyance; or, recordation of the Note and Deed of Trust in a form or medium which permits their reproduction for 5 years following issuance of a full reconveyance.

**21. Substitution of Trustee.** Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed hereunder. Without conveyance of the Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

**22. Request for Notices.** Borrower requests that copies of the notice of sale and notice of default be sent to Borrower's address which is the Property Address.

23. **Statement of Obligation.** Lender may collect a fee, not to exceed the maximum amount permitted by law, for furnishing the statement of obligations as provided by Section 2943 of the Civil Code of California.

**MISCELLANEOUS PROVISIONS**

24. **Construction or Home Improvement Loan.** If the loan secured by this Deed of Trust is a construction or home improvement loan. Borrower is required to perform according to the terms and conditions of each agreement contained in any building, home improvement or similar agreement between the Borrower and Lender.

25. **Acceptance by Lender of a Partial Payment After Notice of Default.** By accepting partial payment (payments which do not satisfy a default or delinquency in full) of any sums secured by this Deed of Trust after a Notice of Default has been recorded, or by accepting late performance of any obligation secured by this Deed of Trust, or by adding any payment so made to the loan secured by this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

**REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE  
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Deed of Trust to give Notice to Lender care of Lender's Servicing Agent, at it's address set forth on page one of this Deed of Trust, of any default under the superior encumbrances and of any sale or other foreclosure action.

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

3-13-06

Borrower \_\_\_\_\_ Date \_\_\_\_\_ Borrower \_\_\_\_\_ Date \_\_\_\_\_

State of California

County of San Bernardino

On March 13, 2006

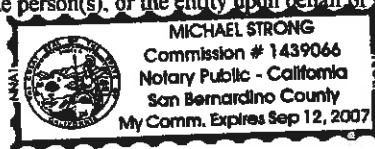
before me, Michael Strong, Notary Public

, personally appeared

Ronald Casante

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)

**REQUEST FOR FULL RECONVEYANCE**

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") \_\_\_\_\_ Date \_\_\_\_\_ Signature of Beneficiary (the "LENDER") \_\_\_\_\_ Date \_\_\_\_\_

When recorded, mail to

Att: \_\_\_\_\_

Applied Business Software, Inc. (800) 633-3343

(1122908/Ronald Casante)  
Deed of Trust (General 2924b) Page 5 of 5

Public Record

## LENDER/PURCHASER DISCLOSURE STATEMENT

MORTGAGE LENDING

(Sale of Existing Note)

RE 851B (Rev. 2/04)

## DISCLOSURE STATEMENT SUMMARY

Note: If this is a multi-lender transaction and more than one property secures the loan, you should also refer to the attached Lender/Purchaser Disclosure Statement Multi-Property (Cross Collateralization) Addendum (RE 851D).

BALANCE OF NOTE YOU ARE RECEIVING (SEE PART 3) <b>\$50,000.00</b>	MARKET VALUE OF PROPERTY (SEE PART 8) <b>\$145,000.00</b>	TOTAL AMOUNT OF ENCUMBRANCES SENIOR TO THIS LOAN (SEE PART 9) <b>\$0.00</b>
PROTECTIVE EQUITY (MARKET VALUE MINUS THIS LOAN AND TOTAL SENIOR ENCUMBRANCES) <b>\$85,000.00</b>	TOTAL LOAN TO VALUE (SEE PART 10E) <b>34.483%</b>	

## PART 1 BROKER INFORMATION

NAME OF BROKER <b>G S Mortgage, Inc.</b>	REAL ESTATE LICENSE ID# <b>01198443</b>
BUSINESS ADDRESS <b>PO Box 1686, San Bernardino CA 92402-1686 1256 E Highland Ave San Bernardino CA 92404</b>	TELEPHONE NUMBER <b>(909) 881-2539</b>
NAME OF BROKERS REPRESENTATIVE <b>Jeffrey E. Deis</b>	

## PART 2 BROKER CAPACITY IN TRANSACTION

THE BROKER IDENTIFIED IN PART 1 OF THIS STATEMENT IS ACTING IN THE FOLLOWING CAPACITY IN THIS TRANSACTION (CHECK AS APPLIES).

- A. Agent in arranging a sale of an existing note on behalf of another.  
 B. Principal as owner and seller of an existing note.  
 C. Agent and/or principal arranging the sale of a portion of an existing note (Multi-lender transactions are subject to Business and Professions Code Section 10238.)

## PART 3 TRANSACTION INFORMATION

(CHECK IF APPLICABLE)

THERE IS MORE THAN ONE PROPERTY SECURING THE LOAN. IF MULTI-LENDER LOAN, YOU SHOULD ALSO REFER TO ATTACHED RE 851D.

SOURCE OF INFORMATION ABOUT THIS EXISTING NOTE:

BROKER INQUIRY  BORROWER  SELLER OF NOTE  OTHER (DESCRIBE) N/A

NAME OF EXISTING NOTE OWNER

**Donald W. Dixon  
Debra M. Dixon**

ORIGINAL PRINCIPAL <b>\$50,000.00</b>	SELLING PRICE <b>\$50,000.00</b>	YOUR SHARE IF MULTI-LENDER TRANS. <b>\$50,000.00</b>	DATE OF NOTE <b>March 14, 2006</b>
PRIORITY OF THIS NOTE (1st, 2nd...) <b>1st</b>	MATURITY DATE <b>March 14, 2007</b>	DATE INTEREST PAID TO <b>February 14, 2006</b>	
INTEREST RATE <b>12.0%</b>	<input type="checkbox"/> VARIABLE <input checked="" type="checkbox"/> FIXED	PERCENT OF PREMIUM OVER OR DISCOUNT FROM THE PRINCIPAL BALANCE PLUS ACCRUED BUT UNPAID INTEREST <b>-0.007%</b>	EFF. RATE OF RETURN <small>[if note is paid according to its term (multi-lender transactions only).]</small> <b>12.0%</b>
PAYMENT DUE DATE <b>04/14/2006</b>	AMOUNT OF PAYMENT <b>\$500.00</b>	YOUR SHARE OF PYMT. IF MULTI-LENDER TRANSACTION <b>\$500.00</b>	PAYMENT FREQUENCY <input checked="" type="checkbox"/> MONTHLY <input type="checkbox"/> N/A <input type="checkbox"/> WEEKLY
BALLOON PAYMENT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	AMOUNT OF BALLOON PAYMENT <b>\$50,500.00</b>	YOUR SHARE OF BALLOON PAYMENT IF MULTI-LENDER TRANSACTION <b>\$50,500.00</b>	<b>AN ASSIGNMENT OF THE TRUST DEED WILL BE RECORDED.</b>
UNPAID PRINCIPAL BALANCE <b>\$50,000.00</b>	YOUR SHARE OF UNPAID PRINCIPAL BALANCE IF MULTI-LENDER TRANS. <b>\$50,000.00</b>	(CHECK ONE) <input type="checkbox"/> AMORTIZED <input type="checkbox"/> PARTIALLY AMORTIZED	<input checked="" type="checkbox"/> INTEREST ONLY

**Balloon Payment**

A balloon payment is any installment payment (usually the payment due at maturity) which is greater than twice the amount of the smallest installment payment under the terms of the promissory note or sales contract.

The borrower/vendee may have to obtain a new loan or sell the property to make the balloon payment. If the effort is not successful it may be necessary for the holder of the note/contract to foreclose on the property, as a means of collecting the amount owed.

TC 192 ITEM 229 APN: 323080074-5



Over the last 12 months were any payments more than 60 days late? .....  Yes  No  
If YES, how many? .....  
N/A  
Have the delinquencies been cured? .....  Yes  No  
If NO, what is the amount required to bring current? .....  
N/A  
There are subordination provisions. ....  Yes  No  
If YES, explain here or on an attachment.  
N/A

**PART 4 MULTI-LENDER TRANSACTIONS**

NAME OF ESCROW HOLDER  
**Golden State Mortgage, Co.** ANTICIPATED CLOSING DATE

ADDRESS OF ESCROW HOLDER  
**PO Box 1886, San Bernardino CA 92402-1886**  
**1265 E Highland Ave San Bernardino CA 92404**

ESTIMATED LENDER COSTS

<b>TOTAL</b>	<b>\$0.00</b>

**Servicing**

You will be a joint beneficiary with others on this note and you should request a list of names and addresses of the beneficiaries as of the close of escrow from the broker or servicing agent. The beneficiary(ies) holding more than 50% interest in the note may govern the actions to be taken on behalf of all holders in the event of default or other matters. See Civil Code Section 2941.9.

**Loan To Value**

GENERALLY the aggregate principal amount of the notes or interest sold, together with the unpaid principal amount of any encumbrances upon the real property senior thereto, shall not exceed the following percentages of the current market value of the real property as determined in writing by the broker or appraiser.

Single-family residence, owner-occupied .....	80%
Single-family residence, not owner-occupied .....	75%
Commercial and income-producing properties .....	65%
Single-family residentially zoned lot or parcel which has installed off-site improvements including drainage, curbs gutters, sidewalks, paved roads, and utilities as mandated by the political subdivision having jurisdiction over the lot or parcel.....	65%
Land which has been zoned for (and if required, approved for subdivision as) commercial or Residential development.....	50%
Other real property .....	35%

The percentage amounts specified above may be exceeded when and to the extent that the broker determines that the encumbrance of the property in excess of these percentages is reasonable and prudent considering all relevant factors pertaining to the real property. However, in no event shall the aggregate principal amount of the notes or interests sold, together with the unpaid principal amount of any encumbrances upon the property senior thereto, exceed 80 percent of the current fair market value of improved real property or 50 percent of the current fair market value of unimproved real property, except in the case of a single-family residentially zoned lot or parcel as defined above, which shall not exceed 65% of current fair market value of that lot or parcel. A written statement shall be prepared by the broker that sets forth the material considerations and facts that the broker relies upon for his or her determination, which shall be disclosed to the lender or note purchaser(s) and retained as a part of the broker's record of the transaction.

**NOTE: If more than one property secures this loan, you should also refer to attached RE 851D.**

**PART 5 SERVICING ARRANGEMENTS**

If the loan is to be serviced by a real estate broker you must be notified within ten (10) days if the broker makes any advances on senior encumbrances to protect the security of your note. Depending on the terms and conditions of the servicing contract, you may be obligated to repay any advances made by the broker. The broker may not guarantee or imply to guarantee, or advance any payments to you unless a securities permit is obtained from the Department of Corporations.

CHECK APPROPRIATE STATEMENTS

- THERE ARE NO SERVICING ARRANGEMENTS (Does not apply to multi-lender transactions.)  
 ANOTHER QUALIFIED PARTY WILL SERVICE THE LOAN

- BROKER IS THE SERVICING AGENT  
 COPY OF THE SERVICING CONTRACT IS ATTACHED

IF BROKER IS NOT SERVICING AGENT, WHAT IS THE RELATIONSHIP BETWEEN THE BROKER AND SERVICER?  
 N/A

COST TO LENDER FOR SERVICING ARRANGEMENTS (EXPRESS AS DOLLAR AMOUNT OR PERCENTAGE)

\$10.00

PER

- MONTH  
 YEAR  
 N/A

PAYABLE

- MONTHLY  
 ANNUALLY  
 N/A

NAME OF AUTHORIZED SERVICER, IF ANY  
 Golden State Mortgage, Co.

BUSINESS ADDRESS  
 PO Box 1695 San Bernardino, CA 92402-1695

TELEPHONE NUMBER  
 (800) 881-2639

**PART 6 TRUSTOR/OBLIGOR INFORMATION (as known to broker)**

If the broker made, arranged, or serviced the loan or if any of the information is known to the broker or is available from the seller of the note, complete this part.

SOURCE OF INFORMATION

- TRUSTOR  SELLER OF NOTE  BROKER (BROKER MADE, ARRANGED OR SERVICED THE LOAN)  
 CREDIT REPORT  OTHER (DESCRIBE) N/A

NAME Ronald Cascante		CO-TRUSTOR'S NAME N/A	
RESIDENCE ADDRESS 22416 Callaway Road Perris CA 92570		CO-TRUSTOR'S RESIDENCE ADDRESS N/A	
OCCUPATION OR PROFESSION		CO-TRUSTOR'S OCCUPATION OR PROFESSION N/A	
CURRENT EMPLOYER		CO-TRUSTOR'S CURRENT EMPLOYER N/A	
HOW LONG EMPLOYED?	AGE	HOW LONG EMPLOYED?	CO-TRUSTOR'S AGE
		N/A	N/A

SOURCES OF GROSS INCOME (LIST AND IDENTIFY EACH SOURCE SEPARATELY.)	MONTHLY AMOUNT	CO-TRUSTOR'S SOURCES OF GROSS INCOME (LIST AND IDENTIFY EACH SOURCE SEPARATELY.)	MONTHLY AMOUNT
Gross Salary	\$0.00	Gross Salary	N/A
OTHER INCOME INCLUDING: Interest	\$0.00	OTHER INCOME INCLUDING Interest	N/A
Dividends	\$0.00	Dividends	N/A
Gross rental income	\$0.00	Gross rental income	N/A
Miscellaneous income	\$0.00	Miscellaneous income	N/A

**TOTAL EXPENSES OF ALL TRUSTORS (DO NOT COMPLETE IF TRUSTOR IS A CORPORATION)**

Payment of loan being obtained	\$600.00	Spousal/child support	\$0.00
Rent	\$0.00	Insurance	\$0.00
Charge account/credit cards	\$0.00	Vehicle loan(s)	\$0.00
Mortgage payments (include taxes and property insurance)	\$0.00	Other (federal & state income taxes, etc.)	\$0.00
<b>TOTAL GROSS MONTHLY INCOME OF TRUSTOR(S)</b>	<b>\$0.00</b>	<b>TOTAL MONTHLY EXPENSES OF TRUSTOR(S)</b>	<b>\$600.00</b>

The trustor has filed for bankruptcy in the past 12 months .....  Yes  No  
 If YES, the bankruptcy has been discharged or dismissed .....  Unknown  Yes  No  
 .....  Unknown

**❖ THE FOLLOWING STATEMENTS ONLY APPLY IF THE TRUSTOR IS A CORPORATION, PARTNERSHIP OR SOME OTHER FORM OF OPERATING BUSINESS ENTITY.**

Copies of a balance sheet of the entity and income statement covering the indicated period have been supplied by the trustor /obligor and are attached. If no, explain on addendum. ....  Yes  No  
 If YES, date of balance sheet: ..... N/A  
 Income statement period (from-to) ..... N/A - N/A  
 Financial statements have been audited by CPA or PA. ....  Yes  No  
 Additional information is included on an attached addendum .....  Yes  No

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**PART 7 PROPERTY INFORMATION (if known to broker)**

Identification of property which is security for note. (If no street address, the assessor's parcel number or legal description and a means for locating the property is attached.)

(CHECK IF APPLICABLE)  
 THERE IS MORE THEN ONE PROPERTY SECURING THE LOAN. IF MULTI-LENDER LOAN, YOU SHOULD ALSO REFER TO ATTACHED RE 851D.

<b>STREET ADDRESS</b> 22415 Callaway Road (APN 323-080-040-4) Perris CA 92570		<b>OWNER OCCUPIED</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
<b>ANNUAL PROPERTY TAXES</b> \$0.00	<input checked="" type="checkbox"/> ACTUAL <input type="checkbox"/> ESTIMATED	<b>ARE TAXES DELINQUENT?</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
<b>SOURCE OF TAX INFORMATION</b>		<b>IF YES, AMT. REQUIRED TO BRING CURRENT</b> N/A

**PART 8**

**APPRAISAL INFORMATION**

Estimate of fair market is to be determined by an independent appraisal, copy of which must be provided to you prior to you obligating funds to make the loan. Note: You may waive the requirement of an independent appraisal, in writing, on a case-by-case basis, in which case the broker must provide a written estimate of fair market value. The broker must provide you, the investor, with the objective data upon which the broker's estimate is based. In the case of a construction or rehabilitation loan, an appraisal must be completed by an independent, qualified appraiser in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP).

(CHECK IF APPLICABLE)

THERE IS MORE THEN ONE PROPERTY SECURING THE LOAN. IF MULTILENDER LOAN, YOU SHOULD ALSO REFER TO ATTACHED RE 851D.

FAIR MARKET VALUE (ACCORDING TO APPRAISER)  
\$146,000.00

DATE OF APPRAISAL  
February 23, 2006

NAME OF APPRAISER (IF KNOWN TO BROKER)  
Jeffrey E. Deis

PAST AND/OR CURRENT RELATIONSHIP OF APPRAISER TO BROKER  
(EMPLOYEE, AGENT, INDEPENDENT CONTRACTOR, ETC.)  
Broker

ADDRESS OF APPRAISER  
1256 E. Highland Ave. Suite 107  
San Bernardino CA 92404

DESCRIPTION OF PROPERTY/IMPROVEMENT

IS THERE ADDITIONAL SECURING PROPERTY?

YES IF YES, SEE ACCENDUM.  
 NO

AGE	SQUARE FEET 120802	TYPE OF CONSTRUCTION
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IF THE PROPERTY IS CURRENTLY GENERATING INCOME FOR THE BORROWER/OBLIGOR:

ESTIMATED GROSS ANNUAL INCOME  
N/A

ESTIMATED NET ANNUAL INCOME  
N/A

OTHER INFORMATION KNOWN TO BROKER  
N/A

**PART 9**

**ENCUMBRANCE INFORMATION**

Information concerning senior encumbrances against the property, to the extent reasonably available from customary sources (excluding the note described on page 1 part 3). Note: You have the option to purchase a title insurance policy or an endorsement to an existing title insurance policy insuring your interest, and you may be entitled to a copy of a written loan application and a credit report to obtain information concerning all encumbrances which constitute liens against the property. This information may help determine the financial standing and credit worthiness of the borrower.

(CHECK IF APPLICABLE)

THERE IS MORE THEN ONE PROPERTY SECURING THE LOAN. IF MULTILENDER LOAN, YOU SHOULD ALSO REFER TO ATTACHED RE 851D.

SOURCE OF INFORMATION

TRUSTOR  BROKER INQUIRY  EXISTING BENEFICIARY  OTHER (EXPLAIN) N/A

**SENIOR ENCUMBRANCE(S) REMAINING**

PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE	PRIORITY (1ST, 2ND, ETC.)	INTEREST RATE
N/A	N/A	N/A	N/A
BENEFICIARY		BENEFICIARY	
N/A		N/A	
ORIGINAL AMOUNT	APPROXIMATE PRINCIPAL BALANCE	ORIGINAL AMOUNT	APPROXIMATE PRINCIPAL BALANCE
N/A	N/A	N/A	N/A
MONTHLY PAYMENT	MATURITY DATE	MONTHLY PAYMENT	MATURITY DATE
N/A	N/A	N/A	N/A
BALLOON PAYMENT	IF YES, AMOUNT	BALLOON PAYMENT	IF YES, AMOUNT
<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	N/A	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN	N/A

Are there additional remaining senior encumbrances? .....  YES  NO  
 If YES, they are set forth in an attachment to this statement.

Has the seller received notice of default on any senior encumbrances in the last 12 months?.....  YES  NO  
 If YES, has default been cured? .....  YES  NO

Is the broker aware of any junior encumbrances? .....  YES  NO  
 If YES, they are set forth in an attachment to this statement.....  YES  NO

**PART 10**

**LOAN TO VALUE RATIO**

(CHECK IF APPLICABLE)

THERE IS MORE THAN ONE PROPERTY SECURING THE LOAN. IF MULTI-LENDER LOAN, YOU SHOULD ALSO REFER TO ATTACHED RE #51D.

A. Remaining encumbrances senior to this loan (from part 9).....	\$0.00
B. Unpaid principal balance of this loan from page 1 part 3.....	+ \$50,000.00
C. Total all senior encumbrances and this loan .....	= \$50,000.00
D. Fair market value from page 4 part 8.....	+ \$145,000.00
E. Loan to value ratio.....	= 34.483%

Note: See Part 4 if multi-lender transaction.

**BROKER VERIFICATION**

The information in this statement and in the attachments hereto is true and correct to the best of my knowledge and belief.

SIGNATURE OF BROKER OR DESIGNATED REPRESENTATIVE

BROKER/CORPORATION ID #  
01188443

DATE

*Jeffrey A. Dels*

3/7/06

**ACKNOWLEDGMENT OF RECEIPT**

The prospective lender/purchaser acknowledges receipt of a copy of this statement signed by or on behalf of the broker.

SIGNATURE OF PROSPECTIVE LENDER/PURCHASER

DATE

*Jeffrey A. Dels, APR 018*

3-10-06

Please Print Company, Inc. Check Box FBO Jeffrey E. Dels IRA

SIGNATURE OF PROSPECTIVE LENDER/PURCHASER

DATE

*Jeffrey A. Dels*  
Jeffrey E. Dels

3/7/06

For licensing information, please refer to the Department of Real Estate's Web site located at [www.dre.ca.gov](http://www.dre.ca.gov).

or

You may call the DRE licensing information telephone number at (916) 227-0931.

*3/13/06*

# LOAN SERVICING AGREEMENT

Loan No.: 1113805

**Ronald Cascante**

**Pensco Trust Company, Inc. Custodian FBO Jeffrey E. Deis  
IRA**

This Loan Servicing Agreement (the "Agreement") is dated March 6, 2006 and is between Golden State Mortgage, Co., a real estate broker licensed by the State of California ("Broker") and the lender or lenders whose signatures appear below and in counterparts to this Agreement (together, the "Lender"). If the Loan is owned by multiple Lenders, the "Majority" in this Agreement are the Lenders who own more than 50% of the record beneficial interest in the Note evidencing the Loan (more than 50% of the undivided interests in the Note), exclusive of any interest of a licensed real estate broker that is the issuer or servicer of the Loan, or any affiliate of that licensed real estate broker.

The parties agree as follows:

- 1.0 Scope. Lender retains Broker as Lender's agent to employ commercially reasonable and prudent practices to collect all scheduled payments on the Loan identified above (the "Loan"), including the protection of the security for the Loan. Broker shall consult with and follow instructions from Lender on non-routine collection matters. If the Loan is owned by multiple Lenders (a "Multi-Lender Loan"), Broker shall consult with all Lenders but shall only follow instructions from the Majority. A default upon any interest in the Note shall constitute a default upon all interests. The Majority may determine and direct the actions to be taken on behalf of all lenders in the event of default or with respect to other matters requiring the direction or approval of lenders, including but not limited to, designation of brokers, servicing agents or others acting on their behalf and the sale, encumbrance or lease of any real properties which may be owned by lenders as the result of foreclosure or receipt of a deed in lieu of foreclosure.
- 2.0 Term and Termination. This Agreement shall begin when the escrow for the Loan closes or the date set forth above, whichever is later. It shall terminate when any of these events occur: (a) payment in full of the Loan and reconveyance of the deed(s) of trust securing the Loan; (b) 30 days' written notice by Broker to Lender and, unless Lender is in breach of this Agreement, the notice shall be accompanied by a written offer from another licensed and qualified real estate broker, or from another qualified loan servicer exempt from licensure as a real estate broker, to service the Loan for Lender under the terms of this Agreement; (c) 30 days' written notice by Lender to Broker, in which case Lender shall immediately pay Broker the present value, assuming a rate of return of, of the sum of Broker's servicing fee for the remaining term of the loan; or (d) unless paragraph 7.0 is checked, recordation of a trustee's deed following a foreclosure of the Loan. Prior to the effectiveness of any termination, Broker shall deliver to Lender all of Lender's funds, an appropriate accounting and all necessary documentation. At termination, Lender shall immediately reimburse Broker for any outstanding advances made pursuant to paragraph 4.0.
- 3.0 Specific Loan Servicing Functions. Broker shall: (a) issue payment coupons or monthly statements to the borrower directing Loan repayment to Broker; (b) issue payoff demands, beneficiary statements and mortgage ratings; (c) demand, receive and collect all Loan payments, deposit them by the next business day into Broker's trust account and pay them to Lender within 30 days of receipt (within 25 days if the Loan is a Multi-Lender Loan); (d) issue annual income tax statements to the borrower and Lender; (e) answer borrower inquiries, demands and requests; (f) grant appropriate payment deferrals, but not of the maturity of the Loan unless approved by Lender or the Majority in the case of a Multi-Lender Loan; (g) monitor the continued effectiveness and claims on any property insurance listed in the Loan escrow instructions; (h) request and receive notices of default on senior liens; (i) receive notices of property tax delinquencies; and, (j) with the consent of Lender or the Majority, as the case may be, substitute trustees pursuant to Civil Code Section 2934a, initiate and direct judicial or non-judicial foreclosure of the Loan, as Lender or the Majority deem appropriate, and with such consent, communicate to the trustee or sheriff the amount of any credit bid. Broker shall promptly communicate to Lender any material information about collection of the Loan and the source of non-borrower Loan payments. Broker shall furnish to Lender a list of names and addresses of all lenders holding an interest in the Note upon five (5) days written notice. Broker may produce a copy of this Agreement as evidence of its authority.
- 4.0 Protective Advances. Lender shall make such advances as approved by the Majority or, if Lender is the only owner of the Loan, such advances that are necessary and prudent to protect and to collect Lender's interest in the Loan. If the Loan is a Multi-Lender Loan, and Lender fails to make advances approved by the Majority, other owners of the Loan are authorized to advance the amount Lender failed to advance and to receive payment in full with interest at 10% per annum before any further payments to Lender and, if this box is checked  the non-defaulting Loan owners shall also have the option, exercisable within 30 days after Lender's default, to purchase Lender's interest in the Loan at N/A% of what is owed to Lender, payable within 15 days after the election to purchase is made. Broker, in its absolute discretion, may advance its own funds to protect the security of Lender's Loan, including

advances to cure senior liens, property insurance, foreclosure expenses, repair, advertising, litigation expenses and similar items, but not Loan payments. Broker shall be reimbursed such advances, with interest at 10% per annum, from the next Loan payments, or within 10 days after a written request to Lender. To secure Broker's advances, Lender hereby irrevocably assigns to Broker, to the extent of advances owed to Broker, the Loan payments received after an advance is made.

5.0 Loan Documents. Broker shall retain custody as agent for Lender of the original note and deed of trust for the Loan (or assignment thereof), unless the Loan is a Multi-Lender Loan, in which case, the Loan owner with the largest percentage ownership shall hold these documents unless the Majority otherwise direct. If Broker retains custody of the original note and deed of trust for the Loan (or assignment thereof), the deed of trust or assignment shall be recorded in accordance with Business and Professions Code Section 10233.2.

6.0 Compensation. For its services, Broker shall be paid: an annual servicing fee equal to the greater of of the regularly scheduled principal Loan balance plus \$0.00, or \$10.00; all fees for beneficiary statements and demands; returned check charges, if applicable; 50.0% of late charges; 40.0% of all prepayment penalties paid; and  if this box is checked, see the attached schedule for charges. Broker's compensation is subject to change upon 30 days' written notice to Lender; Lender may avoid changes by terminating this Agreement in writing within the 30 day period.

7.0 Real Estate Owned.  If this box is checked, Broker is also Lender's agent to liquidate any real estate acquired by Lender in foreclosure of the Loan (the "Property"). Broker's pre-foreclosure servicing fee shall continue as if the Loan was unpaid. If Lender is the only Loan owner, Lender shall take title to the Property. If this Loan is a Multi-Lender Loan (unless the Majority otherwise direct the broker), Broker shall take title as custodial trustee for the Lender (the deed shall reflect on its face the lender name(s) and the Broker's role as custodial trustee). Broker's custodial trustee authority shall be limited as set forth in Civil Code Section 2941.9 to: (a) arranging appropriate property insurance coverages; (b) managing the Property, including arranging maintenance, repair and security, and tenant relations including negotiating rental or lease agreements; (c) arranging for the valuation and resale of the Property, including hiring a Realtor®, Realist, Real Estate Broker or Broker, at customary commission rates, to list, show and sell the Property; and (d) accepting reasonable offers on the Property on behalf of Lender at the price and terms approved by Lender (or the Majority on a Multi-Lender Loan); and, (e) subject to the approval of the title insurer and the lender (or the Majority on a Multi-Lender Loan), executing all necessary and appropriate documentation to transfer title to a buyer. Advances by Lender or Broker are subject to the terms of paragraph 4.0.

8.0 Arbitration. All disputes between the parties and/or the borrower, and their respective officers, directors, agents, employees and assignees, arising out of this Agreement or relating to the Loan, including, the arranging and servicing of the Loan and any services in connection with Property acquired, shall be determined by binding arbitration under the applicable rules of the American Arbitration Association or Judicial Arbitration and Mediation Services, Inc. ("JAMS"), at the election of the party initiating arbitration. Judgment on the arbitrators' award may be entered in any court having jurisdiction. Lender acknowledges that by agreeing to arbitration, Lender is waiving Lender's right to have the dispute litigated in a court or jury trial, with rights of discovery, application of the rules of evidence and appeal.

**NOTICE: IF YOU INITIAL IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY A NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP YOUR RIGHT TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. YOU ARE ALSO GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY. NOTWITHSTANDING YOUR ELECTION TO ARBITRATE, YOU HAVE THE RIGHT TO CONTACT APPROPRIATE REGULATORY AGENCIES TO REGISTER A COMPLAINT ABOUT THE COMPANY OR THIS TRANSACTION.**

**WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION.**

**LENDER: INITIAL ONLY IF YOU AGREE TO ARBITRATION:**

  
Initial

initial

  
initial

initial

LENDER:

Lender's Vesting	Pensco Trust Company, Inc. Custodian FBO Jeffrey E. Deis IRA
Lender's Address	3932 Croydon Street Highland, CA 92346-
Lender's Percentage Ownership of Loan	100.0%
Send Payments to	Pensco Trust Company, Inc. Custodian FBO Jeffrey E. Deis Ira De203 PO Box 26903 San Francisco CA 94126-6903
Account Number	393

Lender's Signature:

[Signature] , Asst OAS 5-10-06      Jeffrey E. Deis 3/7/06  
Lender      Pensco Trust Company, Inc. Custodian FBO Jeffrey E. Deis      Date      Lender      Jeffrey E. Deis      Date

BROKER: Golden State Mortgage, Co.

BY: Jeffrey E. Deis 3/10/06  
Name, Title      Date

[Signature]  
3/10/06



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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 229 Assessment No.: 323080074-5

Assessee: CASCANTE, RONALD

Situs: 22415 CALLOWAY ST PERRIS

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

TREASURER-TAX COLLECTOR  
MAY 13 2013  
RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,220.00 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. 2009-0656310; recorded on 12-22-09. A copy of this document is attached here to. 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.

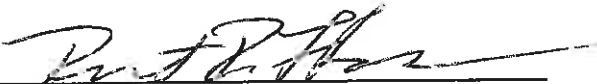
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

SEE ATTACHED DOC.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants 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 10 day of MAY, 2013 at RIVERSIDE, CA.  
County, State

  
Signature of Claimant ROBERT R. FLORES

\_\_\_\_\_  
Signature of Claimant

ROBERT R. FLORES  
Print Name

\_\_\_\_\_  
Print Name

P.O. BOX 3067  
Street Address

\_\_\_\_\_  
Street Address

RIVERSIDE, CA. 92519  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

(951)681-8546  
Phone Number

\_\_\_\_\_  
Phone Number

**FLORES BAIL BONDS**  
**P.O. BOX 3067**  
**RIVERSIDE, CA. 92519**  
**TEL: (951) 681-8546 FAX: (951) 684-2256**

5-10-13

To: Don Kent, Treasurer-Tax Collector,

On August 13<sup>th</sup> 2009, Ronald Cascante, purchased a bail bond for the amount of \$25,000.00 dollars for the release of defendant Karen A. Fernandez. He executed a deed of trust, recorded December 22, 2009, instrument number 2009-0656310, and a bail bond agreement to secure the appearance of the defendant and for the payment of the bail bond premium in the amount of \$2,045.00 dollars. A payment in the amount of \$500.00 dollars was made on August 13<sup>th</sup>, 2009, leaving a remaining balance of \$1,545.00 dollars. No other payments have been made, the total amount due is \$2,220.00 dollars.

I certify under penalty of perjury under the laws of the state of california that the foregoing stament is true and correct.



Robert R. Flores  
Owner of Flores Bail Bonds

# CALIFORNIA ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On 5-10-13 before me, \_\_\_\_\_

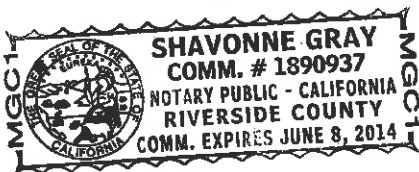
SHAVONNE GRAY, Notary Public,

personally appeared ROBERT R. FLORES

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



*Shavonne Gray*  
Signature of Notary

## ATTENTION NOTARY

The information requested below is OPTIONAL. It could, however, prevent fraudulent removal and reattachment of this certificate to any unauthorized document.

THIS CERTIFICATE	Title of Type of Document _____
MUST BE ATTACHED	_____
ONLY TO THE	Number of pages _____
DOCUMENT	Date of Document _____
DESCRIBED AT	Signer(s) other than named above _____
RIGHT	_____

Signer #1 name:

Thumbprint signer #1

CAPACITY CLAIMED BY SIGNER(S)

- INDIVIDUAL(S)
- CORPORATE \_\_\_\_\_
- OFFICER(S) \_\_\_\_\_
- PARTNERS
- ATTORNEY IN FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER \_\_\_\_\_

SIGNER IS REPRESENTING:  
(Name of Person(s) or Entity(ies))

\_\_\_\_\_  
\_\_\_\_\_

Signer #2 name:

Thumbprint signer #2

CAPACITY CLAIMED BY SIGNER(S)

- INDIVIDUAL(S)
- CORPORATE \_\_\_\_\_
- OFFICER(S) \_\_\_\_\_
- PARTNERS
- ATTORNEY IN FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER \_\_\_\_\_

SIGNER IS REPRESENTING:  
(Name of Person(s) or Entity(ies))

\_\_\_\_\_  
\_\_\_\_\_

RECORDING REQUESTED BY

Agent Name and Address:

FLORES BAIL BONDS

P.O. BOX 3067

RIVERSIDE, CA. 92519

DOC # 2009-0656310

12/22/2009 08:00A Fee:13.00

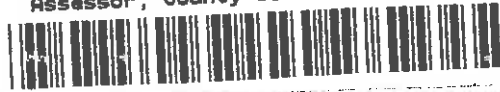
Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO

INTERNATIONAL FIDELITY

INSURANCE COMPANY

P.O. BOX 9810; CALABASAS, CA 91372-9810

TELEPHONE (800) 935-2245

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY	
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518

DEED OF TRUST

This Deed of Trust, made this 13 day of AUGUST, 2009

between RONALD CASCANTE, AN UNMARRIED MAN herein called TRUSTOR, and Robert W. Nairn and Jeffrey S. Nairn, herein called TRUSTEE, and INTERNATIONAL FIDELITY INSURANCE COMPANY, herein called BENEFICIARY, WITNESSETH: That Trustor hereby GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the County of RIVERSIDE, in the State of CALIFORNIA, described as:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_ APN \_\_\_\_\_  
as per map recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ of Maps, Official Records in the office of the County Recorder of \_\_\_\_\_ County.  
Commonly known as 22415 CALLAWAY RD. PERRIS, CA. 92595

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by INTERNATIONAL FIDELITY INSURANCE COMPANY, hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of KAREN ARGERIE FERNANDEZ

in the matter of PEOPLE OF THE STATE OF CALIFORNIA  
vs. KAREN ARGERIE FERNANDEZ AND FOR WHICH AMOUNTS and the matter set forth in the said indemnity agreement, are security. (Power No. IS30K63184)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking; the date(s) and amount(s) of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at the highest legal rate per month from demand to date of payment and attorney fees.

IT IS FURTHER AGREED THAT: Upon delivery of said Certificate to the Trustee, the Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to the Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice the Trustee shall cause to be duly filed for record.

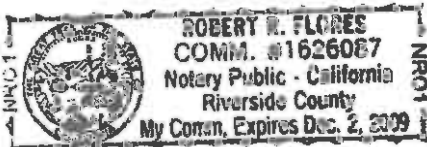
IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and said one Trustee shall be deemed to be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him/her at his/her mailing address opposite his/her signature hereto. Failure to insert such address shall be deemed a waiver for a copy of such notices.

SIGNATURE OF TRUSTOR: RONALD CASCANTE  
STREET AND NUMBER: 22415 CALLAWAY RD.  
CITY: PERRIS, CA. 92595  
STATE: CALIFORNIA ZIP: 92595

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On 8-13-09 before me,  
ROBERT R. FLORES, a Notary Public, personally appeared  
RONALD CASCANTE



(Seal)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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

Signature

**EXHIBIT "A"**

**PARCEL 88, RECORD OF SURVEY IN THE UNINCORPORATED AREA COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 24 PAGES 82 AND 83 RECORDS OF  
SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON**

**A.P.N. 323-080-074**

**COMMONLY KNOWN AS 22415 CALLAWAY RD. PERRIS, CA. 92595**



2009-0656310

12/22/2009 08:00A

2 of 2

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 229 Assessment No.: 323080074-5

Assessee: CASCANTE, RONALD

Situs: 22415 CALLOWAY ST PERRIS

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,220.00 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. 2009-0656310; recorded on 12-22-09. A copy of this document is attached here to. 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.

SEE ATTACHED DOC.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tenants 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 10 day of MAY, 2013 at RIVERSIDE, CA.  
County, State

  
Signature of Claimant ROBERT R. FLORES

Signature of Claimant

ROBERT R. FLORES  
Print Name

Print Name

P.O. BOX 3067  
Street Address

Street Address

RIVERSIDE, CA. 92519  
City, State, Zip

City, State, Zip

(951)681-8546  
Phone Number

Phone Number

**FLORES BAIL BONDS  
P.O. BOX 3067  
RIVERSIDE, CA. 92519  
TEL: (951) 681-8546 FAX: (951) 684-2256**

5-10-13

To: Don Kent, Treasurer-Tax Collector,

On August 13<sup>th</sup> 2009, Ronald Cascante, purchased a bail bond for the amount of \$25,000.00 dollars for the release of defendant Karen A. Fernandez. He executed a deed of trust, recorded December 22, 2009, instrument number 2009-0656310, and a bail bond agreement to secure the appearance of the defendant and for the payment of the bail bond premium in the amount of \$2,045.00 dollars. A payment in the amount of \$500.00 dollars was made on August 13<sup>th</sup>, 2009, leaving a remaining balance of \$1,545.00 dollars. No other payments have been made, the total amount due is \$2,220.00 dollars.

I certify under penalty of perjury under the laws of the state of california that the foregoing stament is true and correct.



Robert R. Flores  
Owner of Flores Bail Bonds

# CALIFORNIA ALL PURPOSE NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On 5-10-13 before me, \_\_\_\_\_

SHAVONNE GRAY, Notary Public,

personally appeared ROBERT R. FLORES

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.



*Shavonne Gray*  
Signature of Notary

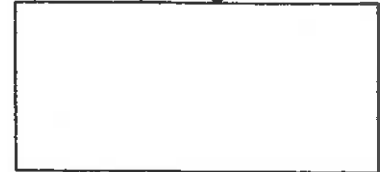
## ATTENTION NOTARY

The information requested below is OPTIONAL. It could, however, prevent fraudulent removal and reattachment of this certificate to any unauthorized document.

THIS CERTIFICATE	Title of Type of Document _____
MUST BE ATTACHED	_____
ONLY TO THE	Number of pages _____
DOCUMENT	Date of Document _____
DESCRIBED AT	Signer(s) other than named above _____
RIGHT	_____

Signer #1 name:

Thumbprint signer #1



### CAPACITY CLAIMED BY SIGNER(S)

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) \_\_\_\_\_
- PARTNERS
- ATTORNEY IN FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER \_\_\_\_\_

SIGNER IS REPRESENTING:  
(Name of Person(s) or Entity(ies))

\_\_\_\_\_  
\_\_\_\_\_

Signer #2 name:

Thumbprint signer #2



### CAPACITY CLAIMED BY SIGNER(S)

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) \_\_\_\_\_
- PARTNERS
- ATTORNEY IN FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER \_\_\_\_\_

SIGNER IS REPRESENTING:  
(Name of Person(s) or Entity(ies))

\_\_\_\_\_  
\_\_\_\_\_





RECORDING REQUESTED BY

Agent Name and Address:

FLORES BAIL BONDS

P.O. BOX 3067

RIVERSIDE, CA. 92519

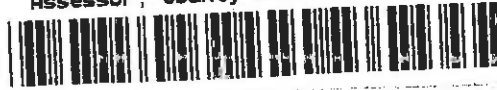
DOC # 2009-0656310

12/22/2009 08:00A Fee:15.00

Page 1 of 2

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO  
INTERNATIONAL FIDELITY  
INSURANCE COMPANY  
P.O. BOX 9810; CALABASAS, CA 91372-9810  
TELEPHONE (800) 935-2245

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518

DEED OF TRUST

This Deed of Trust, made this 13 day of AUGUST, 2009

between RONALD CASCANTE, AN UNMARRIED MAN  
herein called TRUSTOR, and Robert W. Nairin and Jeffrey S. Nairin, herein called TRUSTEE, and INTERNATIONAL FIDELITY INSURANCE  
COMPANY, herein called BENEFICIARY, WITNESSETH: That Trustor hereby GRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, all that

property in the County of RIVERSIDE, in the State of CALIFORNIA, described as:

SEE LEGAL DECRPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
Lot Block Tract APN

as per map recorded in Book, Page of Maps, Official Records in the office of  
the County Recorder of County.  
Commonly known as 22415 CALLAWAY RD. PERRIS, CA. 92595

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability  
suffered, sustained, made or incurred by INTERNATIONAL FIDELITY INSURANCE COMPANY, hereinafter called the Surety or Beneficiary (and as  
more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by reference as though herein fully set

forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of KAREN ARGERIE FERNANDEZ  
in the matter of PEOPLE OF THE STATE OF CALIFORNIA

vs. KAREN ARGERIE FERNANDEZ AND FOR WHICH AMOUNTS and the matter set forth in the

said indemnity agreement, are security. (Power No. IS30K63184)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been  
declared forfeited or that a loss, damage, expenditure or liability has been sustained by the Surety or Beneficiary on account of the aforesaid  
Undertaking; the date(s) and amount(s) of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties  
on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not  
been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose  
and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the  
Beneficiary the amount so certified, including interest at the highest legal rate per month from demand to date of payment and attorney fees.

IT IS FURTHER AGREED THAT: Upon delivery of said Certificate to the Trustee, the Beneficiary may declare all sums or obligations secured  
hereby due and payable by delivery to the Trustee of written declaration of default and demand for sale and of written notice of default and of election to  
cause to be sold said property, which notice the Trustee shall cause to be duly filed for record.

IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees  
and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and said one Trustee shall be deemed to  
be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and  
shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

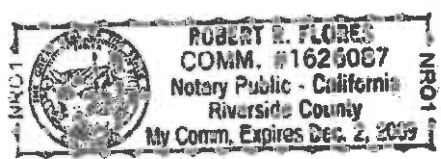
THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him/her at his/her  
mailing address opposite his/her signature hereto. Failure to insert such address shall be deemed a waiver for a copy of such notices.

SIGNATURE OF TRUSTOR STREET AND NUMBER CITY STATE ZIP  
22415 CALLAWAY RD. PERRIS, CA. 92595

RONALD CASCANTE

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

On 8-13-09 before me,  
ROBERT R. FLORES, a Notary Public, personally appeared  
RONALD CASCANTE



who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/  
she/they executed the same in his/her/their authorized capacity(ies), and that by his/  
her/their signature(s) on the instrument the person(s), or the entity upon behalf of  
which the person(s) 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  
Signature



**EXHIBIT "A"**

**PARCEL 88, RECORD OF SURVEY IN THE UNINCORPORATED AREA COUNTY OF RIVERSIDE  
STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 24 PAGES 62 AND 63 RECORDS OF  
SURVEY IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

**EXCEPTING THEREFROM THE MOBILE HOME LOCATED THEREON**

**A.P.N. 323-080-074**

**COMMONLY KNOWN AS 22415 CALLAWAY RD. PERRIS, CA. 92595**



2009-0656310  
12/22/2009 08:00A  
2 of 2



**CLAIM SUMMARY**

Date: April 24, 2013  
To: Riverside County Treasurer and Tax Collector  
Assessors Parcel Number: 323-080-074-5  
Last Assessee: CASCANTE RONALD  
Sale Date: 3/20/2012  
TC: 087-026  
Item Number: 229  
Deadline: 5/11/2013

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Abstract of Judgement-Civil and Small Claims naming Carlos Mendoza as Plaintiff as Document Number: 2012-0108227, Recorded in Riverside County on 03/08/2012.
2. Statement of Amount Due & Owing
3. Amount Due & Payable Calculation Worksheet
4. Assignment of Rights To Collect Excess Proceeds signed by Carlos Mendoza
5. Claim form(s) signed by Global Discoveries
6. Photo ID for Assignor: Carlos Mendoza

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$16,481.82 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries, Ltd. and mailed to P.O. Box 1748, Modesto, California 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Chief Operating Officer, at (209) 593-3913, or e-mail to [jed@globaldiscoveries.com](mailto:jed@globaldiscoveries.com).

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

**Certified Tracking Number: 7012-3460-0001-6556-1746**





EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
Recording requested by and return to:  
**Armand D. Thruston, Esq., CSB #165880**  
**THRUSTON & CERVANTES**  
**31500 Grape Street, Suite 3-194**  
**Lake Elsinore, California 92532**

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

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SUPERIOR COURT OF CALIFORNIA, COUNTY OF **RIVERSIDE**  
STREET ADDRESS: **4050 Main Street**  
MAILING ADDRESS: **SAME**  
CITY AND ZIP CODE: **Riverside, California 92501**  
BRANCH NAME: **Riverside**

PLAINTIFF: **CARLOS MENDOZA** CASE NUMBER: **RIC 509641** **18** **C 517**  
DEFENDANT: **RONALD CASCANTE**

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended **FOR COURT USE ONLY**

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

**Ronald Cascante**  
**22415 Calloway Road**  
**Perris, California 92580**

b. Driver's license no. [last 4 digits] and state:  Unknown  
c. Social security no. [last 4 digits]:  Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

2.  Information on additional judgment debtors is shown on page 2.  
3. Judgment creditor (name and address):  
**Carlos Mendoza, 350 E. San Jacinto, #57**  
**Perris, California 92570**  
Date: **June 7, 2011**  
**Armand D. Thruston, Esq.**  
(TYPE OR PRINT NAME)

4.  Information on additional judgment creditors is shown on page 2.  
5.  Original abstract recorded in this county:  
a. Date:  
b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
**\$ 166,500.00**

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): **May 10, 2011**  
b. Renewal entered on (date):

9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
a. Amount: **\$ 166,500.00**  
b. In favor of (name and address):  
**Carlos Mendoza, 350 San Jacinto, #57**  
**Perris, California 92570**

11. A stay of enforcement has  
a.  not been ordered by the court.  
b.  been ordered by the court effective until (date):

12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
b.  A certified copy of the judgment is attached.

Clerk, by **[Signature]** Deputy



This abstract issued on (date):  
**MAR 08 2012**

PLAINTIFF: CARLOS MENDOZA	CASE NUMBER:
DEFENDANT: RONALD CASCANTE	RIC 509641

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown

Driver's license no. [last 4 digits] and state:  Unknown

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.



2012-0108227  
03/08/2012 04:13P  
2 of 2

STATEMENT OF AMOUNT DUE AND OWING

The undersigned hereby states that the original amount of the lien or security interest against Assessor's Parcel Number(s) 323-080-074, Situs Address: 22415 CALLOWAY ST PERRIS CA 92570 was \$166,500.00. The amount still due and owing as of the 3/20/2012 sale of the tax-defaulted property by the Riverside County Tax Collector was at least \$180,791.25; no further payments were received after this date.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

4-18-13  
DATE: MONTH, DAY, YEAR

Carlos Mendoza  
Carlos Mendoza

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of Calif

County of Riverside

On April 18 2013 before me, Carlven L. Wasco Notary, personally appeared  
(Date) (here insert name and title of the officer)

Carlos Mendoza, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/het/their authorized capacity(ies), and that by his/het/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Carlven L. Wasco (seal)  
Signature of Notary Public



### Amount Due And Payable Calculation

Trustor(s) or Debtor(s): Ronald Cascante  
Beneficiary(ies) or Creditor(s): Carlos Mendoza  
Instrument Number: 2012-0108227  
County: Riverside  
APN: 323-080-074

Original Principal Balance of Loan: \$166,500.00  
Interest Rate: 10%

Interest Accrual to Date: 3/20/2012  
Total in Years: 0.86

Total Interest Due: \$14,291.25

Interest and Late Payments Due: \$14,291.25

Unpaid Principal Balance Due: \$166,500.00

**Total Due to Date: \$180,791.25**

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to GLOBAL DISCOVERIES, LTD. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 323-080-074-5, Tax Sale Number 087-026, Item 229 sold at public auction on 3/20/2012. I understand that the total of excess proceeds available for refund is \$ 16,481.82+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Carlos Mendoza  
(Signature of Party of Interest/Assignor) (Date)

Carlos Mendoza  
(Name Printed)

Tax ID/SS# [REDACTED]

350 E. San Jacinto Avenue #57  
(Address)

Perris, CA 92571-2896  
(City/State/Zip)

STATE OF CALIFORNIA )  
COUNTY OF Riverside )

)ss. 909-503-3830  
(Area Code/Telephone Number)

On April 18, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Carlos Mendoza Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

Carlynn Kasso  
(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

Jed Byerly  
(Signature of Assignee)

Jed Byerly, Chief Operating Officer  
(Name Printed)

Tax ID/SS# [REDACTED]

Global Discoveries, Ltd.  
(Address)

STATE OF CALIFORNIA )  
COUNTY OF Stanislaus )

)ss. P.O. Box 1748  
Modesto, California 95353-1748  
(City/State/Zip)

Phone: (209) 593-3913

On 4-29-13, before me, the undersigned, a Notary Public in and for said State, personally appeared \*\*\*Jed Byerly\*\*\* who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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

Cindy M. Shepard  
(Signature of Notary)



(This area for official seal)



**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY**

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 323-080-074-5  
Tax Sale Number: 087-026  
Item Number: 229  
Default Number: 2006-323080040-0001  
Date of Sale: 3/20/2012

The undersigned claimant, Global Discoveries, Ltd., claims \$16,481.82+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 21<sup>st</sup> day of April, 2013 at Modesto, California.

By: [Signature]  
Jed Byerly, Chief Operating Officer  
Global Discoveries, Ltd. Tax ID # 77-0558969  
P.O. Box 1748  
Modesto, CA 95353-1748  
(209) 593-3913

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

State of California

County of Stanislaus

On 4-29-13 before me, Cindy M. Shepard, Notary Public, personally appeared  
(Date) (here/insert name and title of the officer)

Jed Byerly, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(ies), and that by his/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.  
[Signature] (seal)  
Signature of Notary Public



**CALIFORNIA** IDENTIFICATION CARD



ID [REDACTED]

EXP 11/04/2017

LN MENDOZA  
FN CARLOS MORALES

DOB 11/04/1951

*Carlos Morales*

SEX M HAIR BLK EYES BRN  
HGT 5'-08" WGT 220 lb ISS  
DD 12/28/201105626/AAFD/17 12/28/2011