

FORM APPROVED COUNTY COUNSEL  
 BY: *[Signature]* DATE: 7/21/15  
 GREGORY P. PRIAMOS

Departmental Concurrence

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

250A



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

**SUBMITTAL DATE:**

AUG 24 2015

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 3. Last assessed to: Benjamin C. Reyes. District 1 [\$56,059] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Rito A. Soto for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 151031006-5;

(continued on page two)

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the February 4, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded April 1, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on April 24, 2013, 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)

*[Signature: 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	\$ 56,059	\$ 0	\$ 56,059	\$ 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: *[Signature: Samuel Wong]*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

9-25

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 3. Last assessed to: Benjamin C. Reyes. District 1 [\$56,059] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 24 2015  
**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:**

2. Approve the claim from Rito A. Soto, assignee for Bertha M. Soto for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 151031006-5;
3. Approve the claims from Maria Mahecha, agent for Foothill/Eastern Transportation Corridor Agency for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 151031006-5;
4. Deny the claim from Alan L. Brodtkin, attorney for Nations Rent, Inc.;
5. Deny the claim from Jeff S. Ballinger, attorney for the City of San Jacinto;
6. Deny the claim from Tim Hults, City Manager for the City of San Jacinto;
7. Deny the claim from the State of California, Franchise Tax Board;
8. Deny the claim from Found Extra Money, LLC, agent for Benjamin C. Reyes, last assessee;
9. Authorize and direct the Auditor-Controller to issue warrants to Rito A. Soto in the amount of \$23,606.28, Rito A. Soto, assignee for Bertha M. Soto in the amount of \$23,606.27 and Maria Mahecha, agent for Foothill/Eastern Transportation Corridor Agency in the amount of \$8,846.55, 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 nine claims for excess proceeds:

1. Claim from Rito A. Soto based on a Deed of Trust and Assignment of Rents recorded March 18, 2003 as Instrument No. 2003-189752.
2. Claim from Rito A. Soto, assignee for Bertha M. Soto based on an Assignment of Right to Collect Excess Proceeds dated June 22, 2015 and a Deed of Trust and Assignment of Rents recorded March 18, 2003 as Instrument No. 2003-189752.
3. Claims from Maria Mahecha, agent for Foothill/Eastern Transportation Corridor Agency based on and Authorization for Agent to Collect Excess Proceeds dated April 6, 2015, an Abstract of Judgment recorded February 7, 2005 as Instrument No. 2005-0104004 and an Abstract of Judgment recorded February 7, 2005 as Instrument No. 2005-0104008.
4. Claim from Alan L. Brodtkin, attorney for Nations Rent, Inc. based on an Abstract of Judgment recorded October 5, 2005 as Instrument No. 2005-0826184.
5. Claim from Jeff S. Ballinger, attorney for the City of San Jacinto based on an Abstract of Judgment recorded March 16, 2010 as Instrument No. 2010-0120461.
6. Claim from Tim Hults, City Manager for the City of San Jacinto based on an Abstract of Judgment recorded March 16, 2010 as Instrument No. 2010-0120461.
7. Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded April 13, 2011 as Instrument No. 2011-0163106.
8. Claim from Found Extra Money, LLC, agent for Benjamin C. Reyes based on an Authorization for Agent to Collect Excess Proceeds dated September 12, 2013 and a Quitclaim Deed recorded April 20, 2006 as Instrument No. 2006-0286263.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Rito A. Soto be awarded excess proceeds in the amount of \$23,606.28, Rito A. Soto, assignee for Bertha M. Soto be awarded excess proceeds in the amount of \$23,606.27 and Maria Mahecha, agent for Foothill/Eastern Transportation Corridor Agency be awarded excess proceeds in the amount of \$8,846.55. Since the amount claimed by Rito A. Soto, Rito A. Soto, assignee for Bertha M. Soto and Maria Mahecha, agent for Foothill/Eastern Transportation Corridor Agency exceeds the amount of excess proceeds available there are no funds available for consideration for the claims from Alan L. Brodtkin, attorney for Nations Rent, Inc., Jeff S. Ballinger, attorney for the City of San Jacinto, Tim Hults, City Manager for the City of San Jacinto, the State of California, Franchise Tax Board, and Found Extra Money, LLC, agent for Benjamin C. Reyes. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation has been sent to the claimants by certified mail.

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 194, Item 3. Last assessed to:  
Benjamin C. Reyes. District 1 [\$56,059] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 24 2015

**PAGE:** Page 3 of 3

**Impact on Citizens and Businesses**

Excess proceeds are being released to the deed of trust holders and lien holder of the property.

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

Copies of the Excess Proceeds Claim forms and supporting documentation are attached.

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 30,500.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2003-189752; recorded on 3-18-2003. 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.**

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

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

Executed this 5 day of May, 2013 at Riverside County, California  
County, State

Rito A. Soto  
Signature of Claimant

Rito A. Soto  
Print Name

73 N. SONOITA ST  
Street Address

NOGALES AZ. 85621  
City, State, Zip

520 287666 - 520 223 0973  
Phone Number

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

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

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

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

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

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

RECEIVED  
2014 FEB 10 AM 10:15  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 30,000.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2003-189752; recorded on 3-18-2003. 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ County, State

Rito Soto  
Signature of Claimant

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

Rito Soto  
Print Name

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

73 N. SONOITA AVE  
Street Address

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

NOGALES AZ 85621  
City, State, Zip

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

520-223-0973  
Phone Number

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

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's claim 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 \_\_\_\_\_ 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 \_\_\_\_\_ sold at public auction on \_\_\_\_\_ I understand that the total of excess proceeds available for refund is \$ \_\_\_\_\_ 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.

Bertha m. soto  
(Signature of Party of Interest/Assignor)

Bertha m. soto  
(Name Printed)

73 W SONOITA ST  
(Address)

Noqales AZ 85621  
(City/State/Zip)

520 2876666 - 520-2230973  
(Area Code/Telephone Number)

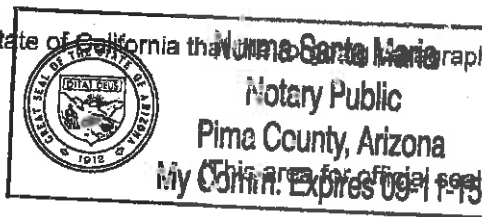
ARIZONA )  
STATE OF CALIFORNIA ) ss.  
COUNTY OF PIMA )

On JUNE 22, 2015 before me, NORMA SANTA MARIA, personally appeared BERTHA M. SOTO, 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 is true and correct.

WITNESS my hand and official seal.

Norma Santa Maria  
(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.

Rita A. Soto  
(Signature of Assignee)

Rita A. Soto  
(Name Printed)

73 W. SONOITA ST  
(Address)

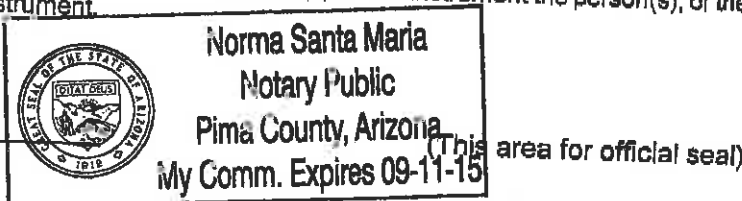
Noqales AZ 85621  
(City/State/Zip)

ARIZONA )  
STATE OF CALIFORNIA ) ss.  
COUNTY OF PIMA )

On JUNE 22, 2015 before me, the undersigned, a Notary Public in and for said State, personally appeared RLTO A. SOTO, 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.

WITNESS my hand and official seal.

Norma Santa Maria  
(Signature of Notary)





When Recorded Mail To:  
Rito A. Soto and Bertha Soto  
73 N. Sonoita Ave.  
Nogales, AZ 85621 X

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DEED OF TRUST AND ASSIGNMENT OF RENTS X

C  
LC

Date: March 18, 2003

Trustor: Benjamin C. Reyes, X married man as his sole and separate property, and Roberto Rangel, a married man as his sole and separate property, and Veronica Naranjo, a single woman  
Whose Address is: 4336 Drexel Ave., Riverside, CA 92505 ✓

Beneficiary: Rito A. Soto and Bertha Soto, Husband and wife X  
Whose Address is: 73 N. Sonoita Ave., Nogales AZ 85621 X

Trustee: Rito A. Soto and Bertha Soto, husband and wife  
73 N. Sonoita Ave., Nogales AZ 85621 ✓

Property in Riverside County, State of California, described as:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF.

Together with all buildings, improvements and fixtures thereon.

This Deed of Trust, made on the above date between the Trustor, Trustee and Beneficiary above named;

WITNESSETH: That Trustor irrevocably grants and conveys to Trustee in Trust, with Power of Sale, the above described real property, together with leases, rents, issues, profits, or income thereof, (all of which are hereinafter called "property income") SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such property income; AND SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record.

FOR THE PURPOSE OF SECURING: A. Performance of each agreement of Trustor herein contained. B. Payment of the indebtedness evidenced by promissory note or notes of even date herewith, and any extension or renewal thereof, in the principal sum of \$25,000.00 executed by Trustor in favor of Beneficiary or order. C. Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

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**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:**

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with proceeds payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay before delinquent, all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property of any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust, including, without limiting the generality of the foregoing, the fees of Trustee for issuance of any Deed of Partial Release and Partial Reconveyance or Deed of Release and Full Reconveyance, and all lawful charges, costs, and expenses in the event of reinstatement of, following default in, this Deed of Trust or obligations secured hereby.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee pursuant to the provisions hereof, together with interest from date of expenditure at the same rate as is provided for in the note secured by this Deed of Trust or at the highest legal rate, whichever be the greater rate. Any amounts so paid by Beneficiary or Trustee shall become a part of the debt secured by this Deed of Trust and a lien on said premises or immediately due and payable at option of Beneficiary or Trustee.

**IT IS MUTUALLY AGREED:**

(6) That any award of damages in connection with any condemnation or any such taking, or for injury to the property by reason of public use, or for damages for private trespass or injury thereto, is assigned and shall be paid to Beneficiary as further security for all obligations secured hereby (reserving unto the Trustor, however, the right to sue therefor and the ownership thereof subject to this Deed of Trust), and upon receipt of such moneys, Beneficiary may hold the same as such further security or apply or release the same in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That time is of the essence of this Deed of Trust, and that by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

INITIALS                              

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2803-189752  
03/18/2003 08:06A  
3 of 9



(8) That at any time or from time to time, without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said note(s) for endorsement and without liability therefor, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, and without affecting the security hereof for the full amount secured hereby in all proceeds remaining subject hereto, and without the necessity that any sum representing the value or any portion thereof of the property affected by the Trustee's action be credited on the indebtedness, the Trustee may: (a) release and reconvey all or any part of said property; (b) consent to the making and recording, or either, of any map or plan of the property or any part thereof; (c) join in granting any easement thereon; (d) join in or consent to any extension agreement or any agreement subordinating the lien, encumbrance, or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note(s) to Trustee for cancellation and retention, and upon payment of its fees, Trustee shall release and reconvey, without covenant of warranty, express or implied, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this Trust, to collect the property income, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such property income, including that past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property for the collection of such property income, and the application thereof as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice thereof, setting forth the nature thereof, and of the election to cause to be sold said property, under this Deed of Trust.

Beneficiary also shall deposit with Trustee this Deed of Trust, said note(s) and all documents evidencing expenditures secured hereby.

Trustee shall record and give notice of Trustee's sale in the manner required by law, and after the lapse of such time as may be required by law, Trustee shall sell, in the manner required by law, said property at public auction at the time and place fixed by it in said notice of Trustee's sale to the highest bidder for cash of lawful money of the United States, payable at time of sale. Trustor may postpone or continue the sale by giving notice of postponement or continuance by public declaration at the time and place last appointed for the sale. Trustee shall deliver to such purchaser its Deed conveying the property so sold, but without any covenant or warranty, expressed or implied. Any person, including Trustor, Trustee, or Beneficiary may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale and reasonable attorney's, Trustee shall apply the proceeds of sale to payment of: All sums then secured hereby and all other sums due under the terms hereof. To the extent permitted by law, an action be maintained by Beneficiary to recover a deficiency judgment for any balance due hereunder.

In lieu of sale pursuant to the power of sale conferred hereby, This Deed of Trust may be foreclosed in the same manner provided by law for the foreclosure of mortgages on real property. Beneficiary shall also have all other rights and remedies available to it hereunder at law or in equity. All rights and remedies shall be cumulative.

(12) That Beneficiary may appoint a successor Trustee in the manner prescribed by law. A successor Trustee herein shall, without conveyance from the predecessor Trustee, succeed to all the predecessor's title, estate, rights, powers and duties. Trustee may resign by mailing or delivering notice thereof to Beneficiary and Trustor.

INITIALS C R V

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder of the note(s) secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any notice of Trustee's sale hereunder be mailed to him at his address hereinbefore set forth.

*Benjamin C. Reyes*  
Borrower

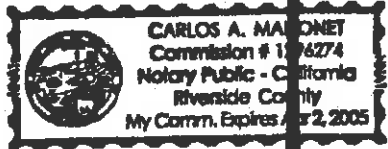
*Roberto Rangel*  
Borrower

*Veronica Naranjo*  
Borrower

STATE OF  
COUNTY OF

This instrument was acknowledged before me the 15<sup>th</sup> day of March  
by Benjamin C. Reyes, Roberto Rangel, Veronica Naranjo

*Carlos A. Masipret*  
NOTARY PUBLIC  
NOTARY EXPIRATION DATE: 4/2/05



2883-188752  
63/18/2883 08:00A  
4 of 9



"LEGAL DESCRIPTION"

IN THE CITY OF RIVERSIDE

THE NORTHERLY 63 FEET OF THE EASTERLY 300 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF LOT 308, CAMP ANZA SUBDIVISION NUMBER 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 22, PAGES 81 AND 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS. BEGINNING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE CENTER LINE OF PHILIP AVENUE WITH THE CENTER LINE OF RUTLAND AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG SAID CENTER LINE OF RUTLAND AVENUE, 93 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SERVICE ROCK COMPANY, BY DEED RECORDED JULY 16, 1953 AS INSTRUMENT NUMBER 35882 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE WEST ALONG THE NORTH LINE OF SAID ROCK COMPANY'S PARCEL OF LAND, 333 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID ROCK COMPANY'S WEST LINE TO THE SOUTH LINE OF SAID LOT 308; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 308; THENCE NORTH ALONG SAID WEST LINE TO A POINT 75 FEET NORTH OF THE SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JAMES A. STIERLE, ET UX, BY DEED RECORDED MAY 28, 1955 IN BOOK 1743, PAGE 430 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EAST ALONG THE SOUTH LINE OF STIERLE'S PARCEL OF LAND, 155.73 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG SAID STIERLE'S EAST LINE, 150 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID STIERLE'S NORTH LINE, 155.73 FEET TO THE WEST LINE OF SAID LOT 308; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO W. ATLEE BURPEE, BY DEED RECORDED NOVEMBER 10, 1949 AS INSTRUMENT NUMBER 1236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EAST ALONG SAID BURPEE'S SOUTH LINE TO THE POINT OF BEGINNING. EXCEPT THE EAST 33 FEET AS CONTAINED IN RUTLAND AVENUE. ALSO EXCEPT THEREFROM THE SOUTHERLY RECANGULAR 75 FEET OF THE WESTERLY 155.73 FEET THEREOF; SAID SOUTHERLY 75 FEET BEING MEASURED FROM THE SOUTHERLY LINE OF SAID LOT, AND THE WESTERLY 155.73 FEET BEING MEASURED FROM THE WESTERLY LINE OF SAID LOT. ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 308, DISTANT THEREON 225 FEET NORTH OF THE SOUTH LINE THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES A. STIERLE, ET UX, RECORDED MAY 5, 1959 IN BOOK 1743, PAGE 430 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 0 DEGREES 28' 30" EAST, ALONG SAID WEST LINE OF LOT 308 TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO W. ATLEE BURPEE, RECORDED NOVEMBER 10, 1949 AS INSTRUMENT NUMBER 1236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EAST ALONG THE SOUTH LINE OF SAID BURPEE'S LAND, A DISTANCE OF 155.73 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 0 DEGREES 28' 30" EAST, FROM THE NORTHEAST CORNER OF SAID STIERLE LAND; THENCE SOUTH 0 DEGREES 28' 30" WEST, SAID NORTHEAST CORNER; THENCE NORTH 89 DEGREES 29' 30" WEST, A DISTANCE OF 155.73 FEET TO THE POINT OF BEGINNING.



2003-189752  
03/18/2003 09:00A  
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Public Record

When Recorded Mail To:

Rito A. Soto and Bertha Soto  
73 N. Sonoita Ave.  
Nogales, AZ 85621 X

### DEED OF TRUST AND ASSIGNMENT OF RENTS

Date: March 18, 2003

Trustor: Benjamin C. Reyes, a married man as his sole and separate property, and Roberto Rangel, a married man as his sole and separate property, and Veronica Naranjo, a single woman  
Whose Address Is: 4336 Drexel Ave., Riverside, CA 92505 X

Beneficiary: Rito A. Soto and Bertha Soto, Husband and wife X  
Whose Address Is: 73 N. Sonoita Ave., Nogales AZ 85621 X

Trustee: Rito A. Soto and Bertha Soto, husband and wife  
73 N. Sonoita Ave., Nogales AZ 85621 X

Property in Riverside County, State of California, described as:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all buildings, improvements and fixtures thereon.

This Deed of Trust, made on the above date between the Trustor, Trustee and Beneficiary above named;

WITNESSETH: That Trustor irrevocably grants and conveys to Trustee in Trust, with Power of Sale, the above described real property, together with leases, rents, issues, profits, or income thereof, (all of which are hereinafter called "property income") SUBJECT, HOWEVER, to the right, power, and authority hereinafter given to and conferred upon Beneficiary to collect and apply such property income; AND SUBJECT TO existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way, and easements of record.

FOR THE PURPOSE OF SECURING: A. Performance of each agreement of Trustor herein contained. B. Payment of the indebtedness evidenced by promissory note or notes of even date herewith, and any extension or renewal thereof, in the principal sum of \$25,000.00 executed by Trustor in favor of Beneficiary or order. C. Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

INITIALS

Attached for Clarity

2003-189752  
03/18/2003 08:06A  
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**TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:**

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed of Trust.

(4) To pay before delinquent, all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust, including, without limiting the generality of the foregoing, the fees of Trustee for issuance of any Deed of Partial Release and Partial Reconveyance or Deed of Release and Full Reconveyance, and all lawful charges, costs, and expenses in the event of reinstatement of, following default in, this Deed of Trust or obligations secured hereby .

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee pursuant to the provisions hereof, together with interest from date of expenditure at the same rate as is provided for in the note secured by this Deed of Trust or at the highest legal rate, whichever be the greater rate. Any amounts so paid by Beneficiary or Trustee shall become a part of the debt secured by this Deed of Trust and a lien on said premises or immediately due and payable at option of Beneficiary or Trustee.

**IT IS MUTUALLY AGREED:**

(6) That any award of damages in connection with any condemnation or any such taking, or for injury to the property by reason of public use, or for damages for private trespass or injury thereto, is assigned and shall be paid to Beneficiary as further security for all obligations secured hereby (reserving unto the Trustor, however, the right to sue therefor and the ownership thereof subject to this Deed of Trust), and upon receipt of such moneys, Beneficiary may hold the same as such further security, or apply or release the same in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That time is of the essence of this Deed of Trust, and that by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

INITIALS



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03/18/2003 09:00A  
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Attached for Clarity

(8) That at any time or from time to time, without notice, upon written request of Beneficiary and presentation of this Deed of Trust and said note(s) for endorsement, and without liability therefor, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, and without affecting the security hereof for the full amount secured hereby on all property remaining subject hereto, and without the necessity that any sum representing the value or any portion thereof of the property affected by the Trustee's action be credited on the indebtedness, the Trustee may: (a) release and reconvey all or any part of said property; (b) consent to the making and recording, or either, of any map or plat of the property or any part thereof; (c) join in granting any easement thereon; (d) join in or consent to any extension agreement or any agreement subordinating the lien, encumbrance, or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed of Trust and said note(s) to Trustee for cancellation and retention, and upon payment of its fees, Trustee shall release and reconvey, without covenant of warranty, express or implied, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of this Trust, to collect the property income, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such property income as it becomes due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such property income, including that past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such property income, and the application thereof as aforesaid, shall not cure or waive any default or notice of Trustee's sale hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice thereof, setting forth the nature thereof, and of the election to cause to be sold said property, under this Deed of Trust.

Beneficiary also shall deposit with Trustee this Deed of Trust, said note(s) and all documents evidencing expenditures secured hereby.

Trustee shall record and give notice of Trustee's sale in the manner required by law, and after the lapse of such time as may be required by law, Trustee shall sell, in the manner required by law, said property at public auction at the time and place fixed by it in said notice of Trustee's sale to the highest bidder for cash of lawful money of the United States, payable at time of sale. Trustee may postpone or continue the sale by giving notice of postponement or continuance by public declaration at the time and place last appointed for the sale. Trustee shall deliver to such purchaser its Deed conveying the property so sold, but without any covenant or warranty, expressed or implied. Any person, including Trustor, Trustee, or Beneficiary may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale and reasonable attorney's, Trustee shall apply the proceeds of sale to payment of: All sums then secured hereby and all other sums due under the terms hereof. To the extent permitted by law, an action be maintained by Beneficiary to recover a deficiency judgment for any balance due hereunder.

In lieu of sale pursuant to the power of sale conferred hereby, This Deed of Trust may be foreclosed in the same manner provided by law for the foreclosure of mortgages on real property. Beneficiary shall also have all other rights and remedies available to it hereunder at law or in equity. All rights and remedies shall be cumulative.

(12) That Beneficiary may appoint a successor Trustee in the manner prescribed by law. A successor Trustee herein shall, without conveyance from the predecessor Trustee, succeed to all the predecessor's title, estate, rights, powers and duties. Trustee may resign by mailing or delivering notice thereof to Beneficiary and Trustor.

INITIALS

Attached for Clarity



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8 of 9

(13) That this Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder of the note(s) secured hereby, whether or not named as Beneficiary herein. In this Deed of Trust, whenever the context so requires, the masculine gender includes the feminine and neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary or Trustee shall be a party unless brought by Trustee.

The undersigned Trustor requests that a copy of any notice of Trustee's sale hereunder be mailed to him at his address hereinbefore set forth.

\_\_\_\_\_  
BORROWER

\_\_\_\_\_  
BORROWER

\_\_\_\_\_  
BORROWER

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_  
\_\_\_\_\_

NOTARY PUBLIC  
NOTARY EXPIRATION DATE:

Attached for Clarity



2003-189752  
03/18/2003 08:00A  
9 of 9

Internal Revenue Service  
290 N. D STREET, RO GROUP 35  
SAN BERNARDINO, CA 92401-1734

Department of the Treasury

Date: 03/30/2012

Name and Address of Taxpayer:  
BENJAMIN C & EVELIA G REYES  
4336 DREXEL AVE  
RIVERSIDE, CA 92505-2932

RITO A. SOTO & BERTHA SOTO  
73 N SONOITA AVE  
NOGALES, AZ 85621

Location of Records Checked--

City:  
RIVERSIDE  
County:  
RIVERSIDE  
State:  
CA

Person to Contact, Employee Identification Number:  
J. OCHOA - 09-81522  
Contact Telephone Number:  
(909)388-8317

909) 481-9689

The records at the above location indicate that you hold a lien against property owned by the taxpayer named. In the spaces provided below, please give the current status of this obligation. Any additional information can be provided on the reverse of this letter.

A postpaid envelope is enclosed for your reply. The copy of this letter is for your records.

Thank you for your assistance.

Sincerely yours,



J. OCHOA  
REVENUE OFFICER

Enclosures:  
Envelope  
Copy of this letter

Original amount due .....	\$ _____	Amount of periodic payment .....	\$ _____
Current balance due .....	\$ _____	Frequency (monthly, quarterly, etc.)	\$ _____
Interest due .....	\$ _____	Delinquent amount, if any .....	\$ _____

Name and title of person responding: \_\_\_\_\_ Phone number: ( ) \_\_\_\_\_

Date of response: \_\_\_\_\_

Letter 1029(DO)(CG) (Rev. 8-90)  
Catalog Number: 12498Y





Department of Treasury  
Internal Revenue Service  
Attn: L.E.Gonzalez #3517  
290 North D Street  
San Bernardino, CA 92401

RE: Deed of Trust Assignments of Rents, DOC # 2003-189752

RESPONSE AS REQUESTED.

Dear Mr. Gonzalez, Revenue Officer

With reference to information requested regarding the deed of trust, Doc #2003-189752, wherein we are named as trustees, please be advised that our records indicate that the Trustors, Benjamin Reyes, Roberto Rangel and Veronica Naranjo currently owe the principal sum of \$25,000.00 (twenty five thousand dollars and 00/100 cents) plus outstanding fees and/or interest of \$5,500.00 (five thousand five hundred dollars and 00/100) for a total amount due of \$30,500.00 (thirty thousand five hundred dollars and 00/100 cents), in accordance with the terms and conditions of the agreement made by and between Trustee and Trustors. We affirm.

Respectfully,

Rito A. Soto, Trustee  
73 N. Sonoita Avenue  
Nogales, AZ 85621

Bertha Soto, Trustee  
73 N. Sonoita Avenue  
Nogales, AZ 85621

**Department of the Treasury  
Internal Revenue Service  
Attn: L.E. Gonzalez #3517  
290 North D Street  
San Bernardino, CA 92401**

 **COPY**

**Date: February 2, 2006  
Re: Deed of Trust and Assignments of Rents, DOC # 2003-189752**

**Telephone Number  
909-388-8287  
Best Time to Call:  
9 a.m. to 3:00 p.m.**

**Rito A. Soto & Bertha Soto  
73 N Sonoita Ave.  
Nogales, AZ 85621**

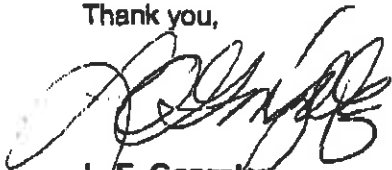
**Dear Mr. & Mrs. Soto:**

**Please provide current balance due information related to the deed of trust, Doc # 2003-189752, recorded at Riverside County in California whereby as Trustee you provided the Trustees Benjamin Reyes, Roberto Rangel and Veronica Naranjo with the principal sum of \$25,000. Specifically, please inform how much is still outstanding from the principal sum provided per the cited deed of trust. If no balance is due at this time, please provide date of final payment.**

**I have enclosed a copy of the deed of trust and a self-addressed stamped envelope.**

**If you have any questions, please feel free to call.**

**Thank you,**



**L. E. Gonzalez  
Revenue Officer  
Employee Number: 33-08920**

**\Enclosure**

March 31, 2015

Rito Soto  
73 N. Sonoita St.  
Nogales, AZ 85621

Re: APN: 151031006-5  
TC 194, Item 3  
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

**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.**

- |  |   |
|--|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book   |
| <input type="checkbox"/> Notarized Statement of different/misspelled name  | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (up to the date of tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Authorization to Certified Death Certificates for                | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)    |
| <input type="checkbox"/> Copy of Birth Certificate for Edward Small  | <input type="checkbox"/> Court Order Appointing Administrator                                     |
| <input type="checkbox"/> Copy of Marriage Certificate for  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
|  | <input type="checkbox"/> Other -  |

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

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

**JON CHRISTENSEN**  
ASSISTANT TREASURER-TAX COLLECTOR

**DEBBIE BASHE**  
INFORMATION TECHNOLOGY OFFICER

**GIOVANE PIZANO**  
INVESTMENT MANAGER

**KIEU NGO**  
FISCAL MANAGER



**DON KENT**  
TREASURER

**GARY COTTERILL**  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

**MATT JENNINGS**  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

**MELISSA JOHNSON**  
CHIEF DEPUTY TREASURER-TAX COLLECTOR

**ADRIANNA GOMEZ**  
ADMINISTRATIVE SERVICES MANAGER I

March 31, 2015

Rito Soto  
73 N. Sonoita St.  
Nogales, AZ 85621

Re: APN: 151031006-5  
TC 194, Item 3  
Date of Sale: February 4, 2013

**RECEIVED**  
2015 APR 28 AM 7:54  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

**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.**

- |  |   |
|--|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book   |
| <input type="checkbox"/> Notarized Statement of different/misspelled name  | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (up to the date of tax sale) |
| <input type="checkbox"/> Notarized Statement Giving Authorization to Certified Death Certificates for                | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)    |
| <input type="checkbox"/> Copy of Birth Certificate for Edward Small  | <input type="checkbox"/> Court Order Appointing Administrator                                     |
| <input type="checkbox"/> Copy of Marriage Certificate for  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
|  | <input type="checkbox"/> Other -  |

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

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

**RIVERSIDE COUNTY TREASURER-TAX COLLECTOR**

\*\*\*\*\*

4030 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502  
WWW.RIVERSIDETAXINFO.COM ★ (951) 955-3900 ★ 1(877) 748-2689 ★ FAX (951) 955-3923

Department of Treasury  
Internal Revenue Service  
Attn: L.E.Gonzalez #3517  
290 North D Street  
San Bernardino, CA 92401



RE: Deed of Trust Assignments of Rents, DOC # 2003-189752

RESPONSE AS REQUESTED.

Dear Mr. Gonzalez, Revenue Officer

With reference to information requested regarding the deed of trust, Doc #2003-189752, wherein we are named as trustees, please be advised that our records indicate that the Trustors, Benjamin Reyes, Roberto Rangel and Veronica Naranjo currently owe the principal sum of \$25,000.00 (twenty five thousand dollars and 00/100 cents) plus outstanding fees and/or interest of \$5,500.00 (five thousand five hundred dollars and 00/100) for a total amount due of \$30,500.00 (thirty thousand five hundred dollars and 00/100 cents), in accordance with the terms and conditions of the agreement made by and between Trustee and Trustors. We affirm.

Respectfully,

---

Rito A. Soto, Trustee  
73 N. Sonoita Avenue  
Nogales, AZ 85621

---

Bertha Soto, Trustee  
73 N. Sonoita Avenue  
Nogales, AZ 85621

COPY

WHEN RECORDED MAIL TO:

DAVID SMITH  
14112 PEAR STREET  
RIVERSIDE, CA 92508

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
DOCUMENTARY TRANSFER TAX \$ \_\_\_\_\_  
.....Computed on the consideration or value of property conveyed; OR  
.....Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

APN:

Signature of Declarant or Agent determining Tax - Firm Name

**GRANT DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
RITO A. SOTO, Trustee and BERTHA M. SOTO, Trustee of THE SOTO LIVING TRUST DATED MARCH 26,  
2006  
hereby GRANT(S) to DAVID SMITH

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as  
**Parcel 4 and Lettered Lot E of Parcel Map 8075, in the City of Riverside, County of  
Riverside, State of California, as shown by Parcel Map on file in book 33 pages 46 of Parcel  
Maps, Records of Riverside County, California**

Dated: March 29, 2010

*Rito A. Soto*  
RITO A. SOTO, TRUSTEE  
*Bertha M. Soto*  
BERTHA M. SOTO

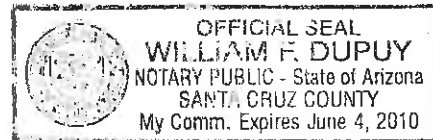
State of ~~California~~ ARIZONA  
County of SANTA CRUZ.

On 04/12/2010 before me, WILLIAM F DUPUY (NOTARY PUBLIC),  
personally appeared RITO A. SOTO AND BERTA M. SOTO 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 *William F Dupuy* (Seal)



**Internal Revenue Service**  
 290 N. D STREET, RO GROUP 35  
 SAN BERNARDINO, CA 92401-1734

**Department of the Treasury**

Date: 03/30/2012

**Name and Address of Taxpayer:**  
 BENJAMIN C & EVELIA G REYES  
 4336 DREXEL AVE  
 RIVERSIDE, CA 92505-2932

RITO A. SOTO & BERTHA SOTO  
 73 N SONOITA AVE  
 NOGALES, AZ 85621

**Location of Records Checked--**

**City:**  
 RIVERSIDE  
**County:**  
 RIVERSIDE  
**State:**  
 CA

**Person to Contact, Employee Identification Number:**  
 J. OCHOA - 09-81522  
**Contact Telephone Number:**  
 (909)388-8317

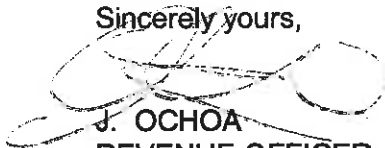
709) 482-961

The records at the above location indicate that you hold a lien against property owned by the taxpayer named. In the spaces provided below, please give the current status of this obligation. Any additional information can be provided on the reverse of this letter.

A postpaid envelope is enclosed for your reply. The copy of this letter is for your records.

Thank you for your assistance.

Sincerely yours,

  
 J. OCHOA  
 REVENUE OFFICER

Enclosures:  
 Envelope  
 Copy of this letter

Original amount due	\$ 25,000	\$ _____	Amount of periodic payment . . . . .	\$ 210 mo
Current balance due	\$ 25,000	\$ _____	Frequency (monthly, quarterly, etc.)	\$ _____
Interest due . . . . .	22,680	\$ _____	Delinquent amount, if any . . . . .	\$ 108 mo

Name and title of person responding: Rito Soto Goven Phone number: (520) 287 666  
520 223 097

Date of response: 4-9-15

Since the year 2006  
 they have not pay anything.  
 ul st



Riverside County Treasurer-Tax Collector  
4080 Lemon St. • Riverside, CA 92501  
(951) 955-3900 Telephone (951) 955-3990 Fax  
951 955-3330

# Fax

To: Rito Soto From: Jennifer Pazioni  
Fax: 520 287-0749 Date: 6-22-15  
Phone: \_\_\_\_\_ Pages: 3  
Re: EP # 194-3 CC: \_\_\_\_\_

Urgent     For Review     Please Comment     Please Reply     Please Recycle

Mr. Soto,

Please have Mrs. Bertha Soto sign the top portion of the attached document. Mr. Soto, please fill out and sign the bottom portion of the attached document. Have both signatures notarized. Mail back to me at:

Riverside County Treasurer/Tax Collector  
Attn: Jennifer Pazioni - TSO  
P.O. Box 12005  
Riverside, CA 92502-2205

Thank you.

Jennifer Pazioni



RE: Deed of Trust Assignments of Rents, DOC # 2003-189752

RESPONSE AS REQUESTED

Dear Mr. Gonzalez, Revenue Officer — Attention JENIFER PAZICHI

With reference to information requested regarding the deed of trust, Doc #2003-189752, wherein we are named as trustees, please be advised that our records indicate that the Trustors, Benjamin Reyes, Roberto Rangel and Veronica Naranjo currently owe the principal sum of \$25,000.00 (twenty five thousand dollars and 00/100 cents) plus outstanding fees and/or interest of \$5,500.00 (five thousand five hundred dollars 00/100 cents) for a total amount due of \$30,500.00 (thirty thousand five hundred dollars 00/100 cents), in accordance with the terms and conditions of the agreement made by and between Trustee and Trustors. We affirm

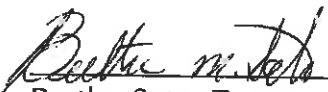
Note that we have no received any payment from Benjamin Reyes, Roberto Rangel or Veronica Naranjo from feb/4/2013 to this date, or from anybody.

Respectfully

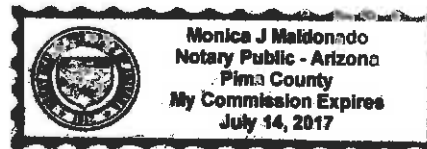


Rito A. Soto, Trustee  
73 N Sonoita Avenue  
Nogales, AZ 85621

STATE OF ARIZONA } ss.  
COUNTY OF PIMA  
This instrument was acknowledged before me this 15 day of  
July 20 15 by Rito A. Soto  
and Bertha M. Soto  
in witness whereof I herewith set my hand and official seal  
Monica J. Maldonado NOTARY PUBLIC



Bertha Soto, Trustee  
73 N Sonoita Avenue  
Nogales, AZ 85621



**Pazicni, Jennifer**

---

**From:** Diane Ellis <DE@DianeEllis.com>  
**Sent:** Tuesday, July 21, 2015 3:14 PM  
**To:** Pazicni, Jennifer  
**Subject:** RITO SOTO LOAN DETAILS REQUESTED EP#194-3  
**Attachments:** Loan Schedule Rito A Soto to J Pazicni Riverside Co 7-21-15.pdf

Dear Ms. Pazicni,

Mr. Soto asked me to forward this attachment by email. Please acknowledge that you received it and let me know if you need any additional information.

THANK YOU!

Sincerely,

*Diane Ellis*

**Professional Tax & Accounting Services**

*Enrolled Agent, Licensed to Practice before Internal Revenue Service in All States*

**PO Box 4800 Rio Rico, AZ 85648-4800**

**Office 520-281-5933**

**Cell 858-442-6668**

**Fax 877-810-0047**

**[DE@DianeEllis.com](mailto:DE@DianeEllis.com)**

**IRS Circular 230 Disclosure**

To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax related penalties under the Internal Revenue Code, or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

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LOAN ACTIVITY FOR LOAN MADE TO BENJAMIN REYES, ROBERTO RANGEL AND VERONICA NARANJO

ON 3-18-2003

LENDERS: RITO A SOTO AND BERTHA SOTO, TRUSTEES OF PROPERTY DESCRIBED AS PARCEL 4 AND LETTERED LOT E OF PARCEL MAP 8075 IN RIVERSIDE COUNTY, CA

Date Payment Due	Interest Payment Due	Payment Made	Running Balance Due				
Opening Loan 3-18-2003			\$ 25,000.00				
04/18/03	\$210.00	0	\$ 25,210.00				
05/18/03	\$210.00	0	\$ 25,420.00				
06/18/03	\$210.00	0	\$ 25,630.00				
07/18/03	\$210.00	0	\$ 25,840.00				
08/18/03	\$210.00	0	\$ 26,050.00				
09/18/03	\$210.00	0	\$ 26,260.00				
10/18/03	\$210.00	0	\$ 26,470.00				
11/18/03	\$210.00	0	\$ 26,680.00				
12/18/03	\$210.00	0	\$ 26,890.00				
01/18/04	\$210.00	0	\$ 27,100.00				
02/18/04	\$210.00	0	\$ 27,310.00				
03/18/04	\$210.00	0	\$ 27,520.00				
04/18/04	\$210.00	0	\$ 27,730.00				
05/18/04	\$210.00	0	\$ 27,940.00				
06/18/04	\$210.00	0	\$ 28,150.00				
07/18/04	\$210.00	0	\$ 28,360.00				
08/18/04	\$210.00	0	\$ 28,570.00				
09/18/04	\$210.00	0	\$ 28,780.00				
10/18/04	\$210.00	0	\$ 28,990.00				
11/18/04	\$210.00	0	\$ 29,200.00				
12/18/04	\$210.00	0	\$ 29,410.00				
01/18/05	\$210.00	0	\$ 29,620.00				
02/18/05	\$210.00	0	\$ 29,830.00				
03/18/05	\$210.00	0	\$ 30,040.00				
04/18/05	\$210.00	0	\$ 30,250.00				
05/18/05	\$210.00	0	\$ 30,460.00				
06/18/05	\$210.00	0	\$ 30,670.00				
07/18/05	\$210.00	0	\$ 30,880.00				
08/18/05	\$210.00	0	\$ 31,090.00				
09/18/05	\$210.00	0	\$ 31,300.00				
10/18/05	\$210.00	0	\$ 31,510.00				
11/18/05	\$210.00	0	\$ 31,720.00				
12/18/05	\$210.00	0	\$ 31,930.00				
01/18/06	\$210.00	0	\$ 32,140.00				
02/18/06	\$210.00	0	\$ 32,350.00				

LOAN ACTIVITY FOR LOAN MADE TO BENJAMIN REYES, ROBERTO RANGEL AND VERONICA NARANJO

ON 3-18-2003

LENDERS: RITO A SOTO AND BERTHA SOTO, TRUSTEES OF PROPERTY DESCRIBED AS PARCEL 4 AND LETTERED LOT E OF PARCEL MAP 8075 IN RIVERSIDE COUNTY, CA

Date Payment Due	Interest Payment Due	Payment Made	Running Balance Due				
03/18/06	\$210.00	0	\$ 32,560.00				
04/18/06	\$210.00	0	\$ 32,770.00				
05/18/06	\$210.00	0	\$ 32,980.00				
06/18/06	\$210.00	0	\$ 33,190.00				
07/18/06	\$210.00	0	\$ 33,400.00				
08/18/06	\$210.00	0	\$ 33,610.00				
09/18/06	\$210.00	0	\$ 33,820.00				
10/18/06	\$210.00	0	\$ 34,030.00				
11/18/06	\$210.00	0	\$ 34,240.00				
12/18/06	\$210.00	0	\$ 34,450.00				
01/18/07	\$210.00	0	\$ 34,660.00				
02/18/07	\$210.00	0	\$ 34,870.00				
03/18/07	\$210.00	0	\$ 35,080.00				
04/18/07	\$210.00	0	\$ 35,290.00				
05/18/07	\$210.00	0	\$ 35,500.00				
06/18/07	\$210.00	0	\$ 35,710.00				
07/18/07	\$210.00	0	\$ 35,920.00				
08/18/07	\$210.00	0	\$ 36,130.00				
09/18/07	\$210.00	0	\$ 36,340.00				
10/18/07	\$210.00	0	\$ 36,550.00				
11/18/07	\$210.00	0	\$ 36,760.00				
12/18/07	\$210.00	0	\$ 36,970.00				
01/18/08	\$210.00	0	\$ 37,180.00				
02/18/08	\$210.00	0	\$ 37,390.00				
03/18/08	\$210.00	0	\$ 37,600.00				
04/18/08	\$210.00	0	\$ 37,810.00				
05/18/08	\$210.00	0	\$ 38,020.00				
06/18/08	\$210.00	0	\$ 38,230.00				
07/18/08	\$210.00	0	\$ 38,440.00				
08/18/08	\$210.00	0	\$ 38,650.00				
09/18/08	\$210.00	0	\$ 38,860.00				
10/18/08	\$210.00	0	\$ 39,070.00				
11/18/08	\$210.00	0	\$ 39,280.00				
12/18/08	\$210.00	0	\$ 39,490.00				
01/18/09	\$210.00	0	\$ 39,700.00				
02/18/09	\$210.00	0	\$ 39,910.00				
03/18/09	\$210.00	0	\$ 40,120.00				

LOAN ACTIVITY FOR LOAN MADE TO BENJAMIN REYES, ROBERTO RANGEL AND VERONICA NARANJO

ON 3-18-2003

LENDERS: RITO A SOTO AND BERTHA SOTO, TRUSTEES OF PROPERTY DESCRIBED AS PARCEL 4 AND LETTERED LOT E OF PARCEL MAP 8075 IN RIVERSIDE COUNTY, CA

Date Payment Due	Interest Payment Due	Payment Made	Running Balance Due				
04/18/09	\$210.00	0	\$ 40,330.00				
05/18/09	\$210.00	0	\$ 40,540.00				
06/18/09	\$210.00	0	\$ 40,750.00				
07/18/09	\$210.00	0	\$ 40,960.00				
08/18/09	\$210.00	0	\$ 41,170.00				
09/18/09	\$210.00	0	\$ 41,380.00				
10/18/09	\$210.00	0	\$ 41,590.00				
11/18/09	\$210.00	0	\$ 41,800.00				
12/18/09	\$210.00	0	\$ 42,010.00				
01/18/10	\$210.00	0	\$ 42,220.00				
02/18/10	\$210.00	0	\$ 42,430.00				
03/18/10	\$210.00	0	\$ 42,640.00				
04/18/10	\$210.00	0	\$ 42,850.00				
05/18/10	\$210.00	0	\$ 43,060.00				
06/18/10	\$210.00	0	\$ 43,270.00				
07/18/10	\$210.00	0	\$ 43,480.00				
08/18/10	\$210.00	0	\$ 43,690.00				
09/18/10	\$210.00	0	\$ 43,900.00				
10/18/10	\$210.00	0	\$ 44,110.00				
11/18/10	\$210.00	0	\$ 44,320.00				
12/18/10	\$210.00	0	\$ 44,530.00				
01/18/11	\$210.00	0	\$ 44,740.00				
02/18/11	\$210.00	0	\$ 44,950.00				
03/18/11	\$210.00	0	\$ 45,160.00				
04/18/11	\$210.00	0	\$ 45,370.00				
05/18/11	\$210.00	0	\$ 45,580.00				
06/18/11	\$210.00	0	\$ 45,790.00				
07/18/11	\$210.00	0	\$ 46,000.00				
08/18/11	\$210.00	0	\$ 46,210.00				
09/18/11	\$210.00	0	\$ 46,420.00				
10/18/11	\$210.00	0	\$ 46,630.00				
11/18/11	\$210.00	0	\$ 46,840.00				
12/18/11	\$210.00	0	\$ 47,050.00				
01/18/12	\$210.00	0	\$ 47,260.00				
02/18/12	\$210.00	0	\$ 47,470.00				
03/18/12	\$210.00	0	\$ 47,680.00				
04/18/12	\$210.00	0	\$ 47,890.00				

LOAN ACTIVITY FOR LOAN MADE TO BENJAMIN REYES, ROBERTO RANGEL AND VERONICA NARANJO

ON 3-18-2003

LENDERS: RITO A SOTO AND BERTHA SOTO, TRUSTEES OF PROPERTY DESCRIBED AS PARCEL 4 AND LETTERED LOT E OF PARCEL MAP 8075 IN RIVERSIDE COUNTY, CA

Date Payment Due	Interest Payment Due	Payment Made	Running Balance Due				
05/18/12	\$210.00	0	\$ 48,100.00				
06/18/12	\$210.00	0	\$ 48,310.00				
07/18/12	\$210.00	0	\$ 48,520.00				
08/18/12	\$210.00	0	\$ 48,730.00				
09/18/12	\$210.00	0	\$ 48,940.00				
10/18/12	\$210.00	0	\$ 49,150.00				
11/18/12	\$210.00	0	\$ 49,360.00				
12/18/12	\$210.00	0	\$ 49,570.00				
01/18/13	\$210.00	0	\$ 49,780.00	<b>TOTAL BALANCE DUE</b>			

I, Rito A Soto, hereby affirm that this, **\$49,780**, is the balance due on the property refernced above.

*[Handwritten Signature]* 7/21/2015

Signature Rito A Soto

State of Arizona )

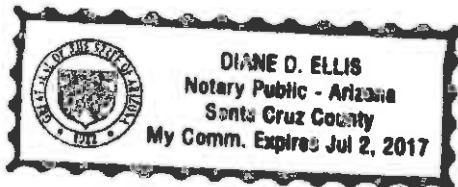
County of Santa Cruz )

Signed and sworn to (or affirmed) before me on this 21 July 2015 by **Rito A Soto**

*[Handwritten Signature]* 7/21/15

Diane D Ellis, Notary Public Date

My Commission expires 07-02-2017



**Accrued Interest for Deed of Trust on 151031006-5**

Original Loan Amount **\$25,000.00**

% Rate 10 per annum = \$2,500.00 per year

Interest per day = \$6.85

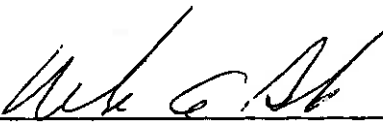
Amount owing as of 03/18/2003		\$25,000.00
Interest from 03/18/03 to 03/18/04	\$2,500.00	\$27,500.00
Interest from 03/18/04 to 03/18/05	\$2,500.00	\$30,000.00
Interest from 03/18/05 to 03/18/06	\$2,500.00	\$32,500.00
Interest from 03/18/06 to 03/18/07	\$2,500.00	\$35,000.00
Interest from 03/18/07 to 03/18/08	\$2,500.00	\$37,500.00
Interest from 03/18/08 to 03/18/09	\$2,500.00	\$40,000.00
Interest from 03/18/10 to 03/18/11	\$2,500.00	\$42,500.00
Interest from 03/18/11 to 03/18/12	\$2,500.00	\$45,000.00
Interest from 03/18/12 to 02/04/13 (323 days)	\$2,212.55	\$47,212.55

**Total \$47,212.55**

AFFIDAVIT

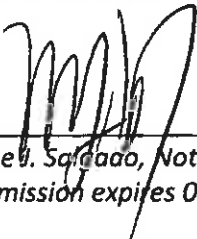
I, Rito A Soto, hereby affirm and swear under penalty of perjury, that the following is true and correct to the best of my recollection:

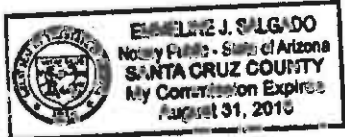
1. That my wife, Bertha Soto and I made a loan, secured by a Deed of Trust, for property described as parcel 4 and lettered lot e of parcel map 8075 in Riverside County, CA.
2. That this loan, in the amount of \$25,000, was made to Benjamin Reyes, Roberto Rangel and Veronica Naranjo and it was recorded and a Deed of Trust was executed on 3-18-2003.
3. That I am in the business of making loans, secured by property and I own a pawn shop called Soto's Pawn Shop, located at 73 N Sonoita Ave. Ste 2, Nogales, AZ 85621.
4. That the above referenced loan had attached to it a verbal and handshake agreement between the Trustors and Beneficiaries that the loan would accrue at 10% per annum and payments would be due monthly beginning one month after Deed of Trust was recorded. This was a standard rate of interest that I charged.
5. That the monthly payments of \$208.33 ( $\$25,000 \times 10\% = \$2,500$  divided by 12 = \$208.33), plus a processing fee of \$1.67 for a total of \$210 would be due and payable on the 18<sup>th</sup> of each month beginning April 18, 2003.
6. That a provision in the Deed of Trust, (copy attached,) signed by Trustors, article number 5 on page 2 of 4, lists the right of the Beneficiary or Trustee, (that being my wife and me,) the power to accrue the highest interest rate if a note for interest was not present. As I had agreed to 10%, this accrued interest, submitted in a separate affidavit, is the amount I am seeking. Article 5 also gives me the power to make the unpaid interest part of the Deed of Trust.

      7-27-15  
Signature, Rito A Soto                                  Date

State of Arizona      )  
  )  
County of Santa Cruz    )

*Signed and acknowledged before me on this 27<sup>th</sup> day of July, 2015, at Nogales AZ, by Rito A Soto, who satisfactorily identified HIMSELF and signed this acknowledgement in my presence. I affirm.*

  
Emmeline J. Salgado, Notary Public  
My Commission expires 08/31/2016





**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 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 56,059.10 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 2005-0104008; recorded on 02/07/2005. 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. RECORDED ABSTRACT OF JUDGMENT

---

2. SPREADSHEET OF TOTAL AMOUNT DUE

---


\*\*Claim 1 of 2

---

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 30th day of April, 2013 at Irvine, California  
County, State

  
Signature of Claimant

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

Maria Mahecha, Attorney at Law  
Print Name  
Attorney for Claimant  
92 Corporate Park, Suite C-220  
Street Address

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

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

Irvine, CA 92606  
City, State, Zip

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

714.545.2450  
Phone Number

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



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address): TEL NO.:  
 Recording requested by and return to:  
 Rex L. Brady SBN 178214 949/250-9974  
 Attorney at Law  
 92 Corporate Park, Suite C-220  
 Irvine, CA 92606

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**  
 STREET ADDRESS: 4050 Main Street  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: **Riverside, CA 92501**  
 BRANCH NAME: **Riverside Justice Center**

M	S	L							
A	R	L				COPY	LONG	REFUND	NCHG
									EXAM

PLAINTIFF: **Foothill/Eastern Transportation Corridor Agency**  
 DEFENDANT: **Benjamin C. Reyes**

**ABSTRACT OF JUDGMENT**  Amended

CASE NUMBER:  
**RIC 407647**

FOR COURT USE ONLY

16

C

SG

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  
**Benjamin C. Reyes**  
**4336 Drexel Ave.**  
**Riverside, CA 92505**
- b. Driver's license No. and state:  Unknown
- c. Social security No.:  Unknown
- d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): **Benjamin C. Reyes**  
**4336 Drexel Ave., Riverside, CA 92505**
- e.  Original abstract recorded in this county:  
 (1) Date:  
 (2) Instrument No.:

NOTIFICATION MAILED  
 USA POSTAL SERVICE

f.  Information on additional judgment debtors is shown on page two.

(SIGNATURE OF APPLICANT OR ATTORNEY)

Date: **1/7/2005**  
**Rex L. Brady, Attorney at Law**  
 (TYPE OR PRINT NAME)

2. a.  I certify that the following is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.
3. Judgment creditor (name and address):  
**Foothill/Eastern Transportation Corridor Agency**  
**125 Pacifica, Suite 100, Irvine, CA 92618**
4. Judgment debtor (full name as it appears in judgment):  
**Benjamin C. Reyes**

6. Total amount of judgment as entered or last renewed:  
**\$ 30,399.00**
7.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
 a. Amount: \$  
 b. In favor of (name and address):

(SEAL)

5. a. Judgment entered on (date): **12/8/2004**  
 b. Renewal entered on (date):  
 This abstract issued on (date):  
**JAN 27 2005**

8. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):
9.  This judgment is an installment judgment.
- Clerk, by , Deputy

PLAINTIFF: Foothill/Eastern Transportation Corridor Agency	CASE NUMBER: RIC 407647
DEFENDANT: Benjamin C. Reyes	

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

14. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

18.  Continued on Attachment 18.

Benjamin Reyes  
Case No: RIC 407647

Interest	Jud BAL	interest	cost	pmt	Applied to Cost	Applied to Interest	Applied to judgment	Balance Due
12/8/2004	\$ 30,399.00							\$ 30,399.00
1/27/2005	30,406.00	416.42	7.00					\$ 30,829.42 abstract
2/1/2005	30,413.00	41.65	7.00					\$ 30,878.08 writ
2/7/2005	30,429.00	49.99	16.00					\$ 30,944.07 abstract record
2/18/2005	30,459.00	91.61	30.00					\$ 31,065.68 bank levy
2/18/2005	30,534.00	-	75.00					\$ 31,140.68 service bank levy
9/21/2005	30,571.00	1,791.45	37.00					\$ 32,969.13 orap
10/16/2005	30,621.00	208.42	50.00					\$ 33,227.55 serve
12/5/2005	30,771.00	417.25	150.00					\$ 33,794.80 attorney
12/15/2005	30,921.00	83.65	150.00					\$ 34,028.45 attorney
7/28/2010	30,921.00	14,112.91		9,329.30				\$ 38,812.07
4/11/2012	30,921.00	5,226.54						\$ 44,038.61
4/29/2013	30,921.00	3,228.85						\$ 47,267.46
Total		25,668.76	372.00	9,329.30				

8.33

March 31, 2015

Maria Mahecha  
Case #RIC 407647  
92 Corporate Park, Suite C-220  
Irvine, CA 92606

Re: APN: 151031006-5  
TC 194, Item 3  
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

**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.**

- |   |   |
|---|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100  | <input type="checkbox"/> Copy of Marriage Certificate for   |
| <input type="checkbox"/> Notarized Statement of different/misspelled name   | <input type="checkbox"/> Original Note/Payment Book   |
| <input checked="" type="checkbox"/> Notarized Statement Giving Maria Mahecha Authorization to file on behalf of Foothill/Eastern Transportation Corridor Agency | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (up to the date of tax sale) |
| <input type="checkbox"/> Certified Death Certificates for   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)    |
| <input type="checkbox"/> Copy of Birth Certificate for Edward Small   | <input type="checkbox"/> Court Order Appointing Administrator                                     |
|   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
|   | <input type="checkbox"/> Other –  |

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

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

EP 194-3

**MARIA MAHECHA**

*Attorney At Law*

92 Corporate Park, Suite C-220

Irvine, CA 92606

Ph: (714) 545-2450 Fax: (714) 545-2449

April 3, 2015

Shawana Green  
Tax Sales Operation  
Riverside County Treasurer-Tax Collector  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92502

**RECEIVED**  
2015 APR 28 AM 7:54  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

Re: APN: 151031006-5  
Date of Sale: February 4, 2013  
Assessee: Reyes, Benjamin

Dear Ms. Green,

Attached are the documents you requested as proof of our right to claim the excess proceeds.

All payments should be made payable to:

Foothill/Eastern Transportation Corridor Agency  
c/o: Maria Mahecha, Attorney at Law  
92 Corporate Park, Suite C-220  
Irvine, CA 92606

If you have any questions, please feel free to contact my office.

Thank you for your assistance.

Sincerely,



Maria Mahecha  
Attorney for Foothill/Eastern Transportation Corridor Agency

MM/nal

:Attachments

AUTHORIZATION FOR AGENT 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's claim 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 make Maria Mahecha, ESQ. my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 151031006-5 sold at public auction on February 4, 2013. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 42,116.86 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]  
(Signature of Party of Interest)

Stephen Lee as Credit Collection Specialist  
(Name Printed)

125 Pacifica, Suite 100  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ )

Irvine, CA 92618  
(City/State/Zip)

949-754-3474  
(Area Code/Telephone Number)

On \_\_\_\_\_, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]  
(Signature of Agent)

Maria Mahecha, Attorney at Law  
(Name Printed)

92 Corporate Park, Suite C-220  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ )

Irvine, CA 92606  
(City/State/Zip)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary)

(This area for official seal)

# ACKNOWLEDGMENT

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.

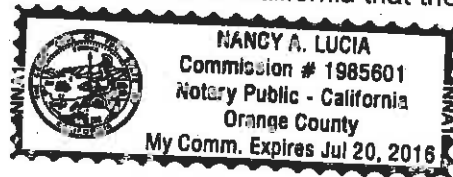
State of California  
County of Orange

On April 6, 2015 before me, Nancy A. Lucia Notary Public  
(insert name and title of the officer)

personally appeared Stephen Lee  
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 Nancy A. Lucia (Seal)



# ACKNOWLEDGMENT

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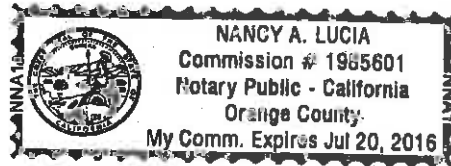
State of California  
County of Orange

On April 7, 2015 before me, Nancy A. Lucia Notary Public  
(insert name and title of the officer)

personally appeared Mania Mahecha  
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 ~~is~~ she ~~is~~ they executed the same in his ~~or~~ their authorized capacity ~~(ies)~~, and that by his ~~or~~ her ~~or~~ 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 Nancy A. Lucia (Seal)

Benjamin Reyes  
Case No: RIC 407647

Interest	Jud BAL	interest	cost	pmt	Applied to Cost	Applied to Interest	Applied to judgment	Balance Due
12/8/2004	\$ 30,399.00							\$ 30,399.00
1/27/2005	30,406.00	416.42	7.00					\$ 30,829.42 abstract
2/1/2005	30,413.00	41.65	7.00					\$ 30,878.08 writ
2/7/2005	30,429.00	49.99	16.00					\$ 30,944.07 abstract record
2/18/2005	30,459.00	91.70	30.00					\$ 31,065.77 bank levy
2/18/2005	30,534.00	-	75.00					\$ 31,140.77 service bank levy
5/24/2005	30,399.00	794.72		406.25	135.00	271.25		\$ 31,529.25
9/21/2005	30,436.00	999.42	37.00					\$ 32,565.66 orap
10/16/2005	30,486.00	208.47	50.00					\$ 32,824.13 serve
12/5/2005	30,636.00	417.62	150.00					\$ 33,391.75 attorney
12/15/2005	30,786.00	83.93	150.00					\$ 33,625.68 attorney
12/15/2005	30,936.00	-	150.00					\$ 33,775.68 attorney
1/11/2007	30,095.75	3,322.44		840.25			840.25	\$ 36,257.87 BK Tolls
6/23/2008	30,399.00	4,483.60		786.33	537.00	249.33		\$ 37,472.95
7/28/2010	22,649.28	6,452.41		8,136.72			8136.72	\$ 31,941.37 Reduction
5/31/2011	30,936.00	2,602.01		103.22		103.22		\$ 36,274.47
4/11/2012	22,649.28	1,960.87						\$ 33,902.24
2/4/2013	22,649.28	1,855.38						\$ 35,757.62
Total		23,780.64	672.00	10,272.77	672.00	623.80	8,976.97	

8.33

**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 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 56,059.10 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. 2005-0104004; recorded on 02/07/2005. 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. RECORDED ABSTRACT OF JUDGMENT

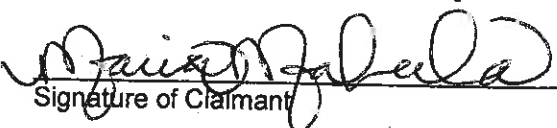
2. SPREADSHEET OF TOTAL AMOUNT DUE

\*\*Claim 2 of 2

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 30th day of April, 2013 at Irvine, California  
County, State

  
Signature of Claimant

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

Maria Mahecha, Attorney at Law  
Print Name

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

Attorney for Claimant

92 Corporate Park, Suite C-220  
Street Address

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

Irvine, CA 92606  
City, State, Zip

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

714.545.2450

Phone Number

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



EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address):  
 Recording requested by and return to:  
 Rex L. Brady SBN 178214 949/250-9974  
 Attorney at Law  
 92 Corporate Park, Suite C-220  
 Irvine, CA 92606

TEL NO.:

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside  
 STREET ADDRESS: 4050 Main Street  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: Riverside, CA 92501  
 BRANCH NAME: Riverside

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PLAINTIFF: Foothill/Eastern Transportation Corridor Agency  
 DEFENDANT: Benjamin and Evelia Reyes

**ABSTRACT OF JUDGMENT**  Amended

CASE NUMBER:  
 RIC 407608



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  
 Benjamin Reyes  
 4336 Drexel Ave  
 Riverside, CA 92505
- b. Driver's license No. and state:  
 c. Social security No.:  
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Benjamin Reyes  
 4336 Drexel Ave, Riverside, CA 92505
- e.  Original abstract recorded in this county:  
 (1) Date:  
 (2) Instrument No.:

NOTIFICATION MAILED  
 USA POSTAL SERVICE

FOR COURT USE ONLY

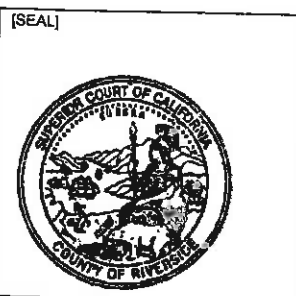
- f.  Information on additional judgment debtors is shown on page two.

Date: 1/10/2005  
 Rex L. Brady, Attorney at Law  
 (TYPE OR PRINT NAME)

*Rex L. Brady*  
 (SIGNATURE OF APPLICANT OR ATTORNEY)

2. a.  I certify that the following is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.
3. Judgment creditor (name and address):  
 Foothill/Eastern Transportation Corridor Agency  
 125 Pacifica, Suite 100, Irvine, CA 92618
4. Judgment debtor (full name as it appears in judgment):  
 Benjamin and Evelia Reyes

5. Total amount of judgment as entered or last renewed:  
 \$ 4,325.50
7.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
 a. Amount: \$  
 b. In favor of (name and address):



5. a. Judgment entered on (date): 12/8/2004  
 b. Renewal entered on (date):  
 This abstract issued on (date):  
 JAN 27 2005

8. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):
9.  This judgment is an installment judgment.

Clerk, by *[Signature]*, Deputy

PLAINTIFF: Foothill/Eastern Transportation Corridor Agency	CASE NUMBER: RIC 407608
DEFENDANT: Benjamin and Evelia Reyes	

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address

Evelia Reyes  
4336 Drexel Ave  
Riverside, CA 92505 X

NOTIFICATION MAILED  
USA POSTAL SERVICE

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):  
Evelia Reyes  
4336 Drexel Ave., Riverside, CA 92505 X

14. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state:  Unknown  
Social security No.:  Unknown  
Summons was personally served at or mailed to (address):

18.  Continued on Attachment 18.

Benjamin C. Evelia Reyes  
Case No: RIC 407608

Interest	Jud BAL	interest	cost	pmt	Applied to Cost	Applied to Interest	Applied to judgment	Balance Due
12/8/2004	\$ 4,325.50							\$ 4,325.50
1/27/2005	4,332.50	59.25	7.00					\$ 4,391.75 Abstract
2/7/2005	4,348.50	13.06	16.00					\$ 4,420.81 Record-RI
9/15/2005	4,384.80	262.10	36.30					\$ 4,719.21 ORAP
10/6/2005	4,434.80	25.23	50.00					\$ 4,794.44 Attempted Serve
12/3/2007	4,449.80	957.43	15.00					\$ 5,766.87 Writ (Riverside)
12/5/2007	4,479.80	2.44	30.00					\$ 5,799.31 Bank Levy
3/4/2008	4,592.30	110.46	112.50					\$ 6,022.27 3rd Party Preparation
4/1/2008	4,632.30	35.23	40.00					\$ 6,097.50 3rd Party ORAP
4/14/2008	4,670.80	16.50	38.50					\$ 6,152.50 Serve
6/17/2008	3,884.47	81.90		786.33	306.80	479.53		\$ 5,448.07
7/1/2008	4,059.47	14.90	175.00					\$ 5,637.96 Appearance
9/3/2008	4,234.47	71.18	175.00					\$ 5,884.14 Cont. Appearance
9/3/2008	4,383.03	-	148.56					\$ 6,032.70 Bank Fees
4/30/2009	4,383.03	287.00						\$ 6,319.70
7/15/2010	3,107.90	529.57		1,275.13	498.56	776.57		\$ 5,574.14
3/2/2011	3,132.90	195.84	25.00					\$ 5,794.98 writ-oc
3/11/2011	3,167.90	7.72	35.00					\$ 5,837.70 levy
4/11/2011	3,069.40	26.91		105.22	98.50	6.72		\$ 5,759.39
6/28/2011	3,104.40	65.59	35.00					\$ 5,859.98 levy
4/11/2012	3,104.40	244.95						\$ 6,104.93
4/29/2013	3,104.40	376.78						\$ 6,481.71
Total		3,384.03	938.86	2,166.68	903.86	1,262.82		

March 31, 2015

Maria Mahecha  
Case #RIC 407647  
92 Corporate Park, Suite C-220  
Irvine, CA 92606

Re: APN: 151031006-5  
TC 194, Item 3  
Date of Sale: February 4, 2013

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale.

**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.**

- |   |   |
|---|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100  | <input type="checkbox"/> Copy of Marriage Certificate for Original Note/Payment Book              |
| <input type="checkbox"/> Notarized Statement of different/misspelled name   | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (up to the date of tax sale) |
| <input checked="" type="checkbox"/> Notarized Statement Giving Maria Mahecha Authorization to file on behalf of Foothill/Eastern Transportation Corridor Agency | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)    |
| <input type="checkbox"/> Certified Death Certificates for   | <input type="checkbox"/> Court Order Appointing Administrator                                     |
| <input type="checkbox"/> Copy of Birth Certificate for Edward Small   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
|   | <input type="checkbox"/> Other -  |

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

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

EP 194-3

**MARIA MAHECHA**

*Attorney At Law*

92 Corporate Park, Suite C-220

Irvine, CA 92606

Ph: (714) 545-2450 Fax: (714) 545-2449

April 3, 2015

Shawana Green  
Tax Sales Operation  
Riverside County Treasurer-Tax Collector  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92502

RECEIVED  
2015 APR 28 AM 7:54  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Re: APN: 151031006-5  
Date of Sale: February 4, 2013  
Assessee: Reyes, Benjamin

Dear Ms. Green,

Attached are the documents you requested as proof of our right to claim the excess proceeds.

All payments should be made payable to:

Foothill/Eastern Transportation Corridor Agency  
c/o: Maria Mahecha, Attorney at Law  
92 Corporate Park, Suite C-220  
Irvine, CA 92606

If you have any questions, please feel free to contact my office.

Thank you for your assistance.

Sincerely,



Maria Mahecha  
Attorney for Foothill/Eastern Transportation Corridor Agency

MM/nal

:Attachments



AUTHORIZATION FOR AGENT 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's claim 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 make Maria Mahecha, ESQ. my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 151031006-5 sold at public auction on February 4, 2013. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 42,116.86 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]  
(Signature of Party of Interest)

Stephen Lee as Credit Collection Specialist  
(Name Printed)

125 Pacifica, Suite 100  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_)

Irvine, CA 92618  
(City/State/Zip)

949-754-3474  
(Area Code/Telephone Number)

On \_\_\_\_\_, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

(This area for official seal)

\_\_\_\_\_  
(Signature of Notary)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]  
(Signature of Agent)

Maria Mahecha, Attorney at Law  
(Name Printed)

92 Corporate Park, Suite C-220  
(Address)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_)

Irvine, CA 92606  
(City/State/Zip)

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, 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.

WITNESS my hand and official seal.

(This area for official seal)

\_\_\_\_\_  
(Signature of Notary)

**ACKNOWLEDGMENT**

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State of California  
County of Orange

On April 6, 2015 before me, Nancy A. Lucia Notary Public  
(insert name and title of the officer)

personally appeared Stephen Lee  
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 Nancy Lucia (Seal)

# ACKNOWLEDGMENT

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.

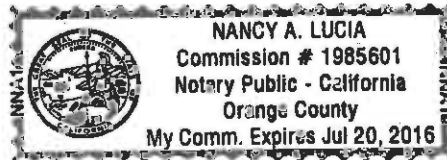
State of California  
County of Orange

On April 7, 2015 before me, Nancy A. Lucia Notary Public  
(insert name and title of the officer)

personally appeared Mania Mahesha  
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 Nancy A. Lucia (Seal)

Benjamin C. Evelia Reyes  
 Case No: RIC 407608

Interest	Jud BAL	interest	cost	pmt	Applied to Cost	Applied to Interest	Applied to Judgment	Balance Due
12/8/2004	\$ 4,325.50							\$ 4,325.50
1/27/2005	4,332.50	59.25	7.00					\$ 4,391.75 Abstract
2/7/2005	4,348.50	13.06	16.00					\$ 4,420.81 Record-RI
9/15/2005	4,384.80	262.10	36.30					\$ 4,719.21 ORAP
10/6/2005	4,434.80	25.23	50.00					\$ 4,794.44 Attempted Serve
12/3/2007	4,449.80	957.43	15.00					\$ 5,766.87 Writ (Riverside)
12/5/2007	4,479.80	2.44	30.00					\$ 5,799.31 Bank Levy
3/4/2008	4,592.30	110.46	112.50					\$ 6,022.27 3rd Party Preparation
4/1/2008	4,632.30	35.23	40.00					\$ 6,097.50 3rd Party ORAP
4/14/2008	4,670.80	16.50	38.50					\$ 6,152.50 Serve
6/17/2008	3,884.47	81.90		786.33	306.80	479.53		\$ 5,448.07
7/1/2008	4,059.47	14.90	175.00					\$ 5,637.96 Appearance
9/3/2008	4,234.47	71.18	175.00					\$ 5,884.14 Cont. Appearance
9/3/2008	4,383.03	-	148.56					\$ 6,032.70 Bank Fees
4/30/2009	4,383.03	287.00						\$ 6,319.70
7/15/2010	3,107.90	529.57		1,275.13	498.56	776.57		\$ 5,574.14
3/2/2011	3,132.90	195.84	25.00					\$ 5,794.98 writ-oc
3/11/2011	3,167.90	7.72	35.00					\$ 5,837.70 levy
4/11/2011	3,069.40	26.91		105.22	98.50	6.72		\$ 5,759.39
6/28/2011	3,104.40	65.59	35.00					\$ 5,859.98 levy
4/11/2012	3,104.40	244.95						\$ 6,104.93
2/4/2013	3,104.40	254.31						\$ 6,359.24
Total		3,261.56	938.86	2,166.68	903.86	1,262.82		

**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 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 33,916.49 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. 2005-0826184; recorded on 10/5/2005. 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.**

Abstract of Judgment, recorded 10/5/2005  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 6th day of August, 2013 at Orange County, Irvine, California  
County, State

Signature of Claimant

Signature of Claimant

Alan L. Brodkin, Attorney for  
Print Name Judgment Creditor Nations Rent, Inc. Print Name

Alan L. Brodkin & Associates  
15500 B Rockfield Blvd.

Street Address

Street Address

Irvine, CA 92618

City, State, Zip

City, State, Zip

949/457-8686

Phone Number

Phone Number

# PUBLIC RECORD

DOC # 2005-0826184

10/05/2005 08:00A Fee:18.00

Page 1 of 3

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



**WHEN RECORDED MAIL TO**

NAME Alan L. Brodtkin  
ALAN L. BRODKIN & ASSOC.  
MAILING 15500 B Rockfield Blvd.  
ADDRESS

CITY, STATE Irvine, CA  
ZIP CODE 92618

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

20

**TITLE(S)**



Abstract of Judgment

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address): TEL NO.:  
 Recording requested by and return to: (949) 457-8686  
 Alan L. Brodtkin  
 ALAN L. BRODKIN & ASSOCIATES  
 15500 B Rockfield Blvd.  
 Irvine, CA 92618

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
 STREET ADDRESS: 4050 Main Street  
 MAILING ADDRESS: Riverside, California 925  
 CITY AND ZIP CODE:  
 BRANCH NAME: Riverside Judicial District

FOR RECORDER'S USE ONLY

PLAINTIFF: NATIONS RENT, INC.  
 DEFENDANT: R.B.M. CONSTRUCTION, ET AL.

**ABSTRACT OF JUDGMENT**  Amended

CASE NUMBER:  
 RIC 418841

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
    - R.B.M. CONSTRUCTION, INC., a California corporation
    - 6260 Rutland Ave. #A3
    - Riverside, CA. 92503
  - b. Driver's license No. and state:  Unknown
  - c. Social security No.:  Unknown
  - d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Benjamin Reyes  
 4336 Drexel Ave. Apt. 202, Riverside, CA. 92505
  - e.  Original abstract recorded in this county:
    - (1) Date:
    - (2) Instrument No.:
  - f.  Information on additional judgment debtors is shown on page two.

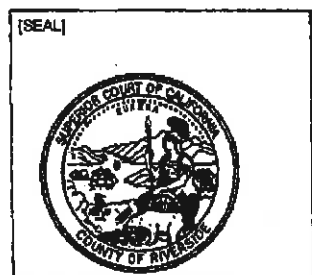
FOR COURT USE ONLY

Date: September 28, 2005  
 Alan L. Brodtkin  
 (TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

- 2. a.  I certify that the following is a true and correct abstract of the judgment entered in this action.
- b.  A certified copy of the judgment is attached.
- 3. Judgment creditor (name and address):  
 NATIONS RENT, INC., C/O Alan L. Brodtkin & Associates  
 15500 B Rockfield Blvd. Irvine, CA. 92618
- 4. Judgment debtor (full name as it appears in judgment):  
 R.B.M. CONSTRUCTION, INC., a California corporation;  
 BENJAMIN REYES, an individual

- 6. Total amount of judgment as entered or last renewed:  
 \$ 33,916.49
- 7.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
 a. Amount: \$  
 b. In favor of (name and address):



- 5. a. Judgment entered on (date): June 14, 2005
- b. Renewal entered on (date):

This abstract issued on (date):  
**OCT 03 2005**

- 8. A stay of enforcement has
  - a.  not been ordered by the court.
  - b.  been ordered by the court effective until (date):
- 9.  This judgment is an installment judgment.

Clerk, by *[Signature]*, Deputy

PLAINTIFF: NATIONS RENT, INC.	CASE NUMBER:
DEFENDANT: R.B.M. CONSTRUCTION, ET AL.	RIC 418841

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address  
 BENJAMIN REYES, an individual  
 6260 Rutlan Ave. #A3  
 Riverside, CA. 92503 X

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

14. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state:  Unknown  
 Social security No.:  Unknown  
 Summons was personally served at or mailed to (address):

18.  Continued on Attachment 18.





**BEST BEST & KRIEGER LLP**  
**ATTORNEYS AT LAW**

Indian Wells  
(760) 568-2611  
Irvine  
(949) 283-2600  
Los Angeles  
(213) 617-8100  
Riverside  
(951) 686-1450

2855 E. Guasti Road, Suite 400, Ontario, CA 91761  
Phone: (909) 989-8584 | Fax: (909) 944-1441 | www.bbklaw.com

Sacramento  
(916) 325-4000  
San Diego  
(619) 525-1300  
Walnut Creek  
(925) 977-3300  
Washington, DC  
(202) 785-0600

**Krysten Steele**  
(909) 483-6653  
krysten.steele@bbklaw.com  
File No. 24438.10028

October 17, 2013

**VIA REGULAR U.S. MAIL**

Adrian Potenciano  
Riverside County Treasurer  
P.O. Box 12005  
Riverside, CA 92502

Re: Claim for Excess Proceeds from Sale of Tax-Defaulted Property - APN  
151-031-006-5 - Assessee Benjamin Reyes

To Whom It May Concern:

Best Best & Krieger is the City Attorney to the City of San Jacinto (the "City"). As such, we are in receipt of the County's notice regarding the tax-sale of the above referenced property. Enclosed please find the City's completed Claim for Excess Proceeds from Sale of Tax-Defaulted Property as well as the corresponding documents substantiating the City's claim. Should you have any questions or concerns regarding the enclosed, please do not hesitate to contact me directly. Thank you for your attention to the matter.

Sincerely,

Krysten Steele, Paralegal  
for BEST BEST & KRIEGER LLP  
City Attorney  
City of San Jacinto

**Enclosures:**

Claim Form  
Abstract of Judgment  
Judgment  
Complaint

**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 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 28,874.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2010-0120461; recorded on 03-16-2010. 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) Abstract of Judgment - Civil and Small Claims recorded in the Official Records of the County of Riverside as Instrument No. 2010-0120461, 2) Judgment filed January 13, 2010 in the Superior Court of California, County of Riverside under Case No. HEC 032330 City of San Jacinto v. Oscar Reyes and Irma Robles, and 3) Complaint for Nuisance Abatement and Damages filed February 20, 2009 in the Superior Court of California, County of Riverside under Case No. HEC 032330,

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

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

Executed this 10 day of OCTOBER, 2013 at SAN BERNARDINO COUNTY, CALIFORNIA  
County, State

  
Signature of Claimant

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

JEFF S. BALLINGER  
Print Name SAN JACINTO CITY ATTORNEY

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

2855 E. GUASTI RD #400  
Street Address

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

ONTARIO, CA. 91701  
City, State, Zip

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

(909) 483-6644  
Phone Number

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

**RECORDING REQUESTED BY:**

Kendra L. Carney, Esq.  
Best Best & Krieger LLP  
5 Park Plaza, Suite 1500  
Irvine, CA 92614

**AND WHEN RECORDED MAIL TO:**

Kendra L. Carney, Esq.  
Best Best & Krieger LLP  
5 Park Plaza, Suite 1500  
Irvine, CA 92614

DOC # 2010-0120461

03/16/2010 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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No recording fee pursuant to Gov. Code §27383

ABSTRACT OF JUDGMENT – CIVIL AND SMALL CLAIMS



ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, at telephone number): Recording requested by and return to:  
 Jeffrey S. Ballinger, Bar No. 205531  
 Kendra L. Carney, Bar No. 251890  
 BEST, BEST & KRIEGER, LLP  
 3500 Porsche Way, Suite 200, Ontario, CA 91764  
 Telephone: (909) 989-8584, Fax: (909) 944-1441

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
 STREET ADDRESS: 880 N. State Street  
 MAILING ADDRESS: Same  
 CITY AND ZIP CODE: Hemet, CA 92543-1498  
 BRANCH NAME: HEMET BRANCH

FOR RECORDER'S USE ONLY

PLAINTIFF: CITY OF SAN JACINTO  
 DEFENDANT: OSCAR REYES ET AL.

CASE NUMBER:  
 HEC 032330

**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

OSCAR REYES  
 22572 San Jacinto Avenue  
 San Jacinto, CA 92583

b. Driver's license no. [last 4 digits] and state: None  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): Irma Robles, 22572 San Jacinto Avenue, San Jacinto, CA 92583

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

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

3. Judgment creditor (name and address):  
 City of San Jacinto, 595 S. San Jacinto Ave.,  
 San Jacinto, CA 92583

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

Date: March 9, 2010

Kendra L. Carney

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
 \$ 28,874.00

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):

8. a. Judgment entered on (date): 01/10/2010

b. Renewal entered on (date):

9.  This judgment is an installment judgment.

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 Mary Martinez, Deputy



This abstract issued on (date):

MAR 10 2010

PLAINTIFF: CITY OF SAN JACINTO DEFENDANT: OSCAR REYES, ET AL.	CASE NUMBER: HEC 032330
--	----------------------------

**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> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           IRMA ROBLES            22572 San Jacinto Avenue            San Jacinto, CA 92583         </div> <p>Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown</p> <p>Social security no. [last 4 digits]: <input checked="" type="checkbox"/> Unknown</p> <p>Summons was personally served at or mailed to (<i>address</i>):</p> <p>22572 San Jacinto Avenue          San Jacinto, CA 92583</p>	<p>17. Name and last known address</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           [Empty]         </div> <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 (<i>address</i>):</p>
--	--

<p>18. Name and last known address</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           [Empty]         </div> <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 (<i>address</i>):</p>	<p>19. Name and last known address</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">           [Empty]         </div> <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 (<i>address</i>):</p>
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20.  Continued on Attachment 20.

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**PROOF OF SERVICE**

I, Kerry V. Keefe, declare:

I am a resident of the State of California and over the age of eighteen years, and not a party to the within action; my business address is Best Best & Krieger LLP, 5 Park Plaza, Suite 1500, Irvine, California 92614. On March 9, 2010, I served the within documents:

**ABSTRACT OF JUDGMENT – CIVIL AND SMALL CLAIMS**

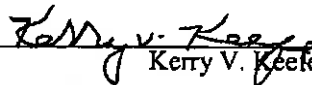
- by transmitting via facsimile the document(s) listed above to the fax number(s) set forth below on this date before 5:00 p.m.
- I caused such envelope to be delivered via personal delivery to the below address by OC Corporate Courier
- by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Irvine, California addressed as set forth below.
- I caused such envelope to be delivered via overnight delivery addressed as indicated on the attached service list. Such envelope was deposited for delivery by United Parcel Service following the firm's ordinary business practices.

Irma Robles 22572 San Jacinto Avenue San Jacinto, CA 92583	
--	---

I am readily familiar with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on March 9, 2010, at Irvine, California.

  
 \_\_\_\_\_  
 Kerry V. Keefe

ORANGEKKEEFE61127.1

PROOF OF SERVICE

1 JEFFREY S. BALLINGER, Bar No. 205531  
 2 MATTHEW R. SILVER, Bar No. 245528  
 3 BEST BEST & KRIEGER LLP  
 3500 Porsche Way, Suite 200  
 4 Ontario, California 91764  
 Telephone: (909) 989-8584  
 Telecopier: (909) 944-1441

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

JAN 13 2010

5 Attorneys for Plaintiff  
 6 City of San Jacinto

7  
 8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
 9 COUNTY OF RIVERSIDE - HEMET BRANCH

10  
 11 CITY OF SAN JACINTO, a municipal  
 corporation,

12 Plaintiff,

13 v.

14 OSCAR REYES, a minor, and IRMA  
 15 ROBLES, parent of minor Defendant  
 OSCAR REYES,

16 Defendants.

Case No.: HEC 032330

Judge:

Dept.:

**[PROPOSED] JUDGMENT**

[Filed concurrently with:

1. Request for Court Judgment;
2. Memorandum of Points and Authorities;
3. Request for Judicial Notice
4. Declaration of Deputy Favero; and
5. Declaration of Matthew R. Silver.]

1

**[PROPOSED] DEFAULT JUDGMENT**

2

3

Having considered all the evidence submitted in support of Plaintiff City of San Jacinto's



[PROPOSED] DEFAULT JUDGMENT

1  
2  
3 Having considered all the evidence submitted in support of Plaintiff City of San Jacinto's  
4 Request for Default Judgment, the Court determines that Plaintiff is entitled to a Default  
5 Judgment in this matter against Defendants Oscar Reyes and Irma Robles.

6  
7 IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that Plaintiff City of San  
8 Jacinto is entitled to a judgment against Defendants Oscar Reyes and Irma Robles, jointly and  
9 severally, for damages in the amount of \$28,874.00 consisting of the following:

- 10
- 11 (1) For compensatory damages in the amount of \$21,820.00;
- 12 (2) For a civil penalty in the amount of \$1,000.00;
- 13 (3) For costs in the amount of \$534.00; and
- 14 (4) For attorney's fees in the amount of \$5,520.00.
- 15

16  
17 DATED: JAN 11 2010

Kathleen Jacobs  
JUDGE OF THE SUPERIOR COURT

LAW OFFICES OF  
BEST-BEST & KRIEGER LLP  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CALIFORNIA 91764

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**PROOF OF SERVICE**

At the time of service I was over 18 years of age and not a party to this action. My business address is Best Best & Krieger LLP, 3500 Porsche Way, Suite 200, Ontario, California 91764. On January 6, 2010, I served the following document(s):

**[PROPOSED] JUDGMENT**

**By fax transmission.** Based on an agreement of the parties to accept service by fax transmission, I faxed the documents to the persons at the fax numbers listed below. No error was reported by the fax machine that I used. A copy of the record of the fax transmission, which I printed out, is attached.

**By United States mail.** I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed below (specify one):

Deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

Placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at Ontario, California.

Oscar Reyes  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

Irma Robles  
Parent of Oscar Reyes  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on January 6, 2010, at Ontario, California.

  
Andrea L. Ring

LAW OFFICES OF  
BEST BEST & KRIEGER LLP  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CALIFORNIA 91764

CONFORMED  
COPY

1 JEFFREY S. BALLINGER, Bar No. 205331  
2 DENISE L. ROCA WICH, Bar No. 232792  
3 BEST BEST & KRIEGER LLP  
4 3500 Porsche Way Suite 200  
5 Ontario, California 91764  
6 Telephone: (909) 989-8584  
7 Telecopier: (909) 944-1441

EXEMPT FROM FILING FEES  
PURSUANT TO GOVERNMENT  
CODE SECTION 6103

5 Attorneys for Plaintiff  
6 City of San Jacinto

FEB 20 2010

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
10 COUNTY OF RIVERSIDE  
11 HEMET BRANCH

BEST BEST & KRIEGER LLP  
ATTORNEYS AT LAW  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CA 91764

14 CITY OF SAN JACINTO, a municipal  
15 corporation,

16 Plaintiff,

17 v.

18 OSCAR REYES, a minor, and IRMA  
19 ROBLES, parent of minor Defendant  
20 OSCAR REYES.

21 Defendants.

Case No.  
Judge:

Hec 032330

LIMITED CIVIL CASE

COMPLAINT FOR:

- 1. Nuisance Abatement Pursuant to San Jacinto Municipal Code Section 9.12.050; and
- 2. Damages Pursuant to Civil Code Section 1714.1(b).

AMOUNT DEMANDED EXCEEDS \$10,000

BEST BEST & KRIEGER LLP  
ATTORNEYS AT LAW  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CA 91764

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Plaintiff, CITY OF SAN JACINTO (“SAN JACINTO”) alleges as follows:

**THE PARTIES**

1. SAN JACINTO is, and at all times mentioned herein was, a general-law municipal corporation organized and existing under the laws of the State of California.

2. Defendant OSCAR REYES (“REYES”) is an individual residing in Riverside County, California.

3. Defendant IRMA ROBLES (“ROBLES”) is an individual residing in Riverside County, California.

**FIRST CAUSE OF ACTION**

**(For Nuisance Abatement Pursuant to San Jacinto Municipal Code Section 9.12.050)  
(Against All Defendants)**

4. SAN JACINTO realleges and incorporates paragraphs 1 through 3, inclusive, as though set forth in full herein.

5. As authorized by Government Code section 38772, San Jacinto Municipal Code section 9.12.050 provides for the summary abatement of nuisances resulting from the defacement of Plaintiff SAN JACINTO’S property by graffiti.

6. At all times herein mentioned, Plaintiff SAN JACINTO was the owner of certain real property in the City of San Jacinto.

7. On various dates during 2007, Defendant REYES willfully and maliciously defaced and damaged SAN JACINTO’S property by means of graffiti.

8. Pursuant to San Jacinto Municipal Code section 9.12.030, Defendant REYES’ defacement by graffiti is a nuisance subject to abatement.

9. Plaintiff SAN JACINTO was compelled to expend the sum of \$21, 810.00 in abating the nuisance created by Defendant REYES’ above described defacement by graffiti.

ONTARIO\DROCAWICH\301106.1

**SECOND CAUSE OF ACTION**

**(For Willful Injury to Property by a Minor Pursuant to Civ.Code § 1714.1)**

**(Against All Defendants)**

10. SAN JACINTO realleges and incorporates paragraphs 1 through 9, inclusive, as though set forth in full herein.

11. At all times herein mentioned, Plaintiff SAN JACINTO was the owner of certain real property in the City of San Jacinto.

12. On various dates during 2007, Defendant REYES willfully and maliciously defaced and damaged SAN JACINTO'S property by means of graffiti.

13. By reason of the conduct of Defendant REYES, Plaintiff SAN JACINTO was compelled to expend the sum of \$21,810.00 in repairing said property.

14. Defendant ROBLES is the parent of Defendant REYES and has the custody and control of Defendant REYES who is a minor of the age of 16 years. Defendant ROBLES is jointly and severally liable with Defendant REYES for Defendant REYES' defacement of Plaintiff SAN JACINTO'S property.

WHEREFORE, Plaintiff CITY OF SAN JACINTO prays for judgment against Defendant REYES and Defendant ROBLES:

1. For damages in the amount of \$21, 810.00;
2. For attorneys' fees pursuant to Civil Code section 1714.1(b) and Government Code section 38772(d);
3. For costs;
4. For a civil penalty in the amount of \$1000.00 pursuant to San Jacinto Municipal Code section 9.12.040(F); and

5. For such other and further relief as the Court may deem proper.

Dated: February 17, 2009

BEST BEST & KRIEGER LLP

By: 

JEFFERY S. BALLINGER  
DENISE L. ROCAWICH  
Attorneys for Plaintiff  
City of San Jacinto

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

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



COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR

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

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

April 24, 2013

CITY OF SAN JACINTO  
C/O BEST, BEST & KRIEGER, LLP - CASE# HEC 032330  
ATTN: KENDRA L. CARNEY  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CA 91764

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 151031006-5      Item: 3  
Situs Address:  
Assessee: Reyes, Benjamin  
Date Sold: February 4, 2013  
Date Deed to Purchaser Recorded: April 1, 2013  
Final Date to Submit Claim: April 1, 2014

Dear Sir or Madame:

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

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

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

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

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Adrian Potenciano  
Deputy

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

RECEIVED  
2014 APR -1 AM 6:58  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 28,874.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2010-0120461 recorded on 03-16-2010. 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) Abstract of Judgment - Civil and Small Claims recorded in the Official Records of the County of Riverside as Instrument No. 2010-0120461, 2) Judgment filed January 13, 2010 in the Superior Court of California, County of Riverside under Case No. HEC 032330 City of San Jacinto v. Oscar Reyes and Irma Robles, and 3) Complaint for Nuisance Abatement and Damages filed February 20, 2009 in the Superior Court of California, County of Riverside under Case No. HEC 032330,

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 27th day of march, 2014 at Riverside, Ca  
County, State

  
Signature of Claimant

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

Tim Hults City Manager  
Print Name City of San Jacinto  
595 S San Jacinto Ave  
Street Address  
San Jacinto, Ca 92583  
City, State, Zip  
951-487-7330  
Phone Number

\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Street Address  
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City, State, Zip  
\_\_\_\_\_  
Phone Number



**RECORDING REQUESTED BY:**

Kendra L. Carney, Esq.  
Best Best & Krieger LLP  
5 Park Plaza, Suite 1500  
Irvine, CA 92614

**AND WHEN RECORDED MAIL TO:**

Kendra L. Carney, Esq.  
Best Best & Krieger LLP  
5 Park Plaza, Suite 1500  
Irvine, CA 92614

**DOC # 2010-0120461**

03/16/2010 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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No recording fee pursuant to Gov. Code §27383

**C**  
043

**ABSTRACT OF JUDGMENT – CIVIL AND SMALL CLAIMS**

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

Recording requested by and return to:

Jeffrey S. Ballinger, Bar No. 205531  
Kendra L. Carney, Bar No. 251890  
BEST, BEST & KRIEGER, LLP  
3500 Porsche Way, Suite 200, Ontario, CA 91764  
Telephone: (909) 989-8584, Fax: (909) 944-1441

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 880 N. State Street

MAILING ADDRESS: Same

CITY AND ZIP CODE: Hemet, CA 92543-1498

BRANCH NAME: HEMET BRANCH

FOR RECORDER'S USE ONLY

PLAINTIFF: CITY OF SAN JACINTO

DEFENDANT: OSCAR REYES ET AL.

CASE NUMBER:  
HEC 032330

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

OSCAR REYES  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

b. Driver's license no. [last 4 digits] and state: None  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): Irma Robles, 22572 San Jacinto Avenue, San Jacinto, CA 92583

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

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

3. Judgment creditor (name and address):  
City of San Jacinto, 595 S. San Jacinto Ave.,  
San Jacinto, CA 92583

5.  Original abstract recorded in this county:

a. Date:  
b. Instrument No.:

Date: March 9, 2010

Kendra L. Carney

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 28,874.00

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

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

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

8. a. Judgment entered on (date): 01/10/2010

b. Renewal entered on (date):

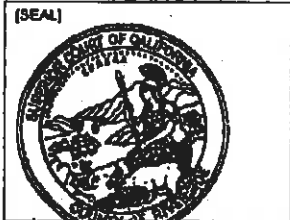
9.  This judgment is an installment judgment.

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 Mary Martinez Deputy



This abstract issued on (date):

MAR 10 2010

PLAINTIFF: CITY OF SAN JACIN	FILE NUMBER: HEC 032330
DEFENDANT: OSCAR REYES, 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

IRMA ROBLES  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

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):  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

17. 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):

18. 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):

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):

20.  Continued on Attachment 20.

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**PROOF OF SERVICE**

I, Kerry V. Keefe, declare:

I am a resident of the State of California and over the age of eighteen years, and not a party to the within action; my business address is Best Best & Krieger LLP, 5 Park Plaza, Suite 1500, Irvine, California 92614. On March 9, 2010, I served the within documents:

**ABSTRACT OF JUDGMENT – CIVIL AND SMALL CLAIMS**

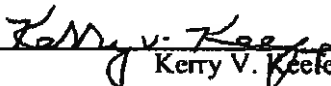
- by transmitting via facsimile the document(s) listed above to the fax number(s) set forth below on this date before 5:00 p.m.
- I caused such envelope to be delivered via personal delivery to the below address by OC Corporate Courier
- by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Irvine, California addressed as set forth below.
- I caused such envelope to be delivered via overnight delivery addressed as indicated on the attached service list. Such envelope was deposited for delivery by United Parcel Service following the firm's ordinary business practices.

Irma Robles 22572 San Jacinto Avenue San Jacinto, CA 92583	
--	--

I am readily familiar with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service on that same day with postage thereon fully prepaid in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of deposit for mailing in affidavit.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on March 9, 2010, at Irvine, California.

  
Kerry V. Keefe

ORANGE\KKEEFE\61127.1

PROOF OF SERVICE

1 JEFFREY S. BALLINGER, Bar No. 205531  
2 MATTHEW R. SILVER, Bar No. 245528  
3 BEST BEST & KRIEGER LLP  
4 3500 Porsche Way, Suite 200  
5 Ontario, California 91764  
6 Telephone: (909) 989-8584  
7 Telecopier: (909) 944-1441

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

JAN 13 2010

8 Attorneys for Plaintiff  
9 City of San Jacinto

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**SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
**COUNTY OF RIVERSIDE - HEMET BRANCH**

CITY OF SAN JACINTO, a municipal corporation,

Plaintiff,

v.

OSCAR REYES, a minor, and IRMA ROBLES, parent of minor Defendant OSCAR REYES,

Defendants.

Case No.: HEC 032330

Judge:

Dept.:

**[PROPOSED] JUDGMENT**

[Filed concurrently with:

- 1. Request for Court Judgment;
- 2. Memorandum of Points and Authorities;
- 3. Request for Judicial Notice
- 4. Declaration of Deputy Favero; and
- 5. Declaration of Matthew R. Silver.]

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[PROPOSED] DEFAULT JUDGMENT

Having considered all the evidence submitted in support of Plaintiff City of San Jacinto's Request for Default Judgment, the Court determines that Plaintiff is entitled to a Default Judgment in this matter against Defendants Oscar Reyes and Irma Robles.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED that Plaintiff City of San Jacinto is entitled to a judgment against Defendants Oscar Reyes and Irma Robles, jointly and severally, for damages in the amount of \$28,874.00 consisting of the following:

- (1) For compensatory damages in the amount of \$21,820.00;
- (2) For a civil penalty in the amount of \$1,000.00;
- (3) For costs in the amount of \$534.00; and
- (4) For attorney's fees in the amount of \$5,520.00.

DATED: JAN 11 2010

Kathleen Jacobs  
JUDGE OF THE SUPERIOR COURT

LAW OFFICES OF  
BEST BEST & KRIEGER LLP  
3500 FORSCHE WAY, SUITE 200  
ONTARIO, CALIFORNIA 91764

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**PROOF OF SERVICE**

At the time of service I was over 18 years of age and not a party to this action. My business address is Best Best & Krieger LLP, 3500 Porsche Way, Suite 200, Ontario, California 91764. On January 6, 2010, I served the following document(s):

**[PROPOSED] JUDGMENT**

**By fax transmission.** Based on an agreement of the parties to accept service by fax transmission, I faxed the documents to the persons at the fax numbers listed below. No error was reported by the fax machine that I used. A copy of the record of the fax transmission, which I printed out, is attached.

**By United States mail.** I enclosed the documents in a sealed envelope or package addressed to the persons at the addresses listed below (specify one):

Deposited the sealed envelope with the United States Postal Service, with the postage fully prepaid.

Placed the envelope for collection and mailing, following our ordinary business practices. I am readily familiar with this business's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service, in a sealed envelope with postage fully prepaid.

I am a resident or employed in the county where the mailing occurred. The envelope or package was placed in the mail at Ontario, California.

Oscar Reyes  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

Irma Robles  
Parent of Oscar Reyes  
22572 San Jacinto Avenue  
San Jacinto, CA 92583

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on January 6, 2010, at Ontario, California.

  
\_\_\_\_\_  
Andrea L. Ring

LAW OFFICES OF  
BEST BEST & KRIEGER LLP  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CALIFORNIA 91764

CONFORMED  
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EXEMPT FROM FILING FEES  
PURSUANT TO GOVERNMENT  
CODE SECTION 6103

FILED  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF RIVERSIDE

FEB 20 2009

1 JEFFREY S. BALLINGER, Bar No. 205331  
2 DENISE L. ROCAWICH, Bar No. 232792  
3 BEST BEST & KRIEGER LLP  
4 3500 Porsche Way Suite 200  
5 Ontario, California 91764  
6 Telephone: (909) 989-8584  
7 Telecopier: (909) 944-1441

8 Attorneys for Plaintiff  
9 City of San Jacinto

10 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
11 COUNTY OF RIVERSIDE  
12 HEMET BRANCH

BEST BEST & KRIEGER LLP  
ATTORNEYS AT LAW  
3500 PORSCHE WAY, SUITE 200  
ONTARIO, CA 91764

13  
14 CITY OF SAN JACINTO, a municipal  
15 corporation,

16 Plaintiff,

17 v.

18 OSCAR REYES, a minor, and IRMA  
19 ROBLES, parent of minor Defendant  
20 OSCAR REYES.

21 Defendants.

Case No. *Hec 032330*  
Judge:

LIMITED CIVIL CASE

COMPLAINT FOR:

1. Nuisance Abatement Pursuant to San Jacinto Municipal Code Section 9.12.050; and
2. Damages Pursuant to Civil Code Section 1714.1(b).

AMOUNT DEMANDED EXCEEDS \$10,000

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ONTARIO\ROCAWICH\301106.1

COMPLAINT



BEST BEST & KIEGER LLP  
ATTORNEYS AT LAW  
1500 FORSCHE WAY, SUITE 200  
DUBLINO, CA 94568

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Plaintiff, CITY OF SAN JACINTO ("SAN JACINTO") alleges as follows:

**THE PARTIES**

1. SAN JACINTO is, and at all times mentioned herein was, a general-law municipal corporation organized and existing under the laws of the State of California.

2. Defendant OSCAR REYES ("REYES") is an individual residing in Riverside County, California.

3. Defendant IRMA ROBLES ("ROBLES") is an individual residing in Riverside County, California.

**FIRST CAUSE OF ACTION**

**(For Nuisance Abatement Pursuant to San Jacinto Municipal Code Section 9.12.050)**

**(Against All Defendants)**

4. SAN JACINTO realleges and incorporates paragraphs 1 through 3, inclusive, as though set forth in full herein.

5. As authorized by Government Code section 38772, San Jacinto Municipal Code section 9.12.050 provides for the summary abatement of nuisances resulting from the defacement of Plaintiff SAN JACINTO'S property by graffiti.

6. At all times herein mentioned, Plaintiff SAN JACINTO was the owner of certain real property in the City of San Jacinto.

7. On various dates during 2007, Defendant REYES willfully and maliciously defaced and damaged SAN JACINTO'S property by means of graffiti.

8. Pursuant to San Jacinto Municipal Code section 9.12.030, Defendant REYES' defacement by graffiti is a nuisance subject to abatement.

9. Plaintiff SAN JACINTO was compelled to expend the sum of \$21, 810.00 in abating the nuisance created by Defendant REYES' above described defacement by graffiti.

ONTARIO\DR\CA\WICH\301106.1

1 **SECOND CAUSE OF ACTION**

2 **(For Willful Injury to Property by a Minor Pursuant to Civ.Code § 1714.1)**

3 **(Against All Defendants)**

4  
5 10. SAN JACINTO realleges and incorporates paragraphs 1 through 9, inclusive, as  
6 though set forth in full herein.

7 11. At all times herein mentioned, Plaintiff SAN JACINTO was the owner of certain  
8 real property in the City of San Jacinto.

9 12. On various dates during 2007, Defendant REYES willfully and maliciously  
10 defaced and damaged SAN JACINTO'S property by means of graffiti.

11 13. By reason of the conduct of Defendant REYES, Plaintiff SAN JACINTO was  
12 compelled to expend the sum of \$21,810.00 in repairing said property.

13 14. Defendant ROBLES is the parent of Defendant REYES and has the custody and  
14 control of Defendant REYES who is a minor of the age of 16 years. Defendant ROBLES is  
15 jointly and severally liable with Defendant REYES for Defendant REYES' defacement of  
16 Plaintiff SAN JACINTO'S property.

17  
18 WHEREFORE, Plaintiff CITY OF SAN JACINTO prays for judgment against Defendant  
19 REYES and Defendant ROBLES:

- 20  
21 1. For damages in the amount of \$21, 810.00;
- 22 2. For attorneys' fees pursuant to Civil Code section 1714.1(b) and Government  
23 Code section 38772(d);
- 24 3. For costs;
- 25 4. For a civil penalty in the amount of \$1000.00 pursuant to San Jacinto Municipal  
26 Code section 9.12.040(F); and
- 27  
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5. For such other and further relief as the Court may deem proper.

Dated: February 17, 2009

BEST BEST & KRIEGER LLP

By:   
JEFFERY S. BALLINGER  
DENISE L. ROCAWICH  
Attorneys for Plaintiff  
City of San Jacinto

BEST BEST & KRIEGER LLP  
ATTORNEYS AT LAW  
5800 FORTMCHESNEY, SUITE 200  
ONTARIO, CA 91764

**CITY OF COLTON  
CITY CLERK'S OFFICE  
650 N. La Cadena Drive  
Colton, CA 92324**

RESERVED FOR CITY CLERK STAMP

**INSTRUCTIONS FOR FILING CLAIM** *(PLEASE PRINT OR TYPE)*

1. Claims for death, injury to person or to personal property must be filed not later than 6 months after the occurrence. (Gov. Code 911.2)
2. Claims for damages to real property must be filed not later than 1 year after the occurrence. (Gov. Code 911.2)
3. Read entire claim before filing.
4. See page 2 for diagram upon which to locate place of accident.
5. This claim form **MUST** be signed at the bottom of page 2.
6. Attach separate sheets, if necessary, to give full details. **SIGN EACH SHEET.**
7. Claim must be filed with the City Clerk. (Gov. Code 913a)

<b>Name of Claimant:</b> Charles Walker	<b>Age of Claimant:</b> 67
<b>Home Address of Claimant: Street, City, State, Zip</b> 1908 W. Quartermaster Street Colton, Ca 92324	<b>Home Telephone:</b> 909.519.2225
<b>Business Address of Claimant: Street, City, State, Zip</b>	<b>Business Telephone:</b>
<b>Address for mailing notices/communications regarding this claim:</b>	
Law Offices of David H. Greenberg 6100 Wilshire, Suite 1170 Los Angeles, Ca 90048	Tel: 323.782.0500 Fax: 323.782.0543
<b>How did the DAMAGE or INJURY occur? Give full details.</b>	
Claimant (Clmt) was traveling in his wheelchair north on Wildrose Avenue on the east sidewalk. Clmt traversed over a raised metal plate which caused Clmt to tip over in his chair and fall into the roadway. Con't on Attachment.	
<b>When did the DAMAGE or INJURY occur? Day, Date, Time</b>	
June 7, 2012, approximately 2:30 p.m.	
<b>Where did the DAMAGE or INJURY occur? Describe fully and use Diagram on page 2, when appropriate. Give street names, landmarks, measurements, etc. to provide details.</b>	
North Wildrose Avenue between San Bernardino Avenue and Valley Boulevard; City of Colton, County of San Bernardino.	
<b>What particular ACT or OMISSION do you claim caused the damage or injury? List name(s) of City employee(s) causing the damage or injury, if known.</b>	
Clmt contends that the City of Colton and the Co. of San Bernardino and its agents and employees were negligent in failing to warn, maintain, inspect and repair the sidewalk.	
<b>What DAMAGE or INJURY do you claim resulted? Give full extent of damages or injuries claimed.</b>	
Fracture to right shoulder; pain to left knee; anxiety and depression. Clmt reserves the right amend and/or supplement this response as treatment is ongoing.	
<b>What AMOUNT do you claim for each item of damage or injury as of the date of presentation of this claim. Give basis of computation?</b>	
Past medical expenses : According to proof but based upon information and belief exceeds twenty-five thousand dollars (\$25,000.00).	
Past general damages : According to proof but based upon information and belief exceeds twenty-five thousand dollars (\$25,000.00).	

Give **ESTIMATED AMOUNT** you claim resulted on each item of prospective damage or injury. Give basis of computation.

Future medical expenses : According to proof.

Future general damages : According to proof.

List the name(s) of your insurance company and any insurance payments received.

Veteran's Administration.

List any expenditures made due to accident/injury (date, item, amount).

According to proof.

List name and address of witnesses, doctors and hospitals.

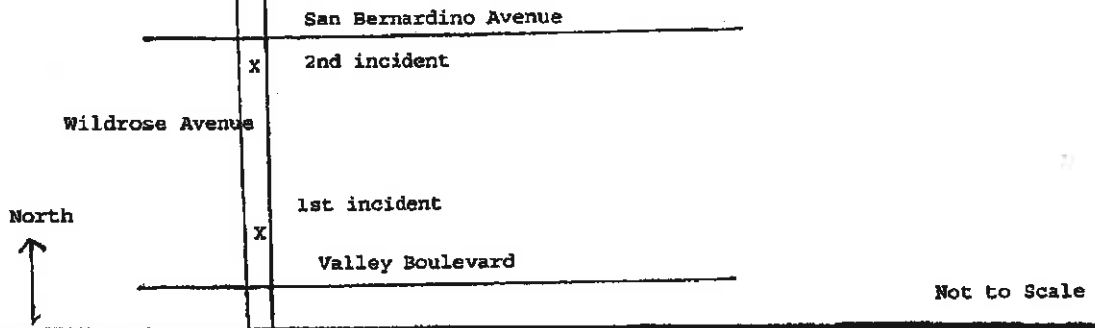
Veteran's Administration Hospital, Loma Linda. Clmt reserves the right to amend and/or supplement this response as treatment is ongoing.

**READ CAREFULLY**

For all accident claims, place on the diagram names of streets, including North, South, East, or West; indicate place of accident by "X" and by showing house numbers or distances to street corners. If a City vehicle was involved, designate by letter "A" the location of the City vehicle when you first saw it, and by "B" the location of yourself or your vehicle when you first saw the City vehicle. Designate with "A-1" and "B-1" the location of the City vehicle and you or your vehicle at the time of the accident, and the point of impact by "X". (NOTE: If diagrams below do not fit the situation, attach a proper diagram to the claim, signed by the claimant.)

**FOR AUTOMOBILE ACCIDENTS**

**FOR OTHER ACCIDENTS**



Signature of Claimant or person filing on Claimant's behalf, giving relationship to Claimant

Printed/Typed Name

Angela M. Powell

Date

08/15/12

**CLAIMS MUST BE FILED WITH THE CITY CLERK (GOV. CODE 915a)**

**NOTE:** All claimants may be required to be examined as to their claim under oath. Presentation of a false claim is a felony. (California Penal Code)

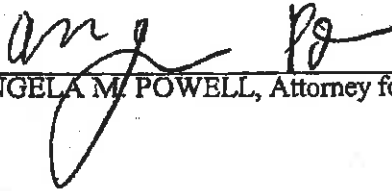
City of Colton  
City Clerk's Office  
Gov. Code 911.2 Claim

Claimant: **Charles Walker**

**ATTACHMENT**

Claimant was with his minor great grandson who flagged down a passing motorist who was able to help right Claimant back into his chair. Claimant continued north on Wildrose Avenue and traversed over plywood that had been placed over a five to six foot deep hole. Claimant fell into the hole and had to be hoisted out of it.

Signature of Claimant or Person Filing on Claimant's Behalf Giving Relationship to Claimant:

  
\_\_\_\_\_  
ANGELA M. POWELL, Attorney for Claimant

LAW OFFICES OF  
*David H. Greenberg*  
8100 WINDSHIRE BOULEVARD  
SUITE 1170  
LOS ANGELES, CALIFORNIA 90048

**CERTIFIED MAIL**



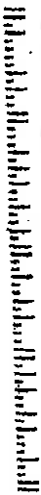
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US MAIL PERMIT NO. 590

US MAIL PERMIT NO. 590

City of Colton  
City Clerk's Office  
650 N. La Cadena Drive  
Colton, CA 92324

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STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
COLLECTION ADVISORY TEAM, MS A-340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

70,000-5

Notice Date: May 28, 2013

**CLAIM FOR EXCESS PROCEEDS**

In Reply Refer To:624:CAT:Reyes

COUNTY OF RIVERSIDE  
TREASURER – TAX COLLECTOR  
4080 LEMON STREET  
RIVERSIDE, CA 92502-2205

Reference Number: : 151031006-5 Item: 3  
Taxpayer (s) : Benjamin Reyes  
FTB Account Number:

I, Deborah Barrett, am the Supervisor of the Collection Advisory Team, of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale or tax defaulted sale on February 4, 2013.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of Benjamin Reyes, Account Number

A perfected and enforceable state tax lien arose upon all real property of Benjamin Reyes pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$1,401.40 as of February 4, 2013.

I declare under penalty of perjury that the foregoing and attached supporting document are true and correct.

If you have any questions regarding this claim, contact Carolyn Ditlevsen of this department at 916-845-5880.

*Deborah Barrett*  
Deborah Barrett, Supervisor  
Collection Advisory Team



State of California  
Franchise Tax Board

Certificate of Tax Due and Delinquency

Filed Pursuant to Part 10.2, Division 2, Revenue and Taxation Code

State of California )  
County of Sacramento )

The Franchise Tax Board certifies that:

The taxpayer is delinquent in payment of tax, penalties, and interest imposed upon the taxpayer under the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of tax, penalties, and interest with reference to which the taxpayer is delinquent are as follows:

BENJAMIN REYES  
4336 DREXEL AVE  
RIVERSIDE, CA 92505 - 2932

<u>Tax Year</u>	<u>Tax</u>	<u>Penalties</u>	<u>Interest</u>	<u>Fees</u>	<u>Payments</u>	<u>Total</u>
2007	\$2,188.00	\$0.00	\$489.89	\$217.00	\$1,493.49	\$1,401.40
<b>TOTAL</b>	<b>\$2,188.00</b>	<b>\$0.00</b>	<b>\$489.89</b>	<b>\$217.00</b>	<b>\$1,493.49</b>	<b>\$1,401.40</b>

Balance reflects the total liability as of the date of the sale February 4, 2013.

The following Certificate(s) of Amount of Tax, Penalties, and Interest Due have been filed as follows:

Cert No. 11095-804106 recorded in Riverside County on April 13, 2011 for the tax year 2007, under Instrument No. 2011-0163106.

The taxpayer is indebted to the State of California in the above amount; no part of the indebtedness has been paid and the whole thereof is now due, owing and unpaid from the taxpayer to the State of California; the Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of tax, penalties, and interest.

IN WITNESS WHEREOF the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto duly authorized.

Dated May 28, 2013  
(Seal)

FRANCHISE TAX BOARD  
of the State of California  
BY *Carolyn A. Ditlevsen*  
Carolyn A. Ditlevsen, Specialist  
(916) 845-5880

Recording Requested by

STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

DOC # 2011-0163106  
04/13/2011 12:20P Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

And When Recorded Mail to

Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952



Notice of State Tax Lien

Filed With: RIVERSIDE

Certificate Number: 11095804106

6  
M  
059

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer(s) as follows:

Name of Taxpayer(s) : BENJAMIN C REYES  
EVELIA G REYES

FTB Account Number :

Social Security Number(s) :

Last Known Address : 4336 DREXEL AVE  
RIVERSIDE CA 92505-2932

For Taxable Years : 2007

Total Lien Amount \* : \$2,580.01

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

Dated: 04/08/11

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By: *[Signature]*

Authorized facsimile signature.

\*Additional interest is accruing at the rate prescribed by law.

FTB 2930 V1 ARCS (REV 03-2011)

10194-5

**FOUND EXTRA MONEY, LLC**  
UNCLAIMED MONEY CONSULTANTS  
**WWW.FoundExtraMoney.com**  
Email: Richard@foundextramoney.com

**LAS VEGAS OFFICE:**  
8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**  
9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

**PLEASE REPLY TO LOS ANGELES OFFICE**

January 16, 2014

Mr. Don Kent  
Riverside County Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, CA 92502

**RECEIVED**  
2014 JAN 23 PM 12:34  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

**RE: EXCESS PROCEEDS CLAIM: Parcel Number 151-031-006-5 (4336 Drexel Ave.,  
Riverside, CA 92505**

Sale Date: 02/04/2013  
Recorded Date: 04/01/2013  
Claimant: Benjamin C. Reyes—90% of \$56,500.00 = \$50,850.00  
Claimant: Found Extra Money, LLC ("FEM, LLC")—10% = \$5,650.00  
Amount of Excess Proceeds: \$56,500.00 (approximately)

Dear Mr. Kent:

Enclosed for your reference, please find the following documents in support of our claim(s) for the excess proceeds resulting from the tax sale of the above-referenced property at the Tax Collector's Public Tax Auction held on February 4, 2013:

1. Notarized copy of the Quitclaim Deed showing ownership of the property by Benjamin C. Reyes dated April 20, 2006 (3 pages);
2. Riverside County's sale file showing APN: 151-031-006-5 listed as Item #3, and showing the minimum bid and Benjamin Reyes as the last assessed (1 page);
3. County of Riverside Office of the Treasurer-Tax Collector sales results indicating that the property had sold, and the selling price (1 page);
4. Property Report showing Benjamin C. Reyes as the buyer of the property on 04/20/2006, and the seller of the property on the recording date of 04/01/2013 (3 pages);
5. Signed Riverside County Claim For Excess Proceeds by Benjamin C. Reyes dated 09/12/2013 (1 page);

6/2

6. Authorization and Fee Agreement between Benjamin C. Reyes signed on 07/13/2013 and FEM, LLC on 07/17/2013 to pay 10% of the total amount to FEM, LLC (1 page);
7. Notarized Authorization for Agent to Collect Excess Proceeds signed by Benjamin C. Reyes on September 12, 2013 authorizing FEM, LLC to file a claim on his behalf (2 pages);
8. Riverside County Excess Proceeds Claim Form signed by FEM, LLC on 01/13/2014 (1 page);
9. A valid photo ID of Benjamin C. Reyes (1 page);
10. A completed and signed W-9 Form by Benjamin C. Reyes dated 09/12/2013 (1 page);
11. A completed and signed W-9 Form by FEM, LLC dated 01/13/2014 (1 page).

Please issue separate checks as follows:

90% = \$50,850.00 to Benjamin C. Reyes  
10% = \$5,650.00 to Found Extra Money, LLC

Please mail the checks to the following address:

Found Extra Money, LLC  
9420 Reseda Blvd., #830  
Northridge, CA 91324

Please do not hesitate to contact me at 888-867-4785 if you have any questions or if I can be of further assistance.

Thank you.

Sincerely,



Dennis A. Murkey  
Found Extra Money, LLC

1

DOC # 2006-0286263  
04/20/2006 08:00A Fee:13.00  
Page 1 of 3

RECORDING REQUESTED BY

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

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

NAME Benjamin C. Reyes  
STREET ADDRESS 4336 Drexel Ave.  
CITY, STATE & ZIP CODE Riverside CA 92505  
TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_



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### QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0.00  
 computed on full value of property conveyed, or  
 computed on full value less liens and encumbrances remaining at time of sale.  
 Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Firm Name \_\_\_\_\_

Oscar J. Reyes  
 (NAME OF GRANTOR(S))  
 the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to Benjamin C. Reyes  
 (NAME OF GRANTEE(S))  
 the following described real property in the City of Riverside County of Riverside State of CA

Set Form in Exhibit "A" to this Quitclaim Deed.  
Known as 6780 Rutland Ave. Riverside CA 92503

Assessor's parcel No. 151-031-006-5  
 Executed on April 20th 2006, at Riverside CA  
 (CITY AND STATE)  
Oscar J. Reyes  
 STATE OF California  
 COUNTY OF Riverside

On 4-20-06 before me, Ramonita Colon - Notary Public  
 (NAME/TITLE, E.G. "JANE" DOE, NOTARY PUBLIC)  
 personally appeared Oscar J. Reyes personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

RIGHT THUMBPRINT (Optional)



WITNESS my hand and official seal.

Ramonita Colon  
 (SIGNATURE OF NOTARY) (SEAL)



- CAPACITY CLAIMED BY SIGNER(S)  
 INDIVIDUAL(S)  
 CORPORATE OFFICER(S) \_\_\_\_\_ (TITLES)  
 PARTNER(S)  LIMITED  GENERAL  
 ATTORNEY IN FACT  
 TRUSTEE(S)  
 GUARDIAN/CONSERVATOR  
 OTHER: \_\_\_\_\_

MAIL TAX STATEMENTS TO: \_\_\_\_\_  
 Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.



7 67775 39790 1

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



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Ramonita Colon

Commission #: 1369494

Place of Execution: Riverside CA.

Date Commission Expires: Aug 12, 2006

Date: April 20, 2006

Signature: [Handwritten Signature]

Print Name: Oscar J. Reyes



"LEGAL DESCRIPTION"

IN THE CITY OF RIVERSIDE

THE NORTHERLY 63 FEET OF THE EASTERLY 300 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THAT PORTION OF LOT 308, CAMP ANZA SUBDIVISION NUMBER 1, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 22, PAGES 81 AND 82 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE CENTER LINE OF PHILIP AVENUE WITH THE CENTER LINE OF RUTLAND AVENUE, AS SHOWN ON SAID MAP; THENCE SOUTH ALONG SAID CENTER LINE OF RUTLAND AVENUE, 93 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SERVICE ROCK COMPANY, BY DEED RECORDED JULY 16, 1953 AS INSTRUMENT NUMBER 35882 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE WEST ALONG THE NORTH LINE OF SAID ROCK COMPANY'S PARCEL OF LAND, 333 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG SAID ROCK COMPANY'S WEST LINE TO THE SOUTH LINE OF SAID LOT 308; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 308; THENCE NORTH ALONG SAID WEST LINE TO A POINT 75 FEET NORTH OF THE SOUTH LINE OF SAID LOT TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO JAMES A. STIERLE, ET UX, BY DEED RECORDED MAY 26, 1955 IN BOOK 1743, PAGE 430 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EAST ALONG THE SOUTH LINE OF STIERLE'S PARCEL OF LAND, 155.73 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG SAID STIERLE'S EAST LINE, 150 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG SAID STIERLE'S NORTH LINE, 155.73 FEET TO THE WEST LINE OF SAID LOT 308; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO W. ATLEE BURPEE, BY DEED RECORDED NOVEMBER 10, 1949 AS INSTRUMENT NUMBER 1236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EAST ALONG SAID BURPEE'S SOUTH LINE TO THE POINT OF BEGINNING. EXCEPT THE EAST 33 FEET AS CONTAINED IN RUTLAND AVENUE. ALSO EXCEPT THEREFROM THE SOUTHERLY RECANGULAR 75 FEET OF THE WESTERLY 155.73 FEET THEREOF; SAID SOUTHERLY 75 FEET BEING MEASURED FROM THE WESTERLY LINE OF SAID LOT, AND THE WESTERLY 155.73 FEET BEING MEASURED FROM THE WESTERLY SOUTHERLY LINE OF SAID LOT. ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 308, DISTANT THEREON 225 FEET NORTH OF THE SOUTH LINE THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO JAMES A. STIERLE, ET UX, RECORDED MAY 5, 1959 IN BOOK 1743, PAGE 430 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTH 0 DEGREES 28' 30" EAST, ALONG SAID WEST LINE OF LOT 308 TO THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN THE DEED TO W. ATLEE BURPEE, RECORDED NOVEMBER 10, 1949 AS INSTRUMENT NUMBER 1236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE EAST ALONG THE SOUTH LINE OF SAID BURPEE'S LAND, A DISTANCE OF 155.73 FEET, MORE OR LESS, TO A POINT WHICH BEARS NORTH 0 DEGREES 28' 30" EAST, FROM THE NORTHEAST CORNER OF SAID STIERLE LAND; THENCE SOUTH 0 DEGREES 28' 30" WEST, SAID NORTHEAST CORNER; THENCE NORTH 89 DEGREES 29' 30" WEST, A DISTANCE OF 155.73 FEET TO THE POINT OF BEGINNING.



2006-0286263  
 04/28/2006 08:09A  
 3 of 3



2004-0697341  
 03/02/2004 02:00A



2

ITEM 1                    OUTSIDE CITY  
101200001-7  
LAST ASSESSED TO NELSON, CONNIE  
MINIMUM PRICE: \$2,324.00

101-200-001-7  
TRA 059-002  
2006-101200001-0000

ITEM 2                    IN THE CITY OF RIVERSIDE  
149310012-5  
LAST ASSESSED TO SIMMONS GRACE ESTATE OF  
SITUS ADDRESS: 5578 NORWOOD AVE, RIVERSIDE CA 92505  
MINIMUM PRICE: \$212,985.00

149-310-012-5  
TRA 009-175  
2006-149310012-0000

ITEM 3                    IN THE CITY OF RIVERSIDE  
151031006-5  
LAST ASSESSED TO REYES, BENJAMIN  
MINIMUM PRICE: \$18,668.00

151-031-006-5  
TRA 009-174  
2006-151031006-0000

ITEM 5                    IN THE CITY OF JURUPA VALLEY  
179070007-9  
LAST ASSESSED TO RAMOS, MARTHA & SMALL, EDWARD F  
MINIMUM PRICE: \$16,637.00

179-070-007-9  
TRA 028-054  
2005-179070007-0000

ITEM 6                    IN THE CITY OF JURUPA VALLEY  
179291011-5  
LAST ASSESSED TO FRONTELA, JORGE & ARSENIO  
SITUS ADDRESS: 5265 ODELL ST, RIVERSIDE CA 92509  
MINIMUM PRICE: \$23,254.00

179-291-011-5  
TRA 028-109  
2006-179291011-0000

ITEM 7                    IN THE CITY OF RIVERSIDE  
209101040-3  
LAST ASSESSED TO ORANGE CREST REAL ESTATE CORP  
MINIMUM PRICE: \$51,205.00

209-101-040-3  
TRA 009-061  
2006-209101040-0000

ITEM 8                    OUTSIDE CITY  
255381022-0  
LAST ASSESSED TO TRACT 29168 HIGHGROVE  
MINIMUM PRICE: \$7,992.00

255-381-022-0  
TRA 088-001  
2006-255381022-0000

ITEM 9                    IN THE CITY OF MORENO VALLEY  
256150031-1  
LAST ASSESSED TO RODRIGUEZ, PEDRO  
MINIMUM PRICE: \$11,677.00

256-150-031-1  
TRA 021-279  
2006-256150031-0000



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This is the html version of the file <http://www.countytreasurer.org/Portals/0/tsresults/PUBLIC194.pdf>.  
 Google automatically generates html versions of documents as we crawl the web.

Page 1

COUNTY OF RIVERSIDE  
 OFFICE OF THE TREASURER-TAX COLLECTOR  
 SALE OF TAX DEFAULTED PROPERTY - TC194  
 JANUARY 31, 2013 - FEBRUARY 4, 2013

ITEM#	ASSESSMENT#	STATUS	SALE PRICE
1	101200001-7	REDEEMED	
2	149310012-5	NO BID	
3	151031006-5	SOLD	\$75,205.00
4	151278004-6	OFF SALE	
5	179070007-9	SOLD	\$111,950.00
6	179291011-5	NO BID	
7	209101040-3	REDEEMED	
8	255381022-0	SOLD	\$68,865.00
9	256150031-1	OFF SALE	
10	279220013-8	SOLD	\$8,115.00
11	279491014-7	SOLD	\$30,361.00
12	280240017-4	OFF SALE	
13	295150007-5	SOLD	\$32,374.00
14	304340022-2	NO BID	
15	309180012-4	SOLD	\$9,000.00
16	309290029-0	OFF SALE	
17	309290032-2	OFF SALE	
18	309290035-5	OFF SALE	
19	309290037-7	OFF SALE	
20	309290039-9	OFF SALE	
21	309290040-9	OFF SALE	
22	313143010-8	SOLD	\$28,036.00
23	313191004-2	REDEEMED	
24	313191005-3	REDEEMED	
25	313201001-9	REDEEMED	
26	313201003-1	REDEEMED	
27	315132016-4	SOLD	\$14,367.00
28	315162020-0	SOLD	\$15,433.00



## Real Estate Reports

**Property:**  
.4336 Drexel Ave  
Riverside, CA 92505  
APN: 151-031-006

Data deemed reliable, but not guaranteed. LPS Data Services 2009.  
Copyright 2009 AgentPro247.com LoanPro247.com TitlePro247.com



## Property Details

Palm Investment Group LLC,  
4336 Drexel Ave, Riverside, CA 92505

APN: 151-031-006  
Riverside County

## Owner Information

Primary Owner: PALM INVESTMENT GROUP  
LLC,

Secondary Owner:

Mail Address: PO BOX 24066  
LOS ANGELES CA 90024

Site Address: 4336 DREXEL AVE  
RIVERSIDE CA 92505

Assessor Parcel Number: 151-031-006

Census Tract: 0409.01

Housing Tract Number:

Lot Number: 308

Legal description: Lot: 308 Abbreviated Description: LOT:308 CITY:RIVERSIDE SUBD:CAMP ANZA  
SUBDIVISION #1 .43 ACRES M/L IN POR LOT 308 MB 0720P1 CAMP ANZA SUB I/O 1  
City/Muni/Twp: RIVERSIDE

## Sale Information

Sale Date: 04/01/2013

Document #: 2013-0154618

Sale Amount: \$75,205

Seller: REYES,  
BENJAMIN

Sale Type:

Cost/SF:

## Assessment &amp; Tax Information

Assessed Value: \$119,890

Land Value: \$119,890

Imp. Value:

Homeowner  
Exemption:

% Improvement:

Tax Amount: \$1,577.52

Tax Status: Delinquent: 2005

Tax Year: 2012

Tax Rate Area: 9-174

Tax Account ID:

## Property Characteristics

Bedrooms:

Year Built:

Pool:

Bathrooms:

Square Feet:

Lot Size: 18,731 SF

Total Rooms:

Number of Units: 0

No of Stories:

Building Style:

Garage:

Fire Place:

Property Type: Commercial-Vacant Land

Use Code: Commercial-Vacant Land

Zoning:



## Transaction History

Palm Investment Group Llc,  
4336 Drexel Ave, Riverside, CA 92505

APN: 151-031-006  
Riverside County

## Prior Transfer

Recording Date: 04/01/2013	Document #: <u>2013-0154618 BK-PG -</u>
Price: \$75,205	Document Type: Public Action
First TD: N/A	Type of Sale: Sold For Taxes
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: PALM INVESTMENT GROUP LLC,	
Buyer Vesting: N/A	
Seller Name: REYES, BENJAMIN	
Legal description: Lot: 308 Map Ref: MB22 PG81&82.	

## Prior Transfer

Recording Date: 11/09/2006	Document #: <u>2006-0823567 BK-PG -</u>
Price: N/A	Document Type: N/A
First TD: N/A	Type of Sale: Per Assessor Transaction History
Mortgage Doc #:	Interest Rate:
Lender Name: N/A	
Buyer Name: REYES BENJAMIN	
Buyer Vesting: N/A	
Seller Name: N/A	
Legal description: Lot: 308	
Abbreviated Description: .43 ACRES ML IN POR LOT 308 MB 022/081 CAMP ANZA SUB NO 1	
City/Muni/Twp: RIVERSIDE	

## Prior Transfer

Recording Date: 04/20/2006	Document #: <u>2006-0286263 BK-PG -</u>
Price: N/A	Document Type: Quit Claim Deed
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: REYES, BENJAMIN C	
Buyer Vesting: N/A	
Seller Name: REYES, OSCAR J	
Legal description: Lot: 308 Map Ref: MB22 PG81&82	
City/Muni/Twp: RIVERSIDE	

## Prior Transfer

Recording Date: 09/02/2004	Document #: <u>2004-0697341 BK-PG -</u>
Price: N/A	Document Type: Intrafamily Transfer Or Dissolution
First TD: N/A	Type of Sale: This Sale Only Conveys A Partial Interest
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: REYES, OSCAR; NARANJO, VERONICA	
Buyer Vesting: Tenants In Common	
Seller Name: REYES, BENJAMIN C; RANGEL, ROBERTO	
Legal description: Lot: 308 Map Ref: MB22 PG81&82	
Abbreviated Description: NORTHERLY 63 FT E 300 FT	
City/Muni/Twp: RIVERSIDE	

## Prior Transfer

Recording Date: 12/31/1998	Document #: <u>587320 BK-PG -</u>
Price: \$30,000	Document Type: Grant Deed
First TD: \$10,000	Type of Sale: Full-Computed From Transfer Tax
Mortgage Doc #:	Interest Rate:
Lender Name: ALI MOHYEDDINI	
Buyer Name: REYES, BENJAMIN C; RANGEL, ROBERT	
Buyer Vesting: N/A	
Seller Name: MOHYEDDINI, ALI	
Legal description:	
Abbreviated Description: .43 ACRES ML IN POR LOT 308 MB 022/081 CAMP ANZA SUB NO 1	
City/Muni/Twp: RIVERSIDE	

## Prior Transfer

Recording Date: 04/08/1997	Document #: <u>117971 BK-PG -</u>
----------------------------	-----------------------------------

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 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs: VACANT LOT

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

RECEIVED  
2014 JAN 28 PM 12:34  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$56,500.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2013-0154618 recorded on 4/1/2013. 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.

QUIT CLAIM DEED SHOWING BENJAMIN REYES AS OWNER, DOCUMENT # 2006-028623  
TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY, DOCUMENT # 2013-0154618

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 September, 2013 at Riverside, CA  
County, State

  
Signature of Claimant

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

BENJAMIN C. REYES  
Print Name

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

4336 Drexel Ave.  
Street Address

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

RIVERSIDE, CA 92505  
City, State, Zip

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

(951) 902-5616  
Phone Number

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

6

**FOUND EXTRA MONEY, LLC**  
UNCLAIMED MONEY CONSULTANTS  
WWW.FoundExtraMoney.com  
Email: Richard@foundextramoney.com

**LAS VEGAS OFFICE**  
8022 S. Rainbow Blvd. #362  
Las Vegas, NV 89139  
Toll Free: (888) 867-4785  
Fax No: (702) 331-4992

**LOS ANGELES OFFICE**  
9420 Reseda Blvd. #830  
Northridge, CA 91324  
Toll Free: (888) 867-4785  
Fax No.: (818) 701-7184

PLEASE REPLY TO: **LOS ANGELES OFFICE**

**AUTHORIZATION AND FEE AGREEMENT**

The undersigned hereby authorizes Found Extra Money, LLC ("FEM, LLC") to act as its exclusive agent in the preparation and execution of all documents to recover unclaimed funds owed to Claimant(s) directly, or indirectly, either as an individual, trustee, authorized agent for a business entity, or personal agent or representative or heir of an estate.

The undersigned also agrees to pay FEM, LLC the amount of **10% (TEN PERCENT)** of any amount collected. FEM, LLC agrees to pay all processing costs, documentation costs and filing fees. No fee or costs will be charged to Claimant(s) if there is no recovery.

Claimant(s) authorize holder of these funds to issue separate checks payable to Claimant(s) and to FEM, LLC according to the terms of this agreement.

Claimant(s) agree to sign and return all documents necessary to process this claim within three (3) business days of Company's request.

This agreement may be signed in counterparts and a signed copy received electronically, or by fax, shall have full force and effect and be deemed an original.

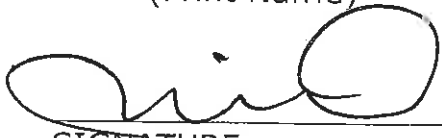
I/we agree to the above.

**Benjamin Reyes**

\_\_\_\_\_  
(Print Name)

*BENJAMIN C. REYES*

\_\_\_\_\_  
(Print Name)



*7/13/2013*

SIGNATURE:

DATE:



*7/13/2013*

SIGNATURE:

DATE:

*DENNIS A. MURKEY  
FOUND EXTRAMONEY, LLC  
Dennis A. Murkey 7/13/2013*

AUTHORIZATION FOR AGENT 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's claim 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 make ~~Found EXTRA MONEY, LLC~~ my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 151031006-5 sold at public auction on FEBRUARY 4, 2013. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$6,500.00 (APPROX) and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

X [Signature]  
(Signature of Party of Interest)

BENJAMIN C. REYES  
(Name Printed)

4336 DREXEL AVE.  
(Address)

RIVERSIDE, CA 92505  
(City/State/Zip)

(951) 902.5616  
(Area Code/Telephone Number)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ appeared \_\_\_\_\_, before me, \_\_\_\_\_, personally 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 forgoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

\_\_\_\_\_  
(Signature of Agent)

\_\_\_\_\_  
(Name Printed)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City/State/Zip)

STATE OF CALIFORNIA )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ appeared \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

\_\_\_\_\_  
(Signature of Notary)

(This area for official seal)

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Riverside

On September 12, 2013 before me, Maria A. Herrera, Notary Public

(Here insert name and title of the officer)

personally appeared Benjamin C. Reyes

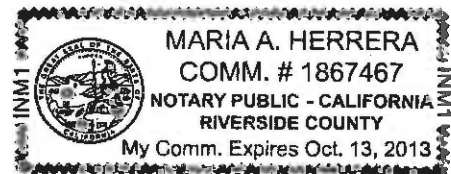
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s),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

Maria A. Herrera  
Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Authorization for Agent  
(Title or description of attached document)

to collect Excess Proceeds  
(Title or description of attached document continued)

Number of Pages 1 Document Date \_\_\_\_\_

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)  
 Corporate Officer

(Title)

- Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



8

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 194 Item 3 Assessment No.: 151031006-5

Assessee: REYES, BENJAMIN

Situs:

Date Sold: February 4, 2013

Date Deed to Purchaser Recorded: April 1, 2013

Final Date to Submit Claim: April 1, 2014

RECEIVED  
2014 JAN 28 PM 12:35  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$56,500.00 (gross) 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. 2013-0154618 recorded on 4/1/2013. 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.

ASSIGNMENT OF RIGHTS TO COLLECT EXCESS PROCEEDS

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

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 13<sup>th</sup> day of JANUARY, 2014 at LOS ANGELES COUNTY, CA  
County, State

Dennis A. Murkey  
Signature of Claimant

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

DENNIS A. MURKEY, MANAGER FOR FOUND EXTRA MONEY, LLC  
Print Name

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

9420 RESEDA BLVD, #830  
Street Address

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

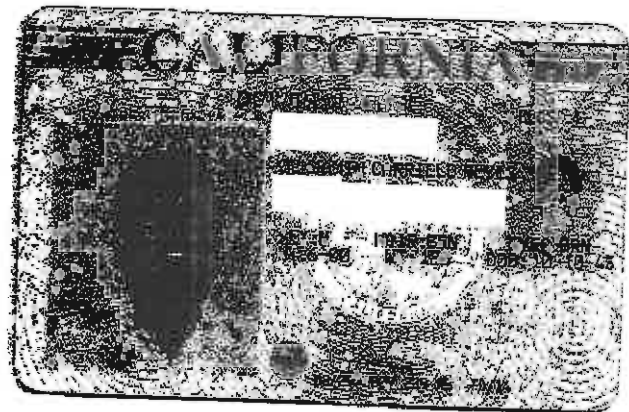
NORTHRIDGE, CA 91324  
City, State, Zip

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

(888) 867-4785  
Phone Number

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

9



RECEIVED 01/13/2014 21:19  
STRONGHOLD

01/13/2014 09:24PM 9516843813

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name (as shown on your income tax return)  
**Benjamin C. Reyes**

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:  
 Individual/sole proprietor     C Corporation     S Corporation     Partnership     Trust/estate  
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶     Exempt payee  
 Other (see instructions) ▶

Address (number, street, and apt. or suite no.)  
**4336 Drexel Ave.**

City, state, and ZIP code  
**Riverside, CA 92505**

List account number(s) here (optional)

Requester's name and address (optional)

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number

Employer identification number

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here    Signature of U.S. person ▶     Date ▶ **X 9/12/13**

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

**Note.** If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

11

# Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

Print or type  
See Specific Instructions on page 2.

Name (as shown on your income tax return) <b>Found Extra Money, LLC</b>	
Business name/disregarded entity name, if different from above	
Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <b>C</b>  <input type="checkbox"/> Other (see instructions) ▶	Exemptions (see instructions):  Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____
Address (number, street, and apt. or suite no.) <b>9420 Reseda Blvd., #830</b>	Requester's name and address (optional)
City, state, and ZIP code <b>Northridge, CA 91324</b>	
List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number	

**Note.** If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Employer identification number	

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below), and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>Dennis A. Steubing, MANAGER</i>
	Date ▶ <i>1-13-2014</i>

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.  
**Future developments.** The IRS has created a page on IRS.gov for information about Form W-9, at [www.irs.gov/w9](http://www.irs.gov/w9). Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

### Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and  
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

**Note.** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.