

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE 7/6/15

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

580A



SUBMITTAL DATE:
 JUL 06 2015

FROM: Don Kent, Treasurer/Tax Collector

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 850. Last assessed to: Josephine Diaz, a widow. District 3 [\$14,588]. Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd. Assignee for Josefina Diaz, Trustee aka Josephine Diaz for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 571270057-0;

(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	\$ 14,588	\$ 0	\$ 14,588	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale	Budget Adjustment: N/A
	For Fiscal Year: 15/16

C.E.O. RECOMMENDATION: APPROVE

BY: 
 County Executive Office Signature Samuel Wong

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

9-35

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 850. Last assessed to: Josephine Diaz, a widow. District 3 [\$14,588]. Fund 65595 Excess Proceeds from Tax Sale.

DATE: JUL 06 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd. Assignee for Josefina Diaz, Trustee aka Josephine Diaz in the amount of \$14,588.69, 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 one claim for excess proceeds:

1. Claim from Global Discoveries, Ltd. Assignee for Josefina Diaz, Trustee aka Josephine Diaz based on an Assignment of Right to Collect Excess Proceeds dated May 1, 2013 and a Grant Deed recorded October 18, 1983 as Instrument No. 215266 and Affidavit- Death of Joint Tenant recorded January 21, 1986 as Instrument No. 14257.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd. Assignee for Josefina Diaz, Trustee aka Josephine Diaz be awarded excess proceeds in the amount of \$14,588.69. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the last assessee of the property.

ATTACHMENTS (if needed, in this order):

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



CLAIM SUMMARY

Date: May 9, 2013
To: Riverside County Treasurer and Tax Collector
Assessors Parcel Number: 571-270-057-0
Last Assessee: DIAZ JOSEFINA
Sale Date: 3/20/2012
TC: 071-300
Item Number: 850
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. Trust Transfer Deed granting interest to Josefina Diaz as Trustee of the Josefina Diaz Trust dated March 19, 1993 as Document Number: 1993-439059 Recorded in Riverside County on 11/03/1993.
2. Certification of Trustee Under Trust
3. Assignment of Rights To Collect Excess Proceeds signed by Josefina Diaz as Trustee of The Josefina Diaz Trust dated March 19, 1993
4. Claim form(s) signed by Global Discoveries
5. Copy of Photo ID & Social Security Card for: Josefina Diaz. **Please Note:** The 6213 Makee Ave, Los Angeles, CA 90001 address that is noted on Josefina's California Senior Citizen Identification Card; is one and the same address that is referenced on the above Trust Transfer Deed.

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$15,046.94 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.

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: 7012-3460-0001-6556-1531



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 571-270-057-0, Tax Sale Number 071-300, Item 850 sold at public auction on 3/20/2012. I understand that the total of excess proceeds available for refund is \$ 15,046.94+/-, 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.

Josefina Diaz (Signature of Party of Interest/Assignor) (Date)

Josefina Diaz as Trustee of The Josefina Diaz Trust dated March 19, 1993 (Name Printed)

Tax ID/SS#

6213 Makee Ave. (Address)

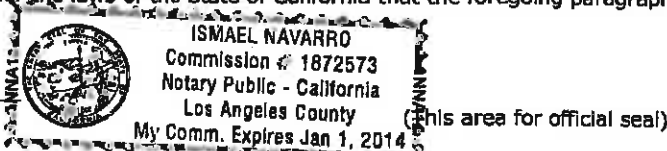
Los Angeles, CA 90001 (City/State/Zip)

STATE OF CALIFORNIA) ss. COUNTY OF Los Angeles)

323-582-2530 (Area Code/Telephone Number)

On 05/01/2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Josefina Diaz. 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. Ismael Navarro (Signature of Notary)



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#

Global Discoveries, Ltd. (Address)

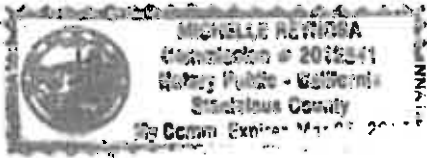
STATE OF CALIFORNIA) ss. COUNTY OF Stanislaus)

P.O. Box 1748 Modesto, California 95353-1748 (City/State/Zip)

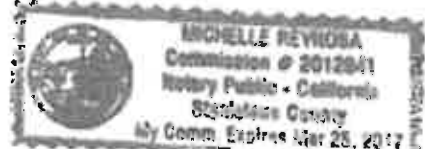
Phone: (209) 593-3913

On 5-9-2013, 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. (Signature of Notary)



(This area for official seal)



439059

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO)
Richard [redacted] Esq.)
1290 N. Main Street, #705)
Santa Ana, CA 92701)

MAIL TAX STATEMENTS TO)
Josefina Diaz, Trustee)
6213 Makee Ave.)
Los Angeles, CA 90001)

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

NOV - 3 1993

Josefina Diaz
5

SPACE ABOVE THIS LINE FOR RECORDED'S USE

TRUST TRANSFER GRANT DEED

Excluded from Reappraisal Under Calif. Const. Art 13A Section 1 etc.

The undersigned declare under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER. Documentary transfer tax is \$ -0-. There is no Documentary transfer tax due. This is a transfer to the Settlor's revocable trust (R & TC 11911).
X Unincorporated area: City of _____ and this is a Trust Transfer under Section 62 of the Revenue and Taxation Code and is a transfer to a revocable trust.

GRANTOR: JOSEFINA DIAZ, an unmarried woman
hereby GRANTS to: JOSEFINA DIAZ, Trustee of the Josefina Diaz Trust Dated March 19, 1993

the following described real property in the County of Riverside, State of California:
Parcel 21 of Parcel Map 5943, Recorded March 20, 1975 in Book 17, page 32 of Parcel Maps, records of Riverside county, California.

ASSESSOR'S PARCEL NO. 571-270-057

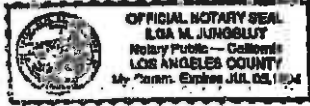
Dated 10/24/93

Josefina Diaz
JOSEFINA DIAZ

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
On OCTOBER 22nd 19 93, before me, LIGA M. JUNGELIT, a Notary Public in and for the County and State, personally appeared JOSEFINA DIAZ personally known to me (or 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Liga M. Jungelit
Notary's Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDED
11 05 93

THIS INSTRUMENT RECORDED 1993
BY SECURITY CHECK TITLE INSURANCE COMPANY

CERTIFICATION OF TRUSTEES UNDER TRUST
(California Probate Code Section 18100.5)

I (we), Josefina Diaz as Trustee of The Josefina Diaz Trust dated March 19, 1993, being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust: The Josefina Diaz Trust
Date of Trust: March 19, 1993
Trustor(s)/Settlor(s): Josefina Diaz
Original Trustee(s): Josefina Diaz
Trust Identification, Social Security or Employer Identification _____

2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect. The name(s) of all persons who have any power to revoke the trust are: Josefina Diaz

3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s):

Trustees authorized to sign: Josefina Diaz
Nature of document: Assignment of Right to Collect Excess Proceeds
Date of document: 5-1-13

4. Declarant(s) state that to the best of their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.

5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 01 day of May, 2013.

Josefina Diaz
Signature

Name: Josefina Diaz
Address: 6213 Makee Ave.
City, State, Zip Los Angeles CA 90001

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California

County of Los Angeles

On 05/01/2013 before me, Ismael Navarro / Notary Public, personally appeared
(Date) (here insert name and title of the officer)

Josefina Diaz, 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.

Ismael Navarro
Signature of Notary Public



CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 571-270-057-0
Tax Sale Number: 071-300
Item Number: 850
Default Number: 2006-571270057-0000
Date of Sale: 3/20/2012

The undersigned claimant, Global Discoveries, Ltd., claims \$15,046.94+/- 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 9th day of May, 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

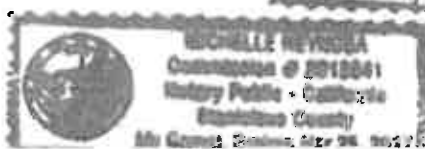
On 5-9-2013 before me, Michelle Reynolds, Notary Public, personally appeared
(Date) (here insert name and title of the officer)

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

SENIOR CITIZEN IDENTIFICATION CARD

EXPIRES 06-06-09



JOSEFINA DIAZ

SEX: F HAIR: BRN EYE: BRN
HT: 5-05 WT: 127 DOB: 09-08-30

Josefina Diaz

02/17/2000 581 19 FD/09

SOCIAL SECURITY	
ACCOUNT	NUMBER
HAS BEEN ESTABLISHED FOR JOSEFINA DIAZ	
SIGNATURE	<i>Josefina Diaz</i>
FOR SOCIAL SECURITY AND TAX PURPOSES - NOT FOR IDENTIFICATION	



January 27, 2015

VIA EMAIL & CERTIFIED MAIL

Debra Ruth
Tax Sale Operations-Excess Proceeds Dept
Riverside County
4080 Lemon St. 4th Floor
Riverside, CA 92501

APN(s) 571270057-0
TC: 192 Item#: 850

Dear Ms. Ruth,

In order to address the County's request for the Notarized Statement of different/misspelled name for Josephine Diaz & Josefina Diaz, we would like to bring to the county's attention the entire title chain:

- Grant Deed recorded on 2/2/1983 wherein MR Investment grants the above referenced property to Joe E. Montejano and Genoveva Montejano. (See Exhibit A)
- Modification Agreement recorded on 10/18/1983 between Mr. Investment "Lender", Joe E. Montejano and Genoveva Montejano "Borrowers" and Aureliano Diaz and Josephine Diaz "Purchasers". **Please note that Josefina Diaz is noted as Josephine Diaz in this document however she still signs the document on page 3 as Josefina Diaz.** (See Exhibit B)
- Grant Deed recorded same day as the Modification Agreement wherein Joe E. Montejano and Genoveva Montejano grant the above referenced property to Josephine Diaz. (See Exhibit C)
- Affidavit – Death of Joint Tenant for Aureliano Diaz recorded on 1/21/1986 along with Certificate of Death wherein Josefina Diaz is noted as Josefina Diaz on both documents. **Please Note: Josefina's address is noted as 6213 Makee Avenue Los Angeles, CA 90001** on the Affidavit – Death of Joint Tenant as well as Aureliano's Certificate of Death, which is one and the same address that is recognized as the tax mailing address by Riverside County. (See Exhibit D) **Please Note: The 6213 Makee Ave, Los Angeles, CA 90001** address is also noted on the Trust Transfer Grant Deed in which Josefina Diaz, grants the above property to her Trust; we submitted this Deed with our initial claim package (See Exhibit E).



We understand that the county is requesting that we provide a signed notarized declaration by Josefina Diaz declaring she is one and the same person as Josephine Diaz, however due the fact we have been unsuccessful in locating our client at this time, we are kindly requesting the County to review all the above and enclosed information as it is clear we have submitted a claim on the correct last assessed owner to the above property and is entitled to collect the full amount of the excess proceeds.

We are kindly requesting the County to make a determination regarding our claim due the supporting documentation enclosed. If you should have any questions or would like to discuss this matter further please contact me directly at 209-593-3917 or 1-800-710-1709. Thank you in advance for your time.

Sincerely,



Amy L. Elmer

Manager of Claims Processing

Certified Tracking # 7014-2120-0004-6428-2799

RECORDS MAINTAINED BY

THE COUNTY RECORDER HAS THIS DEED AND ALL OTHER DEEDS GRANTED UNDER THE SAME RIGHTS TO

Joe Montejano
P.O. Box 342
San:11, CA 92503

RECORDED FOR RECORD
AT THE OFFICE OF THE
COUNTY RECORDER
RIVERSIDE, CALIFORNIA
FEB - 3 1983

SUR-CRFS
County of Riverside

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 50.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

M R INVESTMENTS, Company, a General Partnership

has by GRANT(S) to

Joe E. Montejano and Genoveva Montejano, husband and wife as joint tenants.

the following described real property to the

County of Riverside State of California

Parcel 21 of Parcel Map 5643, Recorded
March 20, 1973 in Book 17 Page 22 of
Parcel Maps, Records of Riverside County,
California

"This deed is being given for the sole purpose of vesting title. No consideration was paid for use of said deed."

COPY TO A ...

M R Investment Company
Joe E. Montejano
Genoveva Montejano

Date: 1/16/83

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

On this 16th day of January 1983, before me, the undersigned a Notary Public in and for said State, personally appeared

to the person ...
I certify that the above ...
I have no objection to the ...

My Comm. Expires ...

The area for sale of record map

A-1310-01

A

STATE OF CALIFORNIA

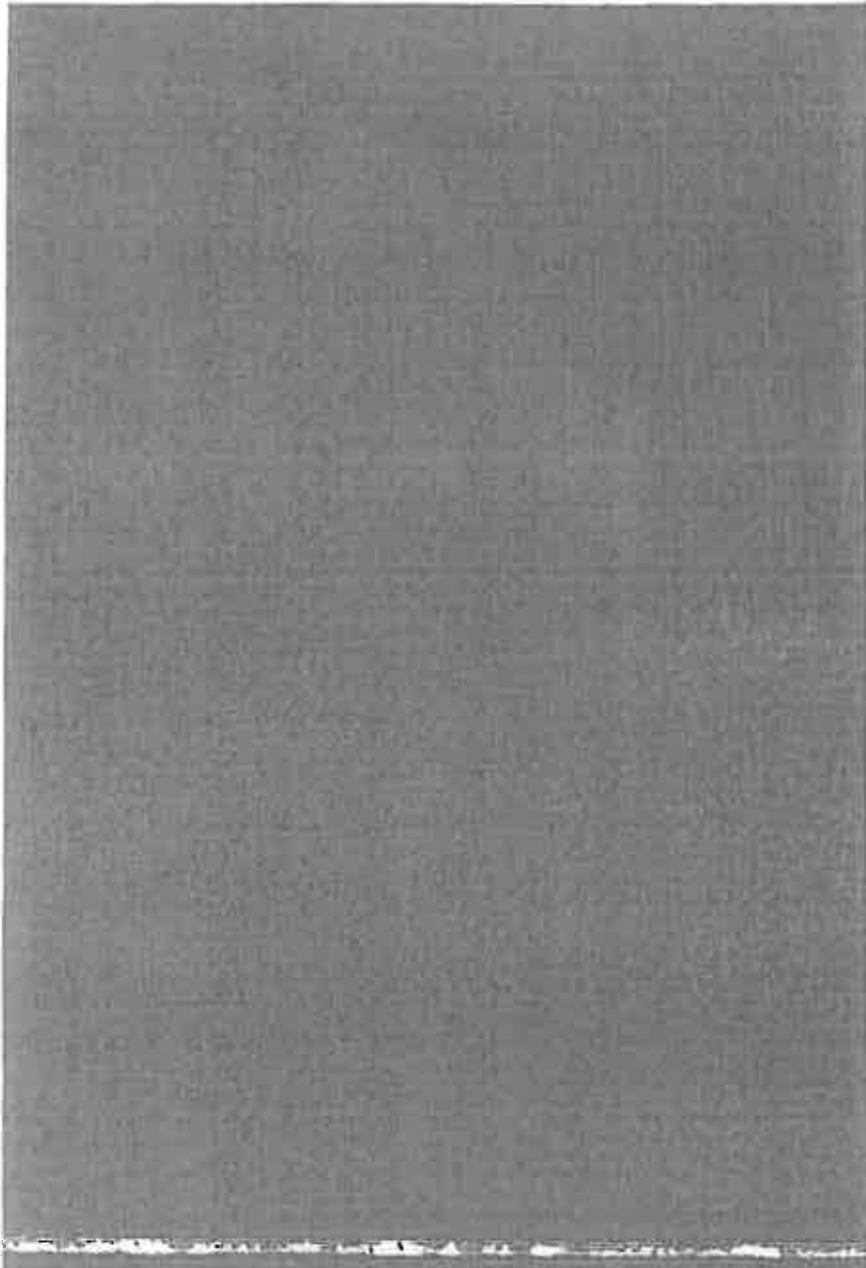
WITNESSETH that on this 26th day of July 1955, before me the undersigned a Notary Public in and for the State of California, personally appeared *John G. Matson, Jr.* and *John F. Smith, Jr.* known to me to be the partners of the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal

Notary Public
Kathleen Gerold
Name (Typed or Printed)



(This and the reverse printed text)



WHEN RECORDED
RETURN TO:

JOHN D. BUTLER, ESQ.
1010 Second Avenue, Suite 1710
San Diego, California 92101

file

RECORDED FOR DEPOSIT
AT 9:30 O'CLOCK A.M.
OCT 18 1983
C. L. SPENCER, LAND TITLE CO.
2445 53RD ST. S.D. CA 92108

OCT 18 1983

1983 in Great Street
of Riverside County, Calif.

William F. Pender
Recorder

MODIFICATION AGREEMENT

This Agreement made this 4 day of October, 1983; by and between SEASON PRODUCE COMPANY, INC., a corporation, herein called "Lender," MR. INVESTMENT CO., a general partnership, and JOE B. MONTEJANO and GEROVERA MONTEJANO, herein called "Borrowers," and AURELIANO DIAZ and JOSEPHINE DIAZ, herein called "Purchasers."

RECITALS

Whereas, Borrowers executed a deed of trust and assignment of rents, dated December 1, 1980 (the "Deed of Trust") to Safeco Title Insurance Company, a California corporation, as trustee, in favor of Season Produce Company, Inc., a corporation, as beneficiary, which deed of trust encumbers certain real property (the "property") situated in Riverside County, California, as more particularly described in said deed of trust, which was recorded on December 11, 1980, in Book 1980, Page 282419 of the Official Records of Riverside County, California; and

Whereas, said deed of trust secures a promissory note executed by Borrowers, and payable to Lender, dated December 1, 1980, in the principal amount of \$38,000 with interest from December 1, 1980 until paid, at the rate of 10% per annum, payable on demand; and

Whereas, Purchasers desire to purchase the property; and

Whereas, the parties hereto desire to modify the terms of said note;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

1. The principal sum of said promissory note shall be \$35,000 with

03-69051-01
215235

B



Interest from check of account No. 3021 at Live Oak Bank, 123 East Alvarado Street, Fullbrook, California, on unpaid principal at the rate of 8% per annum; payable in monthly installments of \$500.00 or more until paid.

2. Except as provided herein, said note and deed of trust shall remain unaffected, unchanged and unimpaired by reason of the foregoing modification.

3. Borrowers expressly represent, and this Agreement is executed by the first party and is to be effective only upon the condition that the property described in said deed of trust is subject to no encumbrances or future advances subsequent to said deed of trust except existing first deed of trust and existing second deed of trust.

4. Lender agrees to the modification of the terms of said note to the extent herein specifically set forth, but on the condition stated in Paragraph 3 above and on the further condition that such modification shall not prejudice any present or future rights, remedies, benefits or powers belonging or accruing to Lender under the term of said note as hereby modified or of said deed of trust.

5. This Modification Agreement contains the entire agreement of the parties, except as specifically referred to herein, and supersedes any prior written or oral agreements between them concerning the subject matter contained herein. This Agreement shall not be modified or amended except by agreement in writing signed by the parties hereto.

6. In the event of any controversy, claim or dispute between the parties hereto arising out of or relating to this Agreement or the breach thereof, the prevailing party shall be entitled to a reasonable sum determined by the Court as attorney's fees.

LENDER:

SEASON PRODUCE COMPANY, INC.

[Handwritten signature]

BOBBERS:

MR. INVESTMENT CO., a general partnership

By _____

*✓ need
SIGs and
C.O.K.*

By _____

[Handwritten signature]

[Handwritten signature]
GENOVERA MONTEJANO

PURCHASERS:

[Handwritten signature]

[Handwritten signature]

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On October 4, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Horvath known to me to be the Secretary of the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal.

[Signature]
Notary Public in and for said State



STATE OF CALIFORNIA)
COUNTY OF _____)

On _____, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ and _____ known to me to be partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

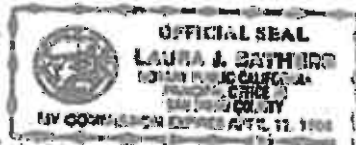
WITNESS my hand and official seal.

Notary Public in and for said State.

STATE OF CALIFORNIA)
COUNTY OF San Diego)

On October 6, 1983, 1983, before me, the undersigned, a Notary Public in and for said State, personally appeared JOS E. MONTEJANO and GENOVERA MONTEJANO;
() personally known to me;
(x) proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument, and acknowledged to me that they executed it.

[Signature]
Notary Public in and for said State



STATE OF CALIFORNIA)
COUNTY OF San Diego)

On October 4, 1983, 1983, before me, the undersigned, a
Notary Public in and for said State, personally appeared AURELIANO DIAZ
and JOSEPHINE DEAZ;

() personally known to me;

(X) proved to me on the basis of satisfactory evidence, to be the persons
whose names are subscribed to this instrument, and acknowledged to me that
they executed it.


Notary Public in and for said State.



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME MR. & MRS. AURELINO DIAZ
Address c/o TORTILLERIA VILLAKAR
6204 SO. COMPTON
CITY & STATE LOS ANGELES, CA. 90055

Title Order No. 69051-01 Error No. 3921

215266

PAID
Doc Transfer by
WILLIAM E. COMBLY
BY Co. Recorder

RECEIVED FOR RECORD
AT SACOCCO, CALIF.
CALIFORNIA LAND TITLE CO.

Date 1983, Page 215266

OCT 18 1983

Approved Official Notary
of Riverside County, California

Willa E. Comby
Recorder

SURVEYORS
Monument Fund
\$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

03-69051-01

The undersigned declare that the documentary transfer tax is computed on the full value of the interest or property conveyed, or is computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land, tenements or realty is located in unincorporated area city of _____ and is

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOE F. MONTEJANO and GENOVEVA MONTEJANO

hereby GRANT(S) to:

AURELIANO DIAZ and JOSEPHINE DIAZ husband and wife, as joint tenants

the following described real property in the county of _____ state of California.

Parcel 21 of Parcel Map 5943, Recorded March 20, 1972 in Book 17, Page 32 of Parcel Maps, records of Riverside County, California.

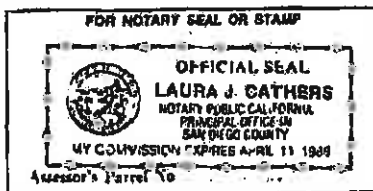
Dated OCTOBER 4, 1983

Joe F. Montejano
JOE F. MONTEJANO who acquired title as Joe F. Montejano
Genoveva Montejano
GENOVEVA MONTEJANO

STATE OF CALIFORNIA
COUNTY OF San Diego
On this the 6th day of October 19 83 before me the undersigned a Notary Public in and for said County and State, personally appeared Joe F. Montejano and Genoveva Montejano

personally known to me or proved to me on the basis of satisfactory evidence to be the person or persons who subscribed to the foregoing instrument and acknowledged that they executed the same

Laura J. Gathers
Signature of Notary



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE IF NO PARTY SO SHOWN MAIL AS DIRECTED ABOVE

Name _____
Address _____
City & State _____

RECORDING REQUESTED BY

JOSEFINA DIAZ

AND WHEN RECORDED MAIL TO

JOSEFINA DIAZ
5213 Makee Avenue
Los Angeles, Calif. 90001

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.

JAN 31 1986

Recorded in Official Records
of Riverside County, California

Blair E. ...
Notary Public
Riverside County, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affidavit - Death of Joint Tenant

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY A.P.N.

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES ss.

JOSEFINA DIAZ of legal age, being first duly sworn, depose and say
That ~~AURELIANO MORALES DIAZ~~ AURELIANO DIAZ the decedent mentioned in the attached certified copy of
Certificate of Death, is the same person as AURELIANO DIAZ
named as one of the parties in that certain Grant Deed dated October 4, 1983
executed by JOE G. MONTEJANO, GENOVEVA MONTEJANO
to AURELIANO DIAZ and JOSEFINA DIAZ, husband and wife
as joint tenants, recorded as Instrument No. 215256 on October 18, 1983, in
Book/Reel 198 Page/Image ... of Official Records of Riverside
County, California, covering the following described property situated in the Unincorporated
Court of RIVERSIDE, State of California

Parcel 21 of Parcel Map 5943, Recorded
March 20, 1975 in Book 17, Page 32 of
Parcel Maps, records of Riverside County,
California.

That the value of all real and personal property owned by said decedent at date of death, including the full value of
the property above described, did not then exceed the sum of \$ 200,000.00

Dated JANUARY 6, 1986 *Josephin Diaz*
SUBSCRIBED AND SWORN TO before me
this 6th day of January, 1986
Signature *Rosario U. Madera*

OFFICIAL SEAL
ROSARIO U. MADERA
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My office expires FEB 2, 1988

Title Grant No. _____ Escrow or Loan No. _____

03-69051-01

D

CERTIFICATE OF DEATH

STATE OF CALIFORNIA

1. NAME OF DECEASED MARILYN		2. SEX F		3. RACE WHITE		4. DATE OF BIRTH OCTOBER 15, 1923		5. YEAR OF BIRTH 1923	
6. PLACE OF BIRTH MEXICO		7. NATIONALITY MEXICAN		8. DATE OF DEATH OCT 17 1985		9. TIME OF DEATH 10:00 P.M.		10. PLACE OF DEATH LOS ANGELES	
11. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		12. NAME OF DECEASED'S FATHER JOSEPH GARCIA		13. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		14. NAME OF DECEASED'S FATHER JOSEPH GARCIA		15. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
16. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		17. NAME OF DECEASED'S FATHER JOSEPH GARCIA		18. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		19. NAME OF DECEASED'S FATHER JOSEPH GARCIA		20. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
21. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		22. NAME OF DECEASED'S FATHER JOSEPH GARCIA		23. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		24. NAME OF DECEASED'S FATHER JOSEPH GARCIA		25. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
26. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		27. NAME OF DECEASED'S FATHER JOSEPH GARCIA		28. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		29. NAME OF DECEASED'S FATHER JOSEPH GARCIA		30. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
31. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		32. NAME OF DECEASED'S FATHER JOSEPH GARCIA		33. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		34. NAME OF DECEASED'S FATHER JOSEPH GARCIA		35. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
36. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		37. NAME OF DECEASED'S FATHER JOSEPH GARCIA		38. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		39. NAME OF DECEASED'S FATHER JOSEPH GARCIA		40. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
41. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		42. NAME OF DECEASED'S FATHER JOSEPH GARCIA		43. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		44. NAME OF DECEASED'S FATHER JOSEPH GARCIA		45. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
46. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		47. NAME OF DECEASED'S FATHER JOSEPH GARCIA		48. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		49. NAME OF DECEASED'S FATHER JOSEPH GARCIA		50. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
51. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		52. NAME OF DECEASED'S FATHER JOSEPH GARCIA		53. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		54. NAME OF DECEASED'S FATHER JOSEPH GARCIA		55. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
56. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		57. NAME OF DECEASED'S FATHER JOSEPH GARCIA		58. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		59. NAME OF DECEASED'S FATHER JOSEPH GARCIA		60. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
61. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		62. NAME OF DECEASED'S FATHER JOSEPH GARCIA		63. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		64. NAME OF DECEASED'S FATHER JOSEPH GARCIA		65. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
66. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		67. NAME OF DECEASED'S FATHER JOSEPH GARCIA		68. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		69. NAME OF DECEASED'S FATHER JOSEPH GARCIA		70. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
71. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		72. NAME OF DECEASED'S FATHER JOSEPH GARCIA		73. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		74. NAME OF DECEASED'S FATHER JOSEPH GARCIA		75. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
76. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		77. NAME OF DECEASED'S FATHER JOSEPH GARCIA		78. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		79. NAME OF DECEASED'S FATHER JOSEPH GARCIA		80. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
81. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		82. NAME OF DECEASED'S FATHER JOSEPH GARCIA		83. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		84. NAME OF DECEASED'S FATHER JOSEPH GARCIA		85. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
86. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		87. NAME OF DECEASED'S FATHER JOSEPH GARCIA		88. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		89. NAME OF DECEASED'S FATHER JOSEPH GARCIA		90. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
91. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		92. NAME OF DECEASED'S FATHER JOSEPH GARCIA		93. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		94. NAME OF DECEASED'S FATHER JOSEPH GARCIA		95. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	
96. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		97. NAME OF DECEASED'S FATHER JOSEPH GARCIA		98. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO		99. NAME OF DECEASED'S FATHER JOSEPH GARCIA		100. NAME OF DECEASED'S MOTHER FRANCISCA MARILLI, MEXICO	

I HEREBY CERTIFY THAT I AM THE REGISTRAR OF THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES AND I HAVE REVIEWED THE RECORDS OF THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES AND I HAVE FOUND THAT THE DECEASED WAS NOT PREVIOUSLY REGISTERED IN THE COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES.

OCT 21 1985
 28 *PL:dt*
 Registrar of Births, Deaths and Marriages



RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO Richard Saavedra, Esq. 1200 N. Main Street, #705 Santa Ana, CA 92701

MAIL TAX STATEMENTS TO Josefina Diaz, Trustee 6213 Makee Ave. Los Angeles, CA 90001

RECEIVED FOR RECORD AT 3:50 O'Clock

NOV - 3 1993

Handwritten initials and date: 11/03/93

SPACE ABOVE THIS LINE FOR RECORDED'S USE

TRUST TRANSFER GRANT DEED

Excluded from Reappraisal Under Calif. Const. Art 13A Section 1 etc.

The undersigned declare under penalty of perjury that the following is true and correct: THERE IS NO CONSIDERATION FOR THIS TRANSFER. Documentary transfer tax is \$ -0-. There is no Documentary transfer tax due. This is a transfer to the Settlor's revocable trust (R & TC 11911). X Unincorporated area: City of and this is a Trust Transfer under Section 62 of the Revenue and Taxation Code and is a transfer to a revocable trust.

GRANTOR: JOSEFINA DIAZ, an unmarried woman

hereby GRANTS to: JOSEFINA DIAZ, Trustee of the Josefina Diaz Trust Dated March 19, 1993

the following described real property in the County of Riverside, State of California:

Parcel 21 of Parcel Map 5943, Recorded March 20, 1975 in Book 17, page 32 of Parcel Maps, records of Riverside county, California.

ASSESSOR'S PARCEL NO. 571-270-057

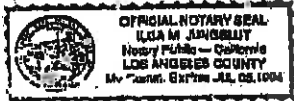
Dated 10/24/93

Handwritten signature of Josefina Diaz and printed name JOSEFINA DIAZ

STATE OF CALIFORNIA COUNTY OF LOS ANGELES ss. I, LISA M. JUNGELUT, a Notary Public in and for the County and State, personally appeared JOSEFINA DIAZ personally known to me (or 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 she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal.

Notary's Signature (Handwritten)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Vertical stamp area on the right side of the document containing the date 11 03 93 and a rectangular box with text: THIS INSTRUMENT CONTAINS 1000 BY RESIDENTS WITH TITLE INSURANCE COMPANY.

Handwritten number 3

Ruth, Debra

From: Candace Shephard <candace.shephard@gd-ltd.com>
Sent: Thursday, February 05, 2015 11:53 AM
To: Ruth, Debra
Cc: Amy Elmer
Subject: RE: Excess Proceeds TC 192 Item 850
Attachments: Letter Regarding Josefina Diaz's Claim - TC 192 Item 850.pdf

Hi Debra,

Per your request, please see attached supporting documentation to address your questions regarding the different/misspelled name for Josephine Diaz & Josefina Diaz. Please note we have also sent this letter via certified mail with tracking number: 7014-2120-0004-6428-2799. We hope the attached should assist in perfecting our claim. Please let me know if you have any further questions. Thank you!

Sincerely,

Candace Shephard

Global Discoveries, Ltd.
209-333-3302
800.376.3481
candace.shephard@gd-ltd.com

CONFIDENTIALITY NOTICE: This e-mail communication, and any attachments, may contain confidential information. If you have received this e-mail in error, please notify the sender immediately and delete this e-mail. Any disclosure of the e-mail by you is STRICTLY PROHIBITED.

From: Ruth, Debra [<mailto:DRuth@co.riverside.ca.us>]
Sent: Monday, January 26, 2015 4:17 PM
To: Candace Shephard
Subject: RE: Excess Proceeds TC 192 Item 850

Hi Candace,
How much additional time are you requesting? Looks like this started in October.
Let me know.
Thanks!

Debra Ruth
Tax Sale Operations
Phone: 951-955-9386

From: Candace Shephard [<mailto:candace.shephard@gd-ltd.com>]
Sent: Monday, January 26, 2015 3:44 PM
To: Ruth, Debra
Cc: Amy Elmer; Michelle Reynosa
Subject: RE: Excess Proceeds TC 192 Item 850

Hi Debra,

We appreciate the county giving us extra time, unfortunately we have not been able to locate our client as of yet. We understand that you are wanting to move forward with the file, however we are kindly requesting that you grant us additional time to continue our search for our client so that we can provide you with the information you have requested. Due to the time that has passed from when we first filed the claim, our client has either relocated and failed to update us with her current information or sadly she has passed away. We are doing our best to find her whereabouts. If the county will not grant us additional time to locate our client please advise us at your earliest convenience.

Again, we appreciate your patience as we are doing everything we can to locate our client.

Sincerely,

Candace Shephard

Global Discoveries, Ltd.

269-599-3702

339.379.9491

candace.shephard@gd-ltd.com

INFORMATIONAL NOTICE: This e-mail message, file, and any attachments, and its contents are confidential and intended only for the individual named. If you have received this e-mail, please notify the sender immediately and delete this e-mail and any attachments. If you are not the named addressee, you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not the named addressee and you have received this e-mail by mistake, please notify the sender immediately by e-mail if you have received this e-mail by mistake. If you are not the named addressee and you have received this e-mail by mistake, please notify the sender immediately by e-mail if you have received this e-mail by mistake.

From: Ruth, Debra [<mailto:DRuth@co.riverside.ca.us>]

Sent: Friday, January 23, 2015 9:19 AM

To: Candace Shephard

Subject: RE: Excess Proceeds TC 192 Item 850

Hi Candace,

Have you had any success in getting ahold of your client Josefina Diaz? I will need to move forward with this file.

Thank you,

Debra Ruth

Tax Sale Operations

Phone: 951-955-9386

From: Candace Shephard [<mailto:candace.shephard@gd-ltd.com>]

Sent: Friday, December 19, 2014 3:10 PM

To: Ruth, Debra

Cc: Amy Elmer; Michelle Reynosa

Subject: RE: Excess Proceeds TC 192 Item 850

Hi Debra,

We have been working diligently to try and get ahold of our client Josefina Diaz per your request below. Unfortunately, we have not been able to reach Josefina as all the contact numbers we have on file for her and researched are no longer working. We have been working with a Private Investigator who is assisting us in this matter. We are kindly requesting additional time to locate our client and provide you with the supporting documentation below.

Your assistance in this matter is greatly appreciated.

Sincerely,

Candace Shephard

Global Discoveries, Ltd.
709-833-3902
300.376.5489
candace.shephard@gd-ltd.com

Global Discoveries, Ltd. (GD) provides this e-mail for informational purposes only. This e-mail and any files transmitted with it are confidential and intended only for the individual named. If you have received this e-mail, please notify the sender immediately by e-mail if you have received this e-mail by mistake. Availability of information by e-mail is not guaranteed.

From: Ruth, Debra [<mailto:DRuth@co.riverside.ca.us>]
Sent: Thursday, November 20, 2014 9:44 AM
To: Amy Elmer
Subject: FW: Excess Proceeds TC 192 Item 850
Importance: High

November 20, 2014

Global Discoveries
1120 13th Street, Suite A
Modesto, CA 95354

Re: Apn: 571270057-0 **FINAL NOTICE**
TC 192 Item 850
Date of Sale: March 20, 2012

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim. **Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of different/misspelled name for Josephine Diaz & Josefina Diaz
- Notarized Statement Giving Rights to Collect/Claim on behalf of
- Certified Death Certificates for
- Copy of Birth Certificates for
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Updated Statement of Monies Owed (as of dated of tax sale)
- Articles of Incorporation (if applicable) Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other -

If your documentation is not received within 30 days, (December 20, 2014), your claim will be denied.
If you should have any questions, please contact me at the number listed below.

Sincerely,
Debra Ruth
Tax Sale Operations
Phone: 951-955-9386

From: Ruth, Debra
Sent: Tuesday, October 21, 2014 7:45 AM
To: 'Amy Elmer'
Subject: RE: Excess Proceeds TC 192 Item 850

Hi Amy,
According to our report, the last recorded document transferring title was Grant Deed document #215266 recorded Oct 18, 1983, whereas Aureliano Diaz and Josephine Diaz, husband and wife as joint tenants were the grantee. An Affidavit-Death of Joint Tenant recorded Jan 21, 1986, document #14257, for decedent Aureliano Maravilla Diaz left the property vested as Josephine Diaz, a widow.
Hope your day is going well. Let me know if you have any questions.
Thanks!

Debra Ruth
Tax Sale Operations
Phone: 951-955-9386

From: Amy Elmer [mailto:amy.elmer@gd-ltd.com]
Sent: Monday, October 20, 2014 7:46 PM
To: Ruth, Debra
Subject: RE: Excess Proceeds TC 192 Item 850
Importance: High

Good Evening Debra,

I have received your request for additional information and would be more than happy to provide you with the necessary information. I just am a bit confused as to where the spelling of Josephine vs. Josephina is in our claim. I have reviewed all of our documents, all of the title documents, all of the deeds, DOT, everything, and I do not see a reference to her as Josephine at all. Can you point me in the direction as to where it is referenced? Our client doesn't (according to my records) go by the name Josephine. So before I contact the client I want to make sure I know what I am talking about. LOL. Thank you for any help you can provide me! ☺ have a great evening.

Respectfully,

*Amy L. Elmer
Manager of Claims Processing
Direct Line: 209.593.3917*

CONFIDENTIALITY NOTICE:

This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is legally privileged and is intended for the

designated recipient only. If you have received it in error, please notify the sender immediately and delete the original. Any other use of the email by you is STRICTLY PROHIBITED.

From: Ruth, Debra [mailto:DRuth@co.riverside.ca.us]
Sent: Thursday, October 16, 2014 4:22 PM
To: Amy Elmer
Subject: Excess Proceeds TC 192 Item 850

October 16, 2014

Global Discoveries
1120 13th Street, Suite A
Modesto, CA 95354

Re: Apr: 571270057-0
TC 192 Item 850
Date of Sale: March 20, 2012

This office is in receipt of your claim for **excess** proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.
Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement of different/misspelled name for Josephine Diaz & Josefina Diaz
- Notarized Statement Giving Rights to Collect/Claim on behalf of
- Certified Death Certificates for
- Copy of Birth Certificates for
- Copy of Marriage Certificate for
- Original Note/Payment Book
- Updated Statement of Monies Owed (as of dated of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other -

If you should have any questions, please contact me at the number listed below.

Sincerely,

Debra Ruth

County of Riverside
Treasurer-Tax Collector
Tax Sale Operations Unit
Email: druth@co.riverside.ca.us
Phone: 951-955-9386
Fax: 951-955-3990
Mail Stop #1110
<http://www.countytreasurer.org>



March 6, 2015

VIA EMAIL & CERTIFIED MAIL

Debra Ruth
Tax Sale Operations-Excess Proceeds Dept
Riverside County
4080 Lemon St 4th Floor
Riverside, CA 92501

APN(s): 571-270-057-0
TC: 192 Item#: 850

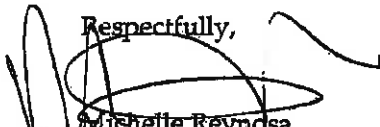
Dear Ms. Ruth

Per our letter dated 1/27/2015, Global was unable to locate our client Josefina Diaz to comply with the county's request for Notarized Statement of different/misspelled name for Josephine Diaz & Josefina Diaz. We have since then located Josefina Diaz to have her sign a Declaration. However we were informed that she no longer has the capacity to sign documents, therefore her daughter Sandra Diaz has signed the declaration exercising her right as Attorney in Fact for her mother. Due to the above, please find the enclosed documentation to support our claim for the above referenced parcel.

- Notarized Statement of different/misspelled name for Josephine Diaz & Josefina Diaz (signed by Sandra Diaz as Attorney in Fact for Josefina Diaz)
- Power of Attorney - General
- Updated ID for Josefina Diaz

We hope the enclosed information should assist in perfecting our claim. If there is anything further that you may need please contact me at (209) 593-3917 or (800) 710-1703. Thank you in advance for your time.

Respectfully,



Michelle Reynosa
Team Leader of Claims Processing

Certified Tracking #7014-2120-0004-6428-3642



**DECLARATION
OF ONE AND THE SAME PERSON(S)**

I, Josefina Diaz as Trustee of The Josefina Diaz Trust dated March 19, 1993, do hereby declare:

1. I am over the age of 18 and a resident of Apple Valley, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person who is noted on Trust Transfer Grant Deed as Instrument Number: 1993-439059, Recorded on 11/3/1993 in Riverside County, CA.
3. I, Josefina Diaz am one and the same person as Josephine Diaz.
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 571-270-057.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 3rd day of March, at Apple Valley Calif. (2015)

Josefina Diaz by her daughter Sandra Diaz
Josefina Diaz as Trustee of The Josefina Diaz Trust dated March 19, 1993

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

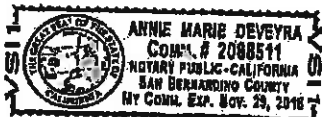
State of CALIFORNIA
County of SAN BERNARDINO

Subscribed and sworn to (or affirmed) before me on this

3rd day of MARCH, 2015, by
Date Month Year

Sandra Diaz
Name of Signer

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



Signature [Signature]
Signature of Notary Public

(Place Notary Seal Above)

RECORDING REQUESTED BY

Chicago
Title

AND WHEN RECORDED MAIL TO

NAME Josefina Diaz

ADDRESS 6213 Makee Avenue

CITY Los Angeles, CA 90001
STATE & ZIP

POWER OF ATTORNEY-- GENERAL

KNOW ALL PERSONS BY THESE PRESENTS, That I, Josefina Diaz

appoint Sandra Diaz the undersigned (jointly or severally, if more than one) hereby make, constitute and true and lawful Attorney for me and in my name, place and stead and for my use and benefit my

(a) To ask, demand, sue for, recover, collect and receive each and every sum of money, debt, account, legacy, bequest, interest, dividend, annuity and demand (which now is or hereafter shall become due, owing or payable) belonging to or claimed by me, and to use and take any lawful means for the recovery thereof by legal process or otherwise, and to execute and deliver a satisfaction or release therefor, together with the right and power to compromise or compound any claim or demand,

(b) To exercise any or all of the following powers as to real property, any interest therein and/or any building thereon. To contract thereon. To contract for, purchase, receive and take possession thereof and of evidence of title thereto, to lease the same for any term or purpose, including leases for business, residence, and oil and/or mineral development; to sell, exchange, grant or convey the same with or without warranty, and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement.

(c) To exercise any or all of the following powers as to all kinds of personal property and goods, wares and merchandise, choses in action and other property in possession or in action. To contract for, buy, sell, exchange, transfer and in any legal manner deal in and with the same, and to mortgage, transfer in trust, or otherwise encumber or hypothecate the same to secure payment of a negotiable or non-negotiable note or performance of any obligation or agreement.

(d) To borrow money and to execute and deliver negotiable or non-negotiable notes therefor with or without security, and to loan money and receive negotiable or non-negotiable notes therefor and such security as he/she shall deem proper.

(e) To create, amend, supplement and terminate any trust and to instruct and advise the trustee of any trust wherein I am or may be trustor or beneficiary to represent and vote stock, exercise stock rights, accept and deal with any dividend, distribution or bonus, join in any corporate financing, reorganization, merger, liquidation, consolidation or other action and the extension, compromise, conversion adjustment, enforcement or foreclosure singly or in conjunction with others of any corporate stock, bond, note, debenture or other security, to compound, compromise, adjust, settle and satisfy any obligation, secured or unsecured, owing by or to me and to give or accept any property and/or money whether or not equal to or less in value than the amount owing in payment, settlement or satisfaction thereof.

(f) To transact business of any kind or class and as my act and deed to sign, execute, acknowledge and deliver any deed, lease, assignment of lease, covenant, indenture, indemnity, agreement, mortgage, deed of trust, assignment of mortgage or of the beneficial interest under deed of trust extension or renewal of any obligation, subordination or waiver of priority, hypothecation, bottomry, charter-party, bill of lading, bill of sale, bill, bond note, whether negotiable or non-negotiable, receipt, evidence of debt, full or partial release or satisfaction of mortgage, judgment and other debt, request for partial or full reconveyance of deed of trust and such other instruments in writing or any kind or class as may be necessary or proper in the premises.

GIVING AND GRANTING unto my said Attorney full power and authority to do and perform all and every act and thing whatsoever requisite, necessary or appropriate to be done in and about the premises as fully to all intents and purposes as I might or could do if personally present, hereby ratifying all that my said Attorney shall lawfully do or cause to be done by virtue of these presents. The powers and authority hereby conferred upon my said Attorney shall be applicable to all real and personal property or interests therein now owned or hereafter acquired by me and wherever situate.

My said Attorney is empowered hereby to determine in his/her sole discretion the time when, purpose for and manner in which any power herein conferred upon him shall be exercised, and the conditions, provisions and covenants of any instrument or document which may be executed by him/her pursuant hereto; and in the acquisition or disposition of real or personal property, my said Attorney shall have exclusive power to fix the terms thereof for cash, credit and/or property, and if on credit with or without security

When the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated May 15, 2012

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Josefina Diaz
Josefina Diaz

On MAY 15 2012 before me, Ruth Galvan, Notary Public, personally appeared Josefina Diaz

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 [Handwritten Signature]



CALIFORNIA

SEN. OR CIV. IDENTIFICATION CARD



EXP 08/03/2005
LN DIAZ
FN JOSEFINA

DOB 05/07/1930

07291 50

SEX F HA BRN EYES BRN
HT 5-08" WT 120 LB
DOB 05/07/1930

Ruth, Debra

From: Candace Shephard <candace.shephard@gd-ltd.com>
Sent: Friday, March 06, 2015 11:17 AM
To: Ruth, Debra
Cc: Amy Elmer
Subject: RE: Excess Proceeds TC 192 Item 850
Attachments: Declaration for Josefina Diaz.pdf

Hi Debra,

Regarding the above parcel, we were recently able to locate our client Josefina to have her sign a declaration per the county's request for; Notarized Statement of different/misspelled name for Josephine Diaz & Josefina Diaz. Please see the attached letter with supporting documentation and please note we have also sent this letter via certified mail with tracking number: 7014-2120-0004-6428-3642. We hope the attached should assist in perfecting our claim. Please let me know if you have any further questions. Thank you!

Sincerely,

Candace Shephard

Global Discoveries, Ltd.
208-593-3302
300.370.9491
candace.shephard@gd-ltd.com

From: Candace Shephard
Sent: Thursday, February 05, 2015 11:53 AM
To: 'Ruth, Debra'
Cc: Amy Elmer
Subject: RE: Excess Proceeds TC 192 Item 850

Hi Debra,

Per your request, please see attached supporting documentation to address your questions regarding the different/misspelled name for Josephine Diaz & Josefina Diaz. Please note we have also sent this letter via certified mail with tracking number: 7014-2120-0004-6428-2799. We hope the attached should assist in perfecting our claim. Please let me know if you have any further questions. Thank you!

Sincerely,

Candace Shephard

Global Discoveries, Ltd.
208-593-3302
300.370.9491
candace.shephard@gd-ltd.com

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