

FORM APPROVED COUNTY COUNSEL  
 BY: *G.P.P.* GREGORY P. PRAMOS DATE

Departmental Concurrence

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

307A



**SUBMITTAL DATE:  
 AUG 12 2015**

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 128. Last assessed to: Victoria Homes, Inc., a California corporation. District 2 [\$7,496] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 247092013-0;

(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*  
 Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 7,496	\$ 0	\$ 7,496	\$ 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	
				For Fiscal Year: 15/16	

**C.E.O. RECOMMENDATION:** APPROVE

BY: *Samuel Wong 9/14/15*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: | District: 2 | Agenda Number:

9-14

**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 128. Last assessed to: Victoria Homes, Inc., a California corporation. District 2 [\$7,496] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 12 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Deny claim from Jagdish Patel.
3. Deny claim from Brent Westman for Wells Fargo Bank, NA.
4. Authorize and direct the Auditor-Controller to issue a warrant to Yvonne Ramirez-Browning, attorney for Wells Fargo Bank NA in the amount of \$7,496.35 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 three claims for excess proceeds:

1. Claim from Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA based on an Abstract of Judgment recorded January 12, 2009 as Instrument No. 2009-0013807.
2. Claim from Jagdish Patel based on an Abstract of Judgment recorded May 29, 2009 as Instrument 2009-0272959.
3. Claim from Brent Westman for Wells Fargo Bank, NA based on an Abstract of Judgment recorded January 12, 2009 as instrument No. 2009-0013806.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA be awarded excess proceeds in the amount of \$7,496.35. Since the amount claimed by Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA exceeds the amount of excess proceeds available, there are no funds available for consideration for the claims from Jagdish Patel and Brent Westman for Wells Fargo Bank, NA. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

**Impact on Citizens and Businesses**

Excess proceeds are being released to the lien holder of the property.

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

Copies of Excess Proceeds Claim form and supporting documentation are attached.

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2012 JUL 26 PM 12:07

TC 192 Item 128 Assessment No.: 247082053

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: VICTORIA HOMES INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED  
2012 JUN 26 PM 12:02  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$78,960.29 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. 2009-0013807, recorded on 1/12/09. 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.

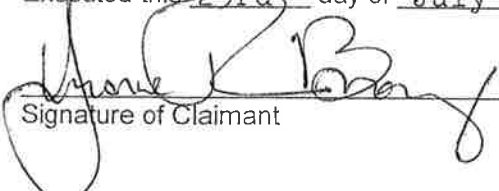
Interest calculation; Abstract of Judgment; and  
Judgment

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 23rd day of July, 2012 at Diamond Bar, CA

Los Angeles County, State

  
Signature of Claimant

Signature of Claimant

Yvonne Ramirez-Browning

Print Name

Print Name

Office of the General Counsel, Wells Fargo & Company  
21680 Gateway Center Dr., #280, Diamond Bar, CA 91765

Street Address

Street Address

City, State, Zip

City, State, Zip

626-965-9465

Phone Number

Phone Number

INTEREST ACCRUAL

NAME: VICTORIA HOMES, INC.

FILE: 164855255

JMT ENTERED 12/5/2008

CUST BAL	INTEREST ACCR BAL	PERIOD START	PERIOD END	# OF DAYS	PRIME RATE	SPREAD	INTEREST RATE	PER DIEM	AMOUNT	TRANSACTION	PAYMENT AMOUNT	MISC.	INTEREST ACCR BAL	CUST BALANCE
\$ 59,411.47	\$ 59,411.47	12/5/2008	3/20/2012	1201	10.00%	0.00%	10.00%	\$ 16.28	\$ 19,548.82		\$ -		\$ 59,411.47	\$ 78,960.29
\$ 78,960.29	\$ 59,411.47	1/0/1900	1/0/1900	0	10.00%	0.00%	10.00%	\$ 16.28	\$ -		\$ -		\$ 59,411.47	\$ 78,960.29

Customer Copy Label  
The paper to which this label is affixed has not been compared with the recorded document  
Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

FOR RECORDER'S USE ONLY

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to: 76355  
Dennis F. Fabozzi  
The Law Offices of Dennis F. Fabozzi  
41955 Fourth Street, Suite 300  
Temecula, CA 92590  
(951) 296-1775 (951) 296-1776

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino

STREET ADDRESS: 303 W. Third Street

MAILING ADDRESS:

CITY AND ZIP CODE: San Bernardino, CA 92415

BRANCH NAME: Central District

PLAINTIFF: WELLS FARGO BANK, National Association

CASE NUMBER:  
CIVSS807690

DEFENDANT: OZCO LIMITED, INC., et al.

ABSTRACT OF JUDGMENT - CIVIL  Amended  
AND SMALL CLAIMS

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

*m* Victoria Homes, Inc.  
15253 Hook Boulevard, #B  
Post Office Box 117  
Victorville, CA 92394

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): 8484 Lomita Drive  
Alta Loma, CA 91701

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

*m* 3. Judgment creditor (name and address):  
Wells Fargo Bank, N.A.  
21680 Gateway Center Dr., #280  
Diamond Bar, CA 91765

5.  Original abstract recorded in this county:  
a. Date:  
b. Instrument No.:

Date: December 17, 2008

DENNIS F. FABOZZI

(TYPE OR PRINT NAME)

*[Signature]*  
(SIGNATURE OF APPLICANT OR ATTORNEY)

*m* 6. Total amount of judgment as entered or last renewed:  
\$ 59,411.47

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$  
b. In favor of (name and address):

*m* 8. a. Judgment entered on (date): December 5, 2008  
b. Renewal entered on (date):

9.  This judgment is an installment judgment.

11. A stay of enforcement has  
*m* 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]* Norman L. Pigraey, Deputy

[SEAL]



This abstract issued on (date):

DEC 24 2008

PLAINTIFF: WELLS FARGO BANK, National Association

CASE NUMBER:

CIVSS807690

DEFENDANT: OZCO LIMITED, INC., et al.

**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

Olivine Tract 16504, LLC  
15253 Hook Boulevard, #B  
Post Office Box 117  
Victorville, CA 92394

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]

Unknown

Summons was personally served at or mailed to (address):

8484 Lomita Drive  
Alta Loma, CA 91701

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]

Unknown

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

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Driver's license no. [last 4 digits]  
and state:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.

1 DENNIS F. FABOZZI (SB #76355)  
Law Offices of Dennis F. Fabozzi  
2 41955 Fourth Street, Suite 300  
Temecula, CA 92590  
3 951/296-1775- Telephone  
951/296-1776- Facsimile  
4 2528

FILED  
SUPERIOR COURT  
COUNTY OF SAN BERNARDINO  
SAN BERNARDINO DISTRICT

DEC 05 2008

*[Signature]*  
Clerk

5 OFFICE OF THE GENERAL COUNSEL  
WELLS FARGO & COMPANY  
6 Roger D. Reynolds, (SB #82612)  
21680 Gateway Center Drive, Suite 280  
7 Diamond Bar, CA 91765-2435  
Telephone No. (626) 965-9465  
8 Facsimile No. (909) 861-9253  
WFB/164855255/ANT

9 Attorneys for Wells Fargo Bank, National Association

10

11

SUPERIOR COURT OF CALIFORNIA

12

IN AND FOR THE COUNTY OF SAN BERNARDINO

13

14

WELLS FARGO BANK,  
National Banking Association,

CASE NO.: CIVSS807690

15

Plaintiff,

**JUDGMENT PURSUANT TO  
STIPULATION FOR IMMEDIATE  
ENTRY OF JUDGMENT AND  
REQUEST FOR ENTRY OF DEFAULT  
JUDGMENT**

16

vs.

17

OZCO LIMITED, INC., a corporation;  
SHIRLEY OSBORNE; PAUL OSBORNE;  
18 PAUL AND SHIRLEY OSBORNE  
REVOCABLE TRUST, DATED  
19 NOVEMBER 16, 2004, aka PAUL AND  
SHIRLEY OSBORNE REVOCABLE  
20 TRUST, A TRUST, VICTORIA HOMES,  
INC., a corporation; OLIVINE TRACT  
21 16504, LLC, a limited liability company;  
and DOES 1 through 20, inclusive,

22

Defendants.

23

24

JUDGMENT IS ENTERED ACCORDING TO THE STIPULATION OF THE

25

PARTIES AS FOLLOWS:

26

1. Against Defendant Paul Osborne in the sum of ONE HUNDRED

27

TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths

28

(\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,

1 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of  
2 entry of judgment.

3 2. Against Defendant OZCO LIMITED, INC. in the sum of SEVENTY-  
4 EIGHT THOUSAND THREE HUNDRED TWENTY-FIVE AND 78/100THS  
5 DOLLARS (\$78,325.78), being \$62,509.31 principal, \$5,867.72 interest, \$1,388.75 late  
6 charges, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from  
7 date of entry of judgment.

8 3. Against Defendant OLVINE TRACT 16504, LLC in the sum of FIFTY-  
9 NINE THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS  
10 (\$59,411.47), being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest  
11 at the legal rate of 10% from date of entry of judgment.

12 4. Against Defendant VICTORIA HOMES, INC. in the sum of FIFTY-NINE  
13 THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS (\$59,411.47),  
14 being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal  
15 rate of 10% from date of entry of judgment.

16 IT IS FURTHER ORDERED that Defendants turn over to Plaintiff the vehicles  
17 described as: 2005 Lexus RX 330, VIN 2T2GA31U85C033383; and 2005 Chevrolet  
18 Suburban VIN 3GNFK16Z15G222296.

19 JUDGMENT is entered pursuant to Plaintiff's Request for Entry of Default  
20 Judgment as follows:

21 5. Against Defendant Shirley Osborne in the sum of ONE HUNDRED  
22 TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths  
23 (\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,  
24 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of  
25 entry of judgment.

26 Dated: 12/5/, 2008

27 PAUL M. BRYANT, JR.

28 \_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT





Office of the General Counsel  
Wells Fargo & Company  
21680 Gateway Center Dr., Suite 280  
Diamond Bar, California 91765

Telephone (626) 965-9465  
Facsimile (909) 861-8253

# FAX

TO:	Jennifer Pazicni/County of Riverside
FAX NUMBER:	(951) 955-3990
FROM:	Tina Huerta
DATE:	5/15/2015
RE:	WFB vs. Victoria Homes, et al.; CIVSS807690 Our File No.: 164855255
Hearing Date/Time	N/A

IF YOU DO NOT RECEIVE THIS COVER PLUS "2" ADDITIONAL PAGE (S),  
PLEASE CALL (626) 965-9465

**Message:**  
Attached please find an updated interest calculation as well as a computer printout showing the physical address for Victoria Homes.

Thank you so much for your assistance. It was a pleasure discussing this matter with you.

Tina Huerta  
(626) 965-9465

**FACSIMILE TRANSMISSION**

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INTEREST ACCRUAL

NAME: VICTORIA HOMES, INC.

FILE: 164855255

JMT ENTERED 12/5/2008														
CUST BAL	INTEREST ACCR BAL	PERIOD START	PERIOD END	# OF DAYS	PRIME RATE	SPREAD	INTEREST RATE	PER DIEM	AMOUNT	TRANSACTION	PAYMENT AMOUNT	MISC.	INTEREST ACCR BAL	CUST BALANCE
\$ 59,411.47	\$ 59,411.47	12/5/2008	3/20/2012	1201	10.00%	0.00%	10.00%	\$ 15.28	\$ 19,548.82		\$ -		\$ 59,411.47	\$ 78,960.29
\$ 78,960.29	\$ 59,411.47	1/07/900	1/07/900	0	10.00%	0.00%	10.00%	\$ 15.28	\$ -		\$ -		\$ 59,411.47	\$ 78,960.29

Re: Claim of Excess of Proceeds; TC 192 Item 128 Assessment No.: 247092013-0 Date Sold 03-20-2012

To date, no payments have been made since entry of judgment as to Victoria Homes, Inc. and Olive Tract 16504, LLC, since judgment was entered on December 5, 2008 in the amount of \$54,411.47.


Judgment balance: \$59,411.47

Accrued Interest up to date of 3-20-2012 sale: \$19,548.82

Balance: \$78,960.29

I, Yvonne Ramirez-Browning:

Declare under penalty of perjury under the laws of the State of California, that the above is true and correct. Executed this 15th day of May, 2015 in the City of Diamond Bar, CA.

  
 Yvonne Ramirez-Browning, Attorney for Plaintiff,  
 Wells Fargo Bank, N.A.

**ECaR - PRODUCTION**

Account Work Flow Queue Mass Mail User Admin Sys Admin Ref Refc Tools Window Help

Account Information - Queue Name Post Judgment CA BK Rep2 - ECaR ID: 164855255

<b>OZCO LIMITED INC</b> PO BOX 1742 CARLSBAD CA 92018-1742	AFS: 156-26 Dys/C/Past Due: 2799 D Date Past Due: 09/15/2007 Maturity Date: 06/15/2010 Vehicle Description: NAICS: 331120 Lessors of Nonresidential Bu	Entity Type: Corporation SSN/TIN/EIN: 464(T) Collateral: Partly Secured	Ant Past Due: \$24,251.88 Min Payment: \$24,350.38 Total Due: \$24,350.38 Balance: \$24,350.38 Credit Line: \$29,301.81	Special Handling Statuses Demand Sent Stop Mass Mail Bankruptcy
---	--	---	---	--

3 Acct(s) Delinquent of 3  
Customer Time: 1:31 PM

LEGAL FILE IS UNDER THIS NO: 164855255 DAILY @ UNCOLLECTABLE // CORP // DEFUNCT // QUARS, PAID, SHERLEY FILED BK7, NO ASSET CASE @

Last Right Contact Date: 05/20/2013 10:12  
Note Date: 05/20/2013 10:12

Details Contacts Guarantors Related Accounts Ticker Summary Instructions Action Log

Name	Contact Type
OZCO LIMITED INC	Borrower
PAUL AND SHIRLEY OSBORNE REV D	Guarantor
PAUL OSBORNE	Guarantor
SHIRLEY OSBORNE	Guarantor
MORTGAGE REFINANCE INC	SUBSERV
OZCO LIMITED INC	HOGAN Sole Borrower
ROBERT L GOODRICH TR	Bankruptcy Trustee

Address: Street City State Zip/Postal Code Country SQR  
765 PALMERVIEW DR SANLEONARDO CA 92477 US

Phone Number: Phone # Ext Type Quality Restricted  
1 629 557 1930

Actions: Category Telephone Workflow Call Tracking Go To Action Type

Comments



**WELLS FARGO BANK**

Office of the General Counsel  
 Wells Fargo & Company  
 21680 Gateway Center Dr., Suite 280  
 Diamond Bar, California 91765

Telephone (626) 965-9465  
 Facsimile (909) 861-9253

**F A X**

<b>TO:</b>	Jennifer Pazicni/County of Riverside
<b>FAX NUMBER:</b>	(951) 955-3990
<b>FROM:</b>	Tina Huerta
<b>DATE:</b>	5/15/2015
<b>RE:</b>	WFB vs. Victoria Homes, et al.; CIVSS807690 Our File No.: 164855255
<b>Hearing Date/Time</b>	N/A

IF YOU DO NOT RECEIVE THIS COVER PLUS "1" ADDITIONAL PAGE (S),  
 PLEASE CALL (626) 965-9465

**Message:**  
 Payment information is as follows: Wells Fargo Bank, Payment Processing, D4004-03C, 401 Linden St., Winston-Salem, NC 27101, please reference account: 3803629156-26.  
  
 Tina Huerta  
 (626) 965-9465

**FACSIMILE TRANSMISSION**

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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 128 Assessment No.: 247092013-0

Assessee: VICTORIA HOMES INC

Situs:

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 \$287,582 - 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. \_\_\_\_\_; recorded on 5-5-2009. 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.

1. Assignment of Judgment
2. Acknowledgment of Assignment of Judgment
3. original judgment

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 30<sup>th</sup> day of March, 2013 at Orange, CA  
County, State

Jagdish Patel  
Signature of Claimant

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

JAGDISH PATEL  
Print Name

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

3640 E. MARDEVILLE PL  
Street Address

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

ORANGE, CA 92867  
City, State, Zip

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

714-595-5526  
Phone Number

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

## ASSIGNMENT OF JUDGMENT

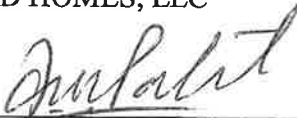
Skyland Homes, LLC of 1442 E. Lincoln Avenue, #444, Orange, CA 92865, hereinafter referred to as "Assignor", for good and valuable consideration, the receipt of which is hereby acknowledged, sells, assigns, transfers, and sets over to Jagdish Patel, 1442 E. Lincoln Avenue, #444, Orange, CA 92865, hereinafter referred to "Assignee", to his own property use and benefit, all Assignor's rights, titles, and interests in and to any and all sums or sums of money now due or to become due on the Judgment, filed on May 5, 2009 entered in the Superior Court of State of California, for the County of Riverside, as Case Number RIC 459408, entitled Skyland Homes, LLC v. Quality Homes of Southern California, et al. a copy of said Judgment is attached hereto as Exhibit "A".

Assignors give to Assignee the full power and authority, for Assignee's own use and benefit, but at Assignees own cost, to ask, demand, collect, receive, compound, and give acquittance for the attached account, or any part of such account, and in Assignors' names or otherwise, to prosecute and withdraw any suits or proceedings or borrow equity for such account. Assignors have no future ownership interest in the assigned asset. All risk to collect is that of Assignee.

### Assignor

Dated: November 18, 2011

SKYLAND HOMES, LLC

By:   
Jagdish Patel, Managing Member

### Assignee

Dated: November 18, 2011

By:   
Jagdish Patel

1 Christopher G. Jensen (SBN: 134614)  
2 **REYNOLDS, JENSEN & SWAN, LLP**  
3 3233 Arlington Avenue  
4 Suite 203  
5 Riverside, California 92506  
6 Telephone (951) 787-9400  
7 Facsimile (951) 682-7312

8 Attorneys for Judgment Creditor, SKYLAND HOMES, LLC

9

10

11

SUPERIOR COURT OF THE STATE OF CALIFORNIA

12

FOR THE COUNTY OF RIVERSIDE

13

14 SKYLAND HOMES, LLC, a California )  
15 Limited Liability Company, )

Case No.: RIC 459408

16

Plaintiff, )

**ACKNOWLEDGMENT OF ASSIGNMENT  
OF JUDGMENT**

17

v. )

**[CCP Secs. 673 and 681.020; CC Sec. 954.5]**

18

19 QUALITY HOMES OF SOUTHERN )  
20 CALIFORNIA, INC., a California )  
21 Corporation; GERALD RAUCH, an )  
22 Individual; VICTORIA HOMES, INC., a )  
23 California Corporation; and DOES 1 through )  
24 100, inclusive, )

Action was filed on October 25, 2006

25

Defendants. )

26

AND RELATED CROSS-ACTION. )

27

28 1. A Judgment was entered in this action in favor of Skyland Homes, LLC and against  
29 Defendant, Victoria Homes, Inc. on May 5, 2009. Said Judgment is attached hereto as Exhibit  
30 "A".

31 2. The name and address of the judgment creditor is Skyland Homes, LLC, 1442 E.  
32 Lincoln Avenue, #444, Orange, CA 92865 ("Assignor").

33 3. The name and last known address of the judgment debtor is Victoria Homes, Inc.  
34 is 2097 E. Washington St., Suite 1E, Colton, CA 92324.

35 4. Assignor acknowledges that it assigned its right, title and interest in the judgment

1 consisting of the unpaid amount of \$287,582.42 to Jagdish Patel, 3640 E. Mandeville Place,  
2 Orange, CA 92867 (" Assignee").

3 Dated: November 23, 2011

SKYLAND HOMES, LLC

4  
5 By: Jagdish Patel  
6 Jagdish Patel, Managing Member

7 State of California  
8 County of Riverside )

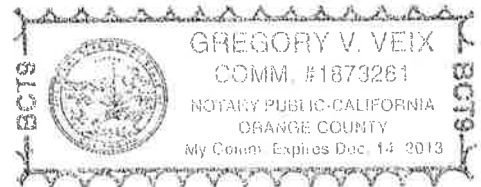
9 On November 23, 2011 before me, GREGORY V. VEIX Notary Public,  
(name of notary public )

10 personally appeared JAGDISH PATEL  
11 who proved to me on the basis of satisfactory evidences to be the person(s) whose name(s) is are  
12 subscribed to the within instrument and acknowledged to me that he she they executed the same  
13 in his her their authorized capacity(ies), and that by his her their signature(s) on the instruments  
14 the  
15 person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

16 I certify under PENALTY of PERJURY under the laws of the state of California that the  
17 foregoing paragraph is true and correct.

18 WITNESS my hand and official seal.

19 Signature Gregory V. Veix (Seal)



28



# EXHIBIT "A"

1 Christopher G. Jensen (SBN: 134614)  
2 **REYNOLDS, JENSEN & SWAN, LLP**  
3 3233 Arlington Avenue  
4 Suite 203  
5 Riverside, California 92506  
6 Telephone (951) 787-9400  
7 Facsimile (951) 682-7312  
8 Attorneys for SKYLAND HOMES, LLC

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

**MAY 05 2009**

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF RIVERSIDE

10  
11 SKYLAND HOMES, LLC, a California )  
12 Limited Liability Company, )  
13 Plaintiff, )  
14 v. )  
15 QUALITY HOMES OF SOUTHERN )  
16 CALIFORNIA, INC., a California Corporation; )  
17 GERALD RAUCH, an Individual; VICTORIA )  
18 HOMES, INC., a California Corporation; and )  
19 DOES 1 through 100, inclusive, )  
20 Defendants. )  
21 AND RELATED CROSS-ACTION. )

Case No.: RIC 459408

**[PROPOSED] JUDGMENT BASED ON  
DEFAULT**

21 This cause came on regularly for default judgment hearing on in Department 3 of the above-  
22 entitled Court, the Honorable Judge Weathers presiding. Cross-Complainant, SKYLAND HOMES,  
23 LLC filed its Complaint on October 25, 2006 and duly perfected service on VICTORIA HOMES,  
24 INC. VICTORIA HOMES, INC. answered bu its answer was later stricken for failure to defend.  
25 Default of VICTORIA HOMES was entered on February 5, 2009. This cause now coming before  
26 the Court by way of default and the application for such by Plaintiff having been considered,

27 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

28 Judgement is entered against Defendant VICTORIA HOMES, INC., a California corporation

1 in the amount of \$200,000 with interest thereon to February 1, 2009 in the amount of \$68,377.92  
2 with reasonable attorneys fees in the amount of \$18,820.50 and costs of suit in the amount of  
3 \$384.00.

4 DATED: 5-9-09, 2009

**MICHAEL B. DONNER**  
\_\_\_\_\_  
JUDGE OF THE SUPERIOR COURT

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EJ-001

DOC # 2009-0272959

05/29/2009 08:00A Fee:17.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):

Recording requested by and return to:

CHRISTOPHER G. JENSEN (SBN: 134614)  
REYNOLDS, JENSEN & SWAN, LLP  
3233 ARLINGTON AVENUE  
SUITE 203  
RIVERSIDE, CA 92506  
(951) 787-9400

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
STREET ADDRESS: 4050 MAIN STREET  
MAILING ADDRESS: 4050 MAIN STREET  
CITY AND ZIP CODE: RIVERSIDE, CA 92501  
BRANCH NAME: CENTRAL

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PLAINTIFF: SKYLAND HOMES, LLC

DEFENDANT: QUALITY HOMES OF SOUTHERN CALIFORNIA, INC., et al.

CASE NUMBER:

RIC 459408

18

C 043

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

VICTORIA HOMES, INC.  
2097 E. Washington St., Suite 1E  
COLTON, CA 92324

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):

SKYLAND HOMES, LLC; 1442 E. LINCOLN,  
ORANGE, CA 92865

Date: MAY 28, 2009

CHRISTOPHER G. JENSEN  
(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:  
\$ 287,582.42

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): 5/5/09

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: \$

b. In favor of (name and address):

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 , Deputy



This abstract issued on (date):

MAY 29 2009

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. January 1, 2008)

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Legal Solutions & Plus

Page 1 of 2  
Code of Civil Procedure, §§ 468.480, 674, 700.190

Public Record

PLAINTIFF: SKYLAND HOMES, LLC	CASE NUMBER:
DEFENDANT: QUALITY HOMES OF SOUTHERN CALIFORNIA, INC., et al.	RIC 459408

**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:**

<p>16. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>17. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
---	---

<p>18. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>	<p>19. Name and last known address</p> <p>_____</p> <p>_____</p> <p>Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (address):</p>
---	---

20.  Continued on Attachment 20.

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 128 Assessment No.: 247092013-0

Assessee: VICTORIA HOMES INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED  
2012 JUN 13 AM 11:35  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 104,078.18 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. 2009-0013506 recorded on 1/12/09. 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.

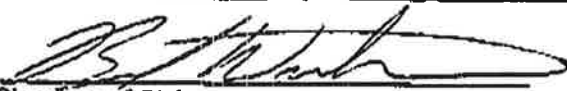
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

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

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 12<sup>th</sup> day of June, 2012 at Polk, IA  
County, State

  
Signature of Claimant

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

Brent Westman  
Print Name

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

666 Walnut St  
Street Address

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

Des Moines, IA 50309  
City, State, Zip

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

515-245-8447  
Phone Number

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

SCO 8-21 (1-89)

AP

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, telephone number, and State Bar number, and

Recording requested by and return to: 76355  
Dennis F. Fabozzi  
The Law Offices of Dennis F. Fabozzi  
41955 Fourth Street, Suite 300  
Temecula, CA 92590  
(951) 296-1775 (951) 296-1776

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino  
STREET ADDRESS: 303 W. Third Street  
MAILING ADDRESS:  
CITY AND ZIP CODE: San Bernardino, CA 92415  
BRANCH NAME: Central District

DOC # 2009-0013806  
01/12/2009

Customer Copy Label  
The paper to which this label is affixed has not been compared with the recorded document  
Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

FOR RECORDER'S USE ONLY

PLAINTIFF: WELLS FARGO BANK, National Association

CASE NUMBER:  
CIVSS807690

DEFENDANT: OZCO LIMITED, INC., et al.

ABSTRACT OF JUDGMENT - CIVIL  Amended  
AND SMALL CLAIMS

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

*m* Ozco Limited, Inc.  
15253 Hook Boulevard, #B  
Post Office Box 117  
Victorville, CA 92394

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): 8484 Lomita Drive  
Alta Loma, CA 91701

2.  Information on additional judgment debtors is shown on page 2.

4.  Information on additional judgment creditors is shown on page 2.

*m* 3. Judgment creditor (name and address):  
Wells Fargo Bank, N.A.  
21680 Gateway Center Dr., #280  
Diamond Bar, CA 91765

5.  Original abstract recorded in this county:

Date: December 17, 2008

a. Date:  
b. Instrument No.:

DENNIS F. FABOZZI  
(TYPE OR PRINT NAME)

*[Signature]*  
(SIGNATURE OF APPLICANT OR ATTORNEY)

*m* 6. Total amount of judgment as entered or last renewed:  
\$ 78,325.78

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:

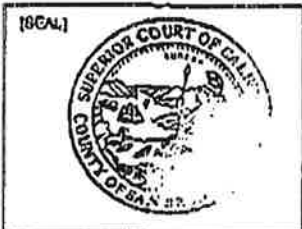
7. All judgment creditors and debtors are listed on this abstract.

a. Amount: \$  
b. In favor of (name and address):

*ns* a. Judgment entered on (date): December 5, 2008  
b. Renewal entered on (date):

9.  This judgment is an installment judgment.

11. A stay of enforcement has  
*m* a.  not been ordered by the court.  
b.  been ordered by the court effective until (date):



This abstract issued on (date):  
DEC 24 2008

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

Norman L. Pingree

2528-WFB-Ozco

PLAINTIFF: WELLS FARGO BANK, National Association

CASE NUMBER:

DEFENDANT: OZCO LIMITED, INC., et al.

CIVSS807690

**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:

Driver's license no. [last 4 digits] and state:

Social security no. [last 4 digits]

Social security no. [last 4 digits]

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

Unknown  
 Unknown

Unknown  
 Unknown

18. Name and last known address

19. Name and last known address

Driver's license no. [last 4 digits] and state:

Driver's license no. [last 4 digits] and state:

Social security no. [last 4 digits]:

Social security no. [last 4 digits]:

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

Unknown  
 Unknown

Unknown  
 Unknown

20.  Continued on Attachment 20.



103 201605

1 DENNIS F. FABOZZI (SB #76355)  
2 Law Offices of Dennis F. Fabozzi  
3 41955 Fourth Street, Suite 300  
4 Temecula, CA 92590  
5 951/296-1775- Telephone  
6 951/296-1776- Facsimile  
7 2528

FILED  
COUNTY OF SAN BERNARDINO  
SAN BERNARDINO DISTRICT

DEC 05 2008

By Paul G. ...

5 OFFICE OF THE GENERAL COUNSEL  
6 WELLS FARGO & COMPANY  
7 Roger D. Reynolds, (SB #82612)  
8 21680 Gateway Center Drive, Suite 280  
9 Diamond Bar, CA 91765-2435  
10 Telephone No. (626) 965-9465  
11 Facsimile No. (909) 861-9253  
12 WFB/164855255/ANT

13 Attorneys for Wells Fargo Bank, National Association

14 SUPERIOR COURT OF CALIFORNIA  
15 IN AND FOR THE COUNTY OF SAN BERNARDINO

16 WELLS FARGO BANK,  
17 National Banking Association,  
18  
19 Plaintiff,

CASE NO.: CIVSS807690

20 vs.

JUDGMENT PURSUANT TO  
STIPULATION FOR IMMEDIATE  
ENTRY OF JUDGMENT AND  
REQUEST FOR ENTRY OF DEFAULT  
JUDGMENT

21 OZCO LIMITED, INC., a corporation;  
22 SHIRLEY OSBORNE; PAUL OSBORNE;  
23 PAUL AND SHIRLEY OSBORNE  
24 REVOCABLE TRUST, DATED  
25 NOVEMBER 16, 2004, aka PAUL AND  
26 SHIRLEY OSBORNE REVOCABLE  
27 TRUST, A TRUST, VICTORIA HOMES,  
28 INC., a corporation; OLIVINE TRACT  
16504, LLC, a limited liability company;  
and DOES 1 through 20, inclusive,  
Defendants.

JUDGMENT IS ENTERED ACCORDING TO THE STIPULATION OF THE  
PARTIES AS FOLLOWS:

- 1. Against Defendant Paul Osborne in the sum of ONE HUNDRED  
TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths  
(\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,

JUDGMENT

1 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of  
2 entry of judgment.

3 2. Against Defendant OZCO LIMITED, INC. in the sum of SEVENTY-  
4 EIGHT THOUSAND THREE HUNDRED TWENTY-FIVE AND 78/100THS  
5 DOLLARS (\$78,325.78), being \$62,509.31 principal, \$5,867.72 interest, \$1,388.75 late  
6 charges, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from  
7 date of entry of judgment.

8 3. Against Defendant OLVINE TRACT 16504, LLC in the sum of FIFTY-  
9 NINE THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS  
10 (\$59,411.47), being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest  
11 at the legal rate of 10% from date of entry of judgment.

12 4. Against Defendant VICTORIA HOMES, INC. in the sum of FIFTY-NINE  
13 THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS (\$59,411.47),  
14 being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal  
15 rate of 10% from date of entry of judgment.

16 IT IS FURTHER ORDERED that Defendants turn over to Plaintiff the vehicles  
17 described as: 2005 Lexus RX 330, VIN 2T2GA31U85C033383; and 2005 Chevrolet  
18 Suburban VIN 3GNFK16Z15G222296.

19 JUDGMENT is entered pursuant to Plaintiff's Request for Entry of Default  
20 Judgment as follows:

21 5. Against Defendant Shirley Osborne in the sum of ONE HUNDRED  
22 TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths  
23 (\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,  
24 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of  
25 entry of judgment.

26 Dated: 12/5/, 2008

27 PAUL M. BRYANT, JR.

28 JUDGE OF THE SUPERIOR COURT

JUDGMENT