

FORM APPROVED COUNTY COUNSEL 8/26/15  
 BY: GREGORY P. PRIAMOS DATE

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

269A



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

**SUBMITTAL DATE:**

**AUG 26 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 323. Last assessed to: Gerald S. Astrachan, T'ee/T'or of the Revocable Trust of Gerald S. Astrachan dated October 19, 2005. District 3 [\$96,190]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from the State of California, Franchise Tax Board for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 455460061-1;  
 (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 April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 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 July 17, 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)

*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	\$ 96,190	\$ 0	\$ 96,190	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

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

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

BY: *Samuel Wong 9/10/15*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

9-44

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 323. Last assessed to: Gerald S. Astrachan, T'ee/T'or of the Revocable Trust of Gerald S. Astrachan dated October 19, 2005. District 3 [\$96,190]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 26 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Approve the claim from Found Extra Money, LLC, assignee for Gerald S. Astrachan, Trustee, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 455460061-1;
3. Authorize and direct the Auditor-Controller to issue warrants to the State of California, Franchise Tax Board in the amount of \$38,646.35 and Found Extra Money, LLC, assignee for Gerald S. Astrachan, Trustee in the amount of \$57,544.41, 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 two claims for excess proceeds:

1. Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded September 10, 2008 as Instrument No. 2008-0498550 and an Order to Withhold dated July 31, 2013.
2. Claim from Found Extra Money, LLC, assignee for Gerald S. Astrachan, Trustee based on an Assignment of Right to Collect Excess Proceeds dated March 31, 2014 and a Trust Transfer Deed recorded November 3, 2005 as Instrument No. 2005-0913448.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the State of California, Franchise Tax Board be awarded excess proceeds in the amount of \$38,646.35 and Found Extra Money, LLC, assignee for Gerald S. Astrachan, Trustee be awarded excess proceeds in the amount of \$57,544.41. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Citizens and Businesses**

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

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

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



STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
COLLECTION ADVISORY TEAM, MS A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952

TC1916-323

July 31, 2013

In Reply Refer To: 624: VB: Atrachan

**CLAIM FOR EXCESS PROCEEDS**

**RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205**

**Subject** : Excess Proceeds  
**APN** : 455460061-1  
**ITEM NO.** : 323  
**Property Address** : 205 Firestone Lane, Hemet CA 92545  
**Taxpayer** : Astrachan, Gerald S. Tr  
**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 June 20, 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 Gerald S. Astrachan, Account Number

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

The amount of the claim for the Franchise Tax Board is \$42,198.44 as of June 20, 2013.

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

If you have any questions regarding this claim, contact Veronica Baez of this department at 916-845-5982.

*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:

GERALD S ASTRACHAN  
14781 MEMORIAL DR 106  
HOUSTON TX 77079

<u>Tax Year</u>	<u>Tax</u>	<u>Penalties</u>	<u>Interest</u>	<u>Fees</u>	<u>Payments</u>	<u>Total</u>
2004	\$ 21,911.00	\$ 5,477.75	\$ 14,609.69	\$ 200.00	\$ 0.00	\$ 42,198.44
2005	\$ 1,261.00	\$ 630.50	\$ 797.29	\$ 141.00	\$ 0.00	\$ 2,829.79 *
<b>Totals</b>	<b>\$ 2,317.20</b>	<b>\$ 6,108.25</b>	<b>\$ 15,406.98</b>	<b>\$ 341.00</b>	<b>\$ 0.00</b>	<b>\$ 45,028.23</b>

Balance reflects the total liability as of the date of the sale June 20, 2013.

\*Balance reflects the total liability not secured by a recorded State Tax Lien in Riverside County as of the date of this document.

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

Cert. No.08243-673974 recorded in Riverside County on September 10, 2008 for tax year 2004 under Instrument No. 2008-0498550.

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 July 31, 2013  
(Seal)

FRANCHISE TAX BOARD  
of the State of California  
BY.....*Veronica Baez*.....  
Veronica Baez, Specialist  
(916) 845-5982

STATE OF CALIFORNIA



**FRANCHISE TAX BOARD**

COLLECTION ADVISORY TEAM, M/S A-240  
P. O. BOX 2952  
SACRAMENTO CA 95812-2952

July 31, 2013

**RIVERSIDE COUNTY**  
**ATTN EXCESS PROCEEDS**  
**DON KENT, TREASURER-TAX COLLECTOR**  
**PO BOX 12005**  
**RIVERSIDE CA 92502-2205**

Subject : ORDER TO WITHHOLD PERSONAL INCOME TAX  
APN : 455460061-1  
Item No. : 323  
Taxpayer Name : Gerald S Astrachan  
FTB ID No. :

When the Franchise Tax Board receives a request for a claim to excess proceeds and there is an unpaid balance for California Personal Income Tax that is not secured by a recorded lien, this department may issue to the trustee an ORDER TO WITHHOLD PERSONAL INCOME TAX. Pursuant to Revenue and Taxation Code 18670(a), this order attaches to all credits, personal property or other things of value in your control belonging to **Gerald S. Astrachan**. **This OTW is in addition and supplement to the Franchise Tax Board Claim for Surplus Funds.** When paying the Franchise Tax Board by check, it is essential that the FTB account number appear on the check. Referencing any other number will delay the processing of the check.

If you have any questions regarding this claim, please contact the undersigned.

A handwritten signature in cursive script that reads "Veronica Baez".

Veronica Baez, Specialist  
Collection Advisory Team  
(916) 845-5982



STATE OF CALIFORNIA  
Franchise Tax Board, M/S A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952  
(916)845-5982

## ORDER TO WITHHOLD PERSONAL INCOME TAX

### PART 1 — RETAIN FOR YOUR RECORDS

Date: July 31, 2013

RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX  
COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Case No.:  
Acct. No.:  
SSN:  
Tax Year(s): 2005

Taxpayer's Name and Address:

<b>AMOUNT DUE</b> \$ 2,829.79
----------------------------------

GERALD S ASTRACHAN  
14781 MEMORIAL DR 106  
HOUSTON TX 77079

We are issuing THIS ORDER TO WITHHOLD to enforce payment of an amount due for California Personal Income Tax. The taxpayer has not paid the amount due, shown above. (See reverse side for applicable sections of the California Revenue and Taxation Code.)

THIS ORDER ATTACHES TO ALL CREDITS, PERSONAL PROPERTY, OR OTHER THINGS OF VALUE IN YOUR POSSESSION OR UNDER YOUR CONTROL BELONGING TO THE TAXPAYER. THIS INCLUDES, BUT IS NOT LIMITED TO, PAYMENTS DUE THE TAXPAYER AS A RESULT OF THE TAX- DEFAULT SALE OF PARCEL 455460061-1 ON JUNE 20, 2013. THIS ORDER PERTAINS TO A LIABILITY NOT CLAIMED HEREIN.

YOU ARE REQUIRED TO WITHHOLD the lesser of (1) the amount due shown above, or (2) the amount in your possession or under your control belonging to the taxpayer at the time you received this Order.

IN COMPLYING WITH THIS ORDER, WE REQUEST THAT YOU:

1. NOTIFY the taxpayer that you are withholding funds pursuant to the order by delivering PART 3 to the taxpayer as soon as possible.
2. RETAIN ANY FUNDS WITHHELD FOR 10 BUSINESS DAYS FROM THE DATE YOU RECEIVED THIS ORDER OR UNTIL THE DISTRIBUTION OF FUNDS HAVE BECOME FINAL, WHICHEVER IS LATER. AT THE END OF THE HOLDING PERIOD, REMIT ANY FUNDS WITHHELD UNLESS YOU HAVE RECEIVED A RELEASE FROM THIS DEPARTMENT. PLEASE INCLUDE A COPY OF THIS ORDER WITH YOUR REMITTANCE.
3. COMPLETE the questionnaire on PART 2. Please attach your remittance, if any, to that page and mail it to the Franchise Tax Board office shown at the top of this page (envelope enclosed).
4. ADVISE any interested parties to present claims to the Franchise Tax Board.
5. REFER to PART 2 if you possess or control any property other than cash, payments or credits belonging to the taxpayer.



STATE OF CALIFORNIA  
 Franchise Tax Board, M/S A-240  
 PO BOX 2952  
 SACRAMENTO CA 95812-2952  
 (916)845-5982

**ORDER TO WITHHOLD  
 PERSONAL INCOME TAX  
 PART 2 — RETURN WITH PAYMENT**

Date: July 31, 2013

RIVERSIDE COUNTY  
 ATTN EXCESS PROCEEDS  
 DON KENT, TREASURER-TAX  
 COLLECTOR  
 PO BOX 12005  
 RIVERSIDE CA 92502-2205

Case No.:  
 Acct. No.:  
 SSN:  
 Tax Year(s): 2005

Taxpayer's Name and Address:

GERALD S ASTRACHAN  
 14781 MEMORIAL DR 106  
 HOUSTON TX 77079

<b>AMOUNT DUE</b> \$ 2,829.79
----------------------------------

**PLEASE COMPLETE THE QUESTIONNAIRE BELOW.**

A.  Payment of \$ \_\_\_\_\_ is attached.

Payment is not attached because (check one):

- B.  Account closed
- C.  Unable to locate account
- D.  No funds/nothing to report
- E.  Other (Please attach explanation.)

**NOTICE:**

If you possess or control any property other than cash or credits belonging to the taxpayer, (1) do NOT convert such property to cash as a result of this order, but provide us with a description of the property under your control and hold the property until you receive a release from this department. (2) If such property is sold for other reasons, remit the cash proceeds to this department.

Property other than cash may include, but is not limited to, stocks, bonds, stock options, stock rights, contents of safe deposit boxes, etc.

Contact this office at the address shown above if you are not sure how to proceed in special or unusual circumstances.



STATE OF CALIFORNIA  
Franchise Tax Board, M/S A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952  
(916)845-5982

**ORDER TO WITHHOLD  
PERSONAL INCOME TAX  
PART 3 — FURNISH TO TAXPAYER**

Date: July 31, 2013

RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Case No.:  
Acct. No.:  
SSN:  
Tax Year(s): 2005

<b>AMOUNT DUE</b> <b>\$ 2,829.79</b>
---

Taxpayer's Name and Address:

GERALD S ASTRACHAN  
14781 MEMORIAL DR 106  
HOUSTON TX 77079

The Franchise Tax Board has issued an ORDER TO WITHHOLD to the addressee shown above under authorization of Section 18670 of the California Revenue and Taxation Code to enforce payment of an amount due for California Personal Income Tax.

The addressee has been instructed to deduct and withhold the amount due, shown above, from any credits or payments of any nature due, owing, and unpaid to you. Such credits and payments include, but are not limited to, deposits in financial institutions, declared dividends, rents, royalties, deposits in vacation or holiday trust funds, Individual Retirement Accounts, Keogh Accounts and other personal property in the possession of or controlled by the addressee.

The amount withheld by the addressee will be paid to the Franchise Tax Board and applied to your account for the tax years noted above. You should determine the amount withheld by the addressee and, if it is less than the amount due, you should forward payment of the remaining unpaid balance immediately to avoid further collection action. Please make your check or money order payable to the FRANCHISE TAX BOARD, attach it to this notice, and mail it to the Franchise Tax Board office shown at the top of this page.

**SPECIAL INFORMATION CONCERNING TAXPAYER RIGHTS**

If we levy upon your bank account in error, we can reimburse you for bank charges incurred as a result of our error. To receive reimbursement, you must write to us at the above address within 90 days from the date of the levy.
--

If immediate, full payment of the amount due will create an undue hardship, or if you have already paid the amount due, or if the amount is not due, contact us immediately. Please telephone the number shown at the <u>top</u> of this form for account information. You should have this notice with you when you call.
--

The Franchise Tax Board has a Taxpayer Advocate who reviews those cases where taxpayers have been unable to resolve their problems with the Franchise Tax Board through normal channels. To contact the Taxpayer Advocate, write to: Taxpayer Advocate Bureau, PO Box 157, Rancho Cordova CA 95741-0157. FAX (916) 845-6614. You may also email the Advocate at <a href="http://www.ftb.ca.gov">http://www.ftb.ca.gov</a> .
---



## EXCERPTS FROM CALIFORNIA REVENUE AND TAXATION CODE

### 18670. NOTICE TO WITHHOLD, HOW SERVED

(a) The Franchise Tax Board may by notice, served personally or by first-class mail, require any employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state, having in their possession, or under their control, any credits or other personal property or other things of value, belonging to a taxpayer or to an employer or person who has failed to withhold and transmit amounts due pursuant to this article, to withhold, from the credits or other personal property or other things of value, the amount of any tax, interest, or penalties due from the taxpayer or the amount of any liability incurred by that employer or person for failure to withhold and transmit amounts due from a taxpayer under this part and to transmit the amount withheld to the Franchise Tax Board at the times that it may designate. However, in the case of a depository institution, as defined in Section 19(b) of the Federal Reserve Act (12 U.S.C.A. Sec. 461(b)(1) (A)), amounts due from a taxpayer under this part shall be transmitted to the Franchise Tax Board not less than 10 business days from receipt of the notice. To be effective, the notice shall state the amount due from the taxpayer and shall be delivered or mailed to the branch or office reported in information returns filed with the Franchise Tax Board, or the branch or office where the credits or other property is held, unless another branch or office is designated by the employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter or a political body not a subdivision or agency of the state.

(b) (1) At least 45 days before sending a notice to withhold to the address indicated on the information return, the Franchise Tax Board shall request a depository institution to do either of the following:

(A) Verify that the address on its information return is its designated address for receiving notices to withhold.

(B) Provide the Franchise Tax Board with a designated address for receiving notices to withhold.

(2) Once the depository institution has specified a designated address pursuant to paragraph (1), the Franchise Tax Board shall send all notices to that address unless the depository institution provides notification of another address. The Franchise Tax Board shall send all notices to withhold to a new designated address 30 days after notification.

(3) Failure to verify or provide a designated address within 30 days of receiving the request shall be deemed verification of the address on the information return as the depository institution's designated address.

(c) Any corporation or person failing to withhold the amounts due from any taxpayer and transmit them to the Franchise Tax Board after service of the notice shall be liable for those amounts. However, in the case of a depository institution, if a notice to withhold is mailed to the branch where the account is located or principal banking office, the depository institution shall be liable for a failure to withhold only to the extent that the accounts can be identified in information normally maintained at that location in the ordinary course of business.

### 18672. FAILURE TO WITHHOLD, LIABILITY

Any employer or person failing to withhold the amount due from any taxpayer and to transmit the same to the Franchise Tax Board after service of a notice pursuant to Section 18670 is liable for such amounts.

### 18674. WITHHOLD AGENT, MUST PAY WITHOUT RESORTING TO ACTION

(a) Any employer or person required to withhold and transmit any amount pursuant to this article shall comply with the requirement without resort to any legal or equitable action in a court of law or equity. Any employer or person paying to the Franchise Tax Board any amount required by it to be withheld is not liable therefor to the person from whom withheld unless the amount withheld is refunded to the withholding agent. However, if a depository institution, as defined in 12 U.S.C. Sec. 461(b)(1)(A) withholds and pays to the Franchise Tax Board pursuant to this article any moneys held in a deposit account in which the delinquent taxpayer and another person or persons have an interest, or in an account held in the name of a third party or parties in which the delinquent taxpayer is ultimately determined to have no interest, the depository institution paying those moneys to the Franchise Tax Board is not liable therefor to any of the persons who have an interest in the account, unless the amount withheld is refunded to the withholding agent.

(b) In the case of a deposit account or accounts for which this notice to withhold applies, the depository institution shall send a notice by first-class mail to each person named on the account or accounts included in the notice from the Franchise Tax Board, provided that a current address for each person is available to the institution. This notice shall inform each person as to the reason for the hold placed on the account or accounts, the amount subject to being withheld, and the date by which this amount is to be remitted to the Franchise Tax Board. An institution may assess the account or accounts of each person receiving this notice a reasonable service charge not to exceed three dollars (\$3).

Recording Requested by

X STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
Sacramento CA 95812-2952

And When Recorded Mail to

X Special Procedures Section  
PO BOX 2952  
Sacramento CA 95812-2952

DOC # 2008-0498550 X  
09/10/2008 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



053 M  
053



NOTICE OF STATE TAX LIEN X

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 08243673974 X

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 as follows:

Name of Taxpayer(s) : GERALD S ASTRACHAN X

FTB Account Number :

Social Security Number(s) :

Last Known Address : PO BOX 4304 X  
: HEMET CA 92546-4304

For Taxable Years : 2004

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$21,911.00	\$5,477.75	\$7,115.74	\$200.00	\$0.00	\$0.00	\$34,704.49

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: 09/04/08

FRANCHISE TAX BOARD  
of the State of California

Collection Bureau  
Telephone Number: (916) 845-4350

By: *William S. Jones*

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

Authorized facsimile signature.

FTB 2930 V1 ARCS (REV 03-2008)

Public Record



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

# Fax

**Date:** August 6, 2015

**To:** State of CA, FTB, Attn: Veronica Baez

**From:** Jennifer Pazicni

**Fax:** 916-845-3277

**Phone:** 951 955-3336

**Pages:** 6

**Fax:** 951-955-3990

**Re:** Excess/Surplus Proceeds Claim (EP196-323)

**CC:**

**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

Veronica Baez,

I am currently working on the following excess proceeds claim from FTB regarding Gerald S. Astrachan. I would like to request an **updated statement of money owed** to the State of California, Franchise Tax Board by Gerald S. Astrachan, **Acct #** **624:VB:**  
**Atrachan.**

Thank you,

Jennifer Pazicni  
Tax Sale Operations  
[jpazicni@co.riverside.ca.us](mailto:jpazicni@co.riverside.ca.us)

\*\*\*\*\*  
 \* P.01 \*  
 \* TRANSACTION REPORT \*  
 \* AUG-06-2015 THU 01:20 PM \*  
 \* FOR: RIV CO TREAS TAX COLL 951 955 3990 \*  
 \*-----\*  
 \* SEND \*  
 \* DATE START RECEIVER TX TIME PAGES TYPE NOTE M# DP \*  
 \*-----\*  
 \* AUG-06 01:18 PM 99168453277 2' 41" 5 FAX TX OK 609 \*  
 \*-----\*  
 \* TOTAL : 2M 41S PAGES: 5 \*  
 \*-----\*  
 \*\*\*\*\*



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

# Fax

**Date:** August 6, 2015

---

**To:** State of CA, FTB, Attn: Veronica Baez      **From:** Jennifer Pazicni

---

**Fax:** 916-845-3277      **Phone:** 951 955-3336

---

**Pages:** 6      **Fax:** 951-955-3990

---

**Re:** Excess/Surplus Proceeds Claim (EP196-323)      **CC:**

---

**Urgent**     For Review     Please Comment     Please Reply     Please Recycle

Veronica Baez,

I am currently working on the following excess proceeds claim from FTB regarding Gerald S. Astrachan. I would like to request an **updated statement of money owed to the State of California, Franchise Tax Board** by Gerald S. Astrachan, **Acct # 624:VB: Atrachan.**

Thank you,

Jennifer Pazicni  
 Tax Sale Operations  
[jpazicni@co.riverside.ca.us](mailto:jpazicni@co.riverside.ca.us)



U76 870 0084

Date: 08/11/15

### FACSIMILE TRANSMITTAL COVER SHEET

**CONFIDENTIALITY NOTE:**

This telecopy may contain confidential and/or legally privileged information and is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, the employee, or agent responsible for delivering this telecopy to the intended recipient, be advised that any copying, dissemination, distribution, unauthorized inspection, or disclosure of information from this telecopy is prohibited. Persons disclosing confidential information are subject to penalties under applicable laws.

If you have received this telecopy in error, please notify the sender immediately by telephone and mail the entire facsimile message back to us at the address listed above.

Please deliver the following page(s)

**TO:** NAME : JENNIFER PAZICNI  
 FIRM/UNIT : RIVERSIDE COUNTY  
 FAX NO. : (951)955-3990  
 PHONE NO.: (951) 955-3336  
 RE :

GERALD S ASTRACHAN

**FROM:** NAME : Veronica Baez  
 FIRM/UNIT : FRANCHISE TAX BOARD  
 FAX NO. : 916 845-3277  
 PHONE NO.: (916) 845-5982

Number of pages FAXED: 8 (includes this page)

Hard copy:  will follow  
 will not follow

**Comments:**

Per your request, attached is the updated FTB assessment dates and balance due for Astrachan.  
Please call me and let me know if you have any questions.  
Thank you, Veronica Baez

Gerald S.



STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
COLLECTION ADVISORY TEAM, MS A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952

August 11, 2015

In Reply Refer To: 624: VB: Atrachan

**CLAIM FOR EXCESS PROCEEDS**

**RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205**

**Subject : Excess Proceeds  
APN : 455460061-1  
ITEM NO. : 323  
Property Address : 205 Firestone Lane, Hemet CA 92545  
Taxpayer : Astrachan, Gerald S. Tr  
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 June 20, 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 Gerald S. Astrachan, Account Number \_\_\_\_\_

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

The amount of the claim for the Franchise Tax Board is \$42,198.44 as of June 20, 2013. Because of subsequent payments received after the date of sale, the amount currently due to the Franchise Tax Board on the claim is \$33,189.02.

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

If you have any questions regarding this claim, contact Veronica Baez of this department at 916-845-5982.

*CDillesey for D 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:

GERALD S ASTRACHAN
14781 MEMORIAL DR 106
HOUSTON TX 77079

Table with columns: Tax Year, Tax, Penalties, Interest, Fees, Payments \*\*\*, Total. Rows include years 2004, 2005, and a Totals row. Summary rows for Total Liened and Total Unliened are also present.

\*Balance reflects the total liability as of the date of the sale June 20, 2013.

\*\*Balances reflect the total liabilities not secured by a recorded State Tax Lien in Riverside County as of the date of the trustee sale June 20, 2013. The current daily per diem on these liabilities is \$ .44.

\*\*\* Payments in the total amount of \$9,009.42 were received after the date of the sale for the 2004 tax year.

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

Cert. No.08243-673974 recorded in Riverside County on September 10, 2008 for tax year 2004 under Instrument No. 2008-0498550.

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 August 11, 2015
(Seal)

FRANCHISE TAX BOARD
of the State of California

BY: Veronica Baez
Veronica Baez, Specialist
(916) 845-5982



STATE OF CALIFORNIA

**FRANCHISE TAX BOARD**COLLECTION ADVISORY TEAM, M/S A-240  
P. O. BOX 2952  
SACRAMENTO CA 95812-2952

August 11, 2015

**RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205**

Subject : ORDER TO WITHHOLD PERSONAL INCOME TAX  
APN : 455460061-1  
Item No. : 323  
Taxpayer Name : Gerald S Astrachan  
FTB ID No. :

When the Franchise Tax Board receives a request for a claim to excess proceeds and there is an unpaid balance for California Personal Income Tax that is not secured by a recorded lien, this department may issue to the trustee an ORDER TO WITHHOLD PERSONAL INCOME TAX. Pursuant to Revenue and Taxation Code 18670(a), this order attaches to all credits, personal property or other things of value in your control belonging to Gerald S. Astrachan. **This OTW is in addition and supplement to the Franchise Tax Board Claim for Surplus Funds.** When paying the Franchise Tax Board by check, it is essential that the FTB account number appear on the check. Referencing any other number will delay the processing of the check.

If you have any questions regarding this claim, please contact the undersigned.

*Veronica Baez*  
Veronica Baez, Specialist  
Collection Advisory Team  
(916) 845-5982





STATE OF CALIFORNIA  
Franchise Tax Board, M/S A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952  
(916)845-5982

**ORDER TO WITHHOLD  
PERSONAL INCOME TAX**

**PART 1 — RETAIN FOR YOUR RECORDS**

Date: August 11, 2015

RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX  
COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Case No.:  
Acct. No.:  
SSN:  
Tax Year(s): 2004, 2005

Taxpayer's Name and Address:

GERALD S ASTRACHAN  
14781 MEMORIAL DR 106  
HOUSTON TX 77079

**AMOUNT DUE**

**\$ 5,457.33**

We are issuing THIS ORDER TO WITHHOLD to enforce payment of an amount due for California Personal Income Tax. The taxpayer has not paid the amount due, shown above. (See reverse side for applicable sections of the California Revenue and Taxation Code.)

THIS ORDER ATTACHES TO ALL CREDITS, PERSONAL PROPERTY, OR OTHER THINGS OF VALUE IN YOUR POSSESSION OR UNDER YOUR CONTROL BELONGING TO THE TAXPAYER. THIS INCLUDES, BUT IS NOT LIMITED TO, PAYMENTS DUE THE TAXPAYER AS A RESULT OF THE TAX- DEFAULT SALE OF PARCEL 455460061-1 ITEM 323 ON JULY 20, 2013. THIS ORDER PERTAINS TO A LIABILITY NOT CLAIMED HEREIN.

YOU ARE REQUIRED TO WITHHOLD the lesser of (1) the amount due shown above, or (2) the amount in your possession or under your control belonging to the taxpayer at the time you received this Order.

IN COMPLYING WITH THIS ORDER, WE REQUEST THAT YOU:

1. NOTIFY the taxpayer that you are withholding funds pursuant to the order by delivering PART 3 to the taxpayer as soon as possible.
2. RETAIN ANY FUNDS WITHHELD FOR 10 BUSINESS DAYS FROM THE DATE YOU RECEIVED THIS ORDER OR UNTIL THE DISTRIBUTION OF FUNDS HAVE BECOME FINAL, WHICHEVER IS LATER. AT THE END OF THE HOLDING PERIOD, REMIT ANY FUNDS WITHHELD UNLESS YOU HAVE RECEIVED A RELEASE FROM THIS DEPARTMENT. PLEASE INCLUDE A COPY OF THIS ORDER WITH YOUR REMITTANCE.
3. COMPLETE the questionnaire on PART 2. Please attach your remittance, if any, to that page and mail it to the Franchise Tax Board office shown at the top of this page (envelope enclosed).
4. ADVISE any interested parties to present claims to the Franchise Tax Board.
5. REFER to PART 2 if you possess or control any property other than cash, payments or credits belonging to the taxpayer.



STATE OF CALIFORNIA  
Franchise Tax Board, M/S A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952  
(916)845-6982

**ORDER TO WITHHOLD  
PERSONAL INCOME TAX  
PART 2 — RETURN WITH PAYMENT**

Date: August 11, 2015

RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX  
COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Case No.:  
Acct. No.:  
SSN:  
Tax Year(s): 2004, 2005

Taxpayer's Name and Address:

GERALD S ASTRACHAN  
14781 MEMORIAL DR 106  
HOUSTON TX 77079

**AMOUNT DUE**  
\$ 5,457.33

**PLEASE COMPLETE THE QUESTIONNAIRE BELOW.**

A.  Payment of \$ \_\_\_\_\_ is attached.

Payment is not attached because (check one):

- B.  Account closed
- C.  Unable to locate account
- D.  No funds/nothing to report
- E.  Other (Please attach explanation.)

**NOTICE:**

If you possess or control any property other than cash or credits belonging to the taxpayer, (1) do NOT convert such property to cash as a result of this order, but provide us with a description of the property under your control and hold the property until you receive a release from this department. (2) If such property is sold for other reasons, remit the cash proceeds to this department.

Property other than cash may include, but is not limited to, stocks, bonds, stock options, stock rights, contents of safe deposit boxes, etc.

Contact this office at the address shown above if you are not sure how to proceed in special or unusual circumstances.



STATE OF CALIFORNIA  
Franchise Tax Board, M/S A-240  
PO BOX 2952  
SACRAMENTO CA 95812-2952  
(916)845-5982

**ORDER TO WITHHOLD  
PERSONAL INCOME TAX**

**PART 3 — FURNISH TO TAXPAYER**

Date: August 11, 2015

RIVERSIDE COUNTY  
ATTN EXCESS PROCEEDS  
DON KENT, TREASURER-TAX COLLECTOR  
PO BOX 12005  
RIVERSIDE CA 92502-2205

Case No.:  
Acct. No.:  
SSN:  
Tax Year(s): 2004, 2005

**AMOUNT DUE**  
**\$ 5,457.33**

Taxpayer's Name and Address:

GERALD S ASTRACHAN  
14781 MEMORIAL DR 106  
HOUSTON TX 77079

The Franchise Tax Board has issued an ORDER TO WITHHOLD to the addressee shown above under authorization of Section 18670 of the California Revenue and Taxation Code to enforce payment of an amount due for California Personal Income Tax.

The addressee has been instructed to deduct and withhold the amount due, shown above, from any credits or payments of any nature due, owing, and unpaid to you. Such credits and payments include, but are not limited to, deposits in financial institutions, declared dividends, rents, royalties, deposits in vacation or holiday trust funds, Individual Retirement Accounts, Keogh Accounts and other personal property in the possession of or controlled by the addressee.

The amount withheld by the addressee will be paid to the Franchise Tax Board and applied to your account for the tax years noted above. You should determine the amount withheld by the addressee and, if it is less than the amount due, you should forward payment of the remaining unpaid balance immediately to avoid further collection action. Please make your check or money order payable to the FRANCHISE TAX BOARD, attach it to this notice, and mail it to the Franchise Tax Board office shown at the top of this page.

**SPECIAL INFORMATION CONCERNING TAXPAYER RIGHTS**

If we levy upon your bank account in error, we can reimburse you for bank charges incurred as a result of our error. To receive reimbursement, you must write to us at the above address within 90 days from the date of the levy.

If immediate, full payment of the amount due will create an undue hardship, or if you have already paid the amount due, or if the amount is not due, contact us immediately. Please telephone the number shown at the top of this form for account information. You should have this notice with you when you call.

The Franchise Tax Board has a Taxpayer Advocate who reviews those cases where taxpayers have been unable to resolve their problems with the Franchise Tax Board through normal channels. To contact the Taxpayer Advocate, write to: Taxpayer Advocate Bureau, PO Box 157, Rancho Cordova CA 95741-0157. FAX (916) 845-6614. You may also email the Advocate at <http://www.ftb.ca.gov>.

**EXCERPTS FROM CALIFORNIA REVENUE AND TAXATION CODE****18670. NOTICE TO WITHHOLD, HOW SERVED**

(a) The Franchise Tax Board may by notice, served personally or by first-class mail, require any employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter, or a political body not a subdivision or agency of the state, having in their possession, or under their control, any credits or other personal property or other things of value, belonging to a taxpayer or to an employer or person who has failed to withhold and transmit amounts due pursuant to this article, to withhold, from the credits or other personal property or other things of value, the amount of any tax, interest, or penalties due from the taxpayer or the amount of any liability incurred by that employer or person for failure to withhold and transmit amounts due from a taxpayer under this part and to transmit the amount withheld to the Franchise Tax Board at the times that it may designate. However, in the case of a depository institution, as defined in Section 19(b) of the Federal Reserve Act (12 U.S.C.A. Sec. 461(b)(1) (A)), amounts due from a taxpayer under this part shall be transmitted to the Franchise Tax Board not less than 10 business days from receipt of the notice. To be effective, the notice shall state the amount due from the taxpayer and shall be delivered or mailed to the branch or office reported in information returns filed with the Franchise Tax Board, or the branch or office where the credits or other property is held, unless another branch or office is designated by the employer, person, officer or department of the state, political subdivision or agency of the state, including the Regents of the University of California, a city organized under a freeholders' charter or a political body not a subdivision or agency of the state.

(b) (1) At least 45 days before sending a notice to withhold to the address indicated on the information return, the Franchise Tax Board shall request a depository institution to do either of the following:

(A) Verify that the address on its information return is its designated address for receiving notices to withhold.

(B) Provide the Franchise Tax Board with a designated address for receiving notices to withhold.

(2) Once the depository institution has specified a designated address pursuant to paragraph (1), the Franchise Tax Board shall send all notices to that address unless the depository institution provides notification of another address. The Franchise Tax Board shall send all notices to withhold to a new designated address 30 days after notification.

(3) Failure to verify or provide a designated address within 30 days of receiving the request shall be deemed verification of the address on the information return as the depository institution's designated address.

(c) Any corporation or person failing to withhold the amounts due from any taxpayer and transmit them to the Franchise Tax Board after service of the notice shall be liable for those amounts. However, in the case of a depository institution, if a notice to withhold is mailed to the branch where the account is located or principal banking office, the depository institution shall be liable for a failure to withhold only to the extent that the accounts can be identified in information normally maintained at that location in the ordinary course of business.

**18672. FAILURE TO WITHHOLD, LIABILITY**

Any employer or person failing to withhold the amount due from any taxpayer and to transmit the same to the Franchise Tax Board after service of a notice pursuant to Section 18670 is liable for such amounts.

**18674. WITHHOLD AGENT, MUST PAY WITHOUT RESORTING TO ACTION**

(a) Any employer or person required to withhold and transmit any amount pursuant to this article shall comply with the requirement without resort to any legal or equitable action in a court of law or equity. Any employer or person paying to the Franchise Tax Board any amount required by it to be withheld is not liable therefor to the person from whom withheld unless the amount withheld is refunded to the withholding agent. However, if a depository institution, as defined in 12 U.S.C. Sec. 461(b)(1)(A) withholds and pays to the Franchise Tax Board pursuant to this article any moneys held in a deposit account in which the delinquent taxpayer and another person or persons have an interest, or in an account held in the name of a third party or parties in which the delinquent taxpayer is ultimately determined to have no interest, the depository institution paying those moneys to the Franchise Tax Board is not liable therefor to any of the persons who have an interest in the account, unless the amount withheld is refunded to the withholding agent.

(b) In the case of a deposit account or accounts for which this notice to withhold applies, the depository institution shall send a notice by first-class mail to each person named on the account or accounts included in the notice from the Franchise Tax Board, provided that a current address for each person is available to the institution. This notice shall inform each person as to the reason for the hold placed on the account or accounts, the amount subject to being withheld, and the date by which this amount is to be remitted to the Franchise Tax Board. An institution may assess the account or accounts of each person receiving this notice a reasonable service charge not to exceed three dollars (\$3).

**FOUND EXTRA MONEY, LLC**

UNCLAIMED MONEY CONSULTANTS

**WWW.FoundExtraMoney.com**Email: [Richard@foundextramoney.com](mailto: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**

April 24, 2014

Mr. Don Kent

Riverside County Treasurer-Tax Collector

P.O. Box 12005

Riverside, CA 92502

**RE: Excess Proceeds Claim: Parcel Number 455-460-061-1 (205 Fenton Lane, Hemet, CA 92545)****Item No.: 323**

Sale Date: 04/29/2013

Recorded Date: 06/20/2013

Claimant: GERALD S. ASTRACHAN—75% of \$96,600.00 = \$72,450.00

Claimant: FOUND EXTRA MONEY, LLC ("FEM, LLC")—25% of \$96,600.00 = \$24,150.00

Total Amount of Excess Proceeds: approximately \$96,600.00

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 April 29, 2013:

1. Copy of the Trust Transfer Deed recorded on 11/03/2005 showing GERALD S. ASTRACHAN granting the property referenced by the above mentioned APN to GERALD S. ASTRACHAN, Trustee of the Revocable Trust of GERALD S. ASTRACHAN dated October 19, 2005 (1 page);
2. County of Riverside, Office of the Treasurer-Tax Collector Sale of Tax-Defaulted Property (Sale #TC196) on April 25, 2013 thru April 29, 2013, showing the above referenced parcel to be Item# 323 on the sale list (1 page);

RECEIVED  
 2014 APR 30 AM 10:16  
 RIVERSIDE COUNTY  
 TREASURER-TAX COLLECTOR

3. Riverside County Online Tax Sale Auction which started on April 25, 2013, and listing the Item #, Auction ID, APN #, Legal Description, Minimum Bid, and the Property Address (2 pages);
4. Property Report showing the legal description of the property, and GERALD S. ASTRACHAN as having been the seller of the property at the time of the Public Auction which was recorded on 06/20/2013 (3 pages);
5. Riverside County Claim for Excess Proceeds from the Sale of Tax-Defaulted Property signed by GERALD S. ASTRACHAN as trustee on April 14, 2014 (1 page);
6. Notarized copy of the Revocable Trust of GERALD S. ASTRACHAN dated October 19, 2005, and showing in Schedule A, Section 3, the address and description of the property that was sold at the public auction (3 pages);
7. Authorization, Assignment and Fee Agreement signed by GERALD S. ASTRACHAN, trustee (Assignor) on March 18, 2014 and FEM, LLC Assignee) signed on 04/21/2014 to pay 25% of the amount to FEM, LLC (1 page);
8. Notarized Assignment of Right to Collect Excess Proceeds to Found Extra Money, LLC, signed by GERALD S. ASTRACHAN as trustee on March 31, 2014, and by DENNIS A. MURKEY, Manager for Found Extra Money, LLC on 04/23/2014 (1 page);

Pursuant to California Courts of Appeals case law and statutory authority you must recognize that our rights, as an assignee, must be protected in any distribution of proceeds by issuing of a separate draft in the name of Found Extra Money, LLC. (*Marion Drive, LLC v. Saladino* (2006) 136 Cal.App.4<sup>th</sup> 1432, 1437; *Fjaeran v. Board of Supervisors* (1989) 210 Cal.App.3d 434,442; CA Rev. & Tax Code Sec. 4675, subd (e) (2). Assignments are permitted (Section 4675, subd. (b));

9. Riverside County Claim for Excess Proceeds from the Sale of Tax – Defaulted Property signed by FEM, LLC on 04/23/2014 (1 page);
10. A valid photo ID for GERALD S. ASTRACHAN and a copy of his Social Security card (1 page);

- 11.A completed and signed W-9 Form by GERALD S. ASTRACHAN, trustee of the GERALD S. ASTRACHAN Revocable Trust dated October 19, 2005 (1 page);
- 12.A completed and signed W-9 Form by Found Extra Money, LLC dated 04/21/2014 (1 page);
13. Notarized Limited Power of Attorney authorizing Found Extra Money, LLC to represent GERALD S. ASTRACHAN as true and lawful attorney to do all things with regard to the collection of excess proceeds, and signed by GERALD S. ASTRACHAN on March 31, 2014 (1 page).

Please issue separate checks as follow:

GERALD S. ASTRACHAN, trustee—75% = \$72,450.00  
FOUND EXTRA MONEY, LLC—25% = \$24,150.00


Mail to:

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

If you have any questions regarding the above, please do not hesitate to contact me at 888-867-4785.

Thank you.

Sincerely,

  
Dennis A. Murkey  
FEM, LLC

3

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 196 Item 323 Assessment No.: 455460061-1

Assessee: ASTRACHAN, GERALD S TR

Situs: 205 FIRESTONE LN HEMET 92545

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 APR 30 AM 10:46  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$96,600.00 (approx) 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 2013-0295427; recorded on 06/20/2013. 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.

GRANT Deed

TRUST Transfer Deed

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 14<sup>th</sup> day of April, 2014 at Los Angeles, California  
County/State

Gerald S. Astrachan  
Signature of Claimant

Signature of Claimant

GERALD S. ASTRACHAN, TRUSTEE  
Print Name

Print Name

14781 MEMORIAL DRIVE, Apt. 1026  
Street Address

Street Address

HOUSTON TX 77079  
City, State, Zip

City, State, Zip

(210) 260-7245  
Phone Number

Phone Number



9

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 196 Item 323 Assessment No.: 455460061-1

Assessee: ASTRACHAN, GERALD S TR

Situs: 205 FIRESTONE LN HEMET 92545

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED  
2014 APR 30 AM 10:46  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$96,600.00 (approx) from the sale of the above mentioned real property. I/We were the  lien holder(s), ASSIGNEE  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. 2013-0295427; recorded on 06/20/2013. 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 RIGHT 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 23<sup>RD</sup> day of APRIL, 2014 at LOS ANGELES, CA  
County, State

Dennis Murkey  
Signature of Claimant

FOUND EXTRA MONEY, LLC

DENNISA MURKEY, MANAGER  
Print Name

9420 RESEDA BLVD, # 830  
Street Address

NORTHRIDGE, CA 91324  
City, State, Zip

(888) 867-4785  
Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

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 Found Extra Money, LLC 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 455-460-061-1 sold at public auction on 04/29/2013. I understand that the total of excess proceeds available for refund is \$96,600.00 (approx) 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.

\* Gerald S. Astrachan  
(Signature of Party of Interest/Assignor)

GERALD S. ASTRACHAN, TRUSTEE  
(Name Printed)

REPUBLIC OF FRANCE CITY OF PARIS }  
EMBASSY OF THE UNITED STATES OF AMERICA } SS

14781 MEMORIAL DRIVE, APT. 1026  
(Address)

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

HOUSTON, TX 77079  
(City/State/Zip)

(210) 260-7245  
(Area Code/Telephone Number)

On March 31, 2014, before me, Melanie Carter, personally appeared Gerald Sherman Astrachan, 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.

Melanie Carter  
(Signature of Notary)

Melanie Carter  
Vice-Consul  
US Embassy Paris



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.

Dennis A. Murfey  
(Signature of Assignee)

DENNIS A. MURFEY, MANAGER FOUND EXTRA MONEY, LLC  
(Name Printed)

California  
Los Angeles ) ss.  
(City/State/Zip)

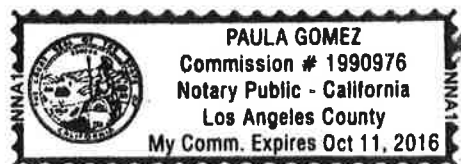
9420 RESEDA BLVD, # 830  
(Address)  
NORTHRIDGE, CA 91324  
(City/State/Zip)

On 4/23/2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis Murfey, 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.

Paula Gomez  
(Signature of Notary)

(This area for official seal)



1

RECORDING REQUESTED BY  
Peter V. Nix

DOC # 2005-0913448

11/03/2005 08:00A Fee: 7.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO

Gerald Astrachan  
PO Box 4304  
Hemet CA 92546

TLA: DOG



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

8

# Trust Transfer Deed

APN: 455460061-1

M  
YS

**Grant Deed** (Excluded from Reappraisal Under Proposition 13, i.e. CA Const. Art 13A§1 et seq.)

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct.

Documentary transfer tax is \$ - 0 - There is no Documentary transfer tax due per CA R&T 11911.  
THERE IS NO CONSIDERATION FOR THIS TRANSFER.

Unincorporated area:  City of Hemet and this is a Trust Transfer under §62 to the  
Revenue and Taxation code as a: **TRANSFER TO A REVOCABLE TRUST.**

**GRANTOR(S): Gerald S. Astrachan**

hereby **GRANT(S) to Gerald S. Astrachan, T'ee/T'or of the Revocable Trust of Gerald S. Astrachan dated October 19, 2005**

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

205 Firestone Lane, Hemet, California

Legal Description: .11 acres M/L in Lot 112 MB 345/063 TR 28286-8

Dated: 10/19/05

Gerald S. Astrachan  
Gerald S. Astrachan

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 10/19/05, before me, Peter V. Nix, a notary public, personally appeared Gerald S. Astrachan, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]

Notary Public in and for said County and State



MAIL TAX

STATEMENTS TO: Gerald S. Astrachan, PO Box 4304, Hemet, California 92546

6

**REVOCABLE TRUST**  
**OF**  
**GERALD S. ASTRACHAN**

ARTICLE ONE - INTRODUCTION

**GERALD S. ASTRACHAN**, (called trustor or trustee, depending on the context) declares that he has set aside and holds in trust the property described in Schedule A, attached, and any other property which the trustor may transfer to this trust.

ARTICLE TWO - PROPERTY CONSTITUTING THE TRUST ESTATE

All property subject to this instrument from time to time including the property listed in Schedule A is referred to as the trust estate and shall be held, administered, and distributed according to this instrument.

ARTICLE THREE - DISTRIBUTION OF INCOME AND PRINCIPAL

A. Distribution of income to sole trustor.

The trustee shall pay to or apply for the benefit of the trustor as much of the trust estate as the trustor demands, in convenient installments at least annually, and shall accumulate and add to principal any undistributed net income.

B. Distribution of principal to sole trustor.

If the trustee considers the net income to be insufficient, the trustee shall pay to or apply for the benefit of the trustor as much of the principal of the trust estate, up to and including the whole of this trust, as the trustee considers necessary for the trustor's health, education, support, comfort, welfare, or happiness, to maintain at a minimum the trustor's accustomed manner of living, without taking into consideration income and resources available to the trustor held free of this trust.

ARTICLE FOUR - INCAPACITY OF THE TRUSTOR

If at any time, as certified in writing by two licensed physicians, not related by blood or marriage to the trustor or any beneficiary of this trust, the trustor has become physically or mentally incapacitated and does not have sufficient understanding or ability to make or communicate decisions about the trustor's property, finances, or personal business, the

ARTICLE SIXTEEN - NAME OF TRUST

The trusts created in this instrument may be referred to collectively as the GERALD S. ASTRACHAN REVOCABLE TRUST, and each separate trust created in this instrument may be referred to by adding the name of the beneficiary.

Executed at Fountain Valley, California, on October 19, 2005.

Gerald S. Astrachan  
GERALD S. ASTRACHAN

I certify that I have read the foregoing declaration of trust and that it correctly states the terms and conditions under which the trust estate is to be held, managed, and disposed of by the trustee. I approve the declaration of trust in all particulars and request that the trustee execute it.

Date: October 19, 2005

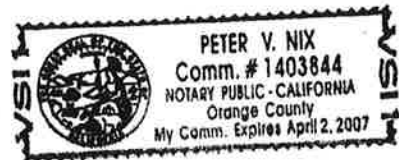
Gerald S. Astrachan  
GERALD S. ASTRACHAN

STATE OF CALIFORNIA)  
COUNTY OF ORANGE )

On October 19, 2005, before me, Peter V. Nix, a notary public, personally appeared GERALD S. ASTRACHAN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]  
Notary Public in and for said County and State



SCHEDULE A

1. All jewelry, clothing, household furniture and furnishings, appliances, china, personal automobile and other articles of a personal nature in the possession of and belonging to the trustor, or the trustor's interest in any such property normally kept at the trustor's place of residence.

2. Real property located at 220 Four Seasons Blvd., Hemet, California, and more particularly described as:

.08 acres M/L in Lot 61 MB 345/063 TR 28286-8

3. Real property located at 205 Firestone Lane, Hemet, California, and more particularly described as:

.11 acres M/L in Lot 112 MB 345/063 TR 28286-8

4. Charles Schwab & Co. Account #

5. Stock in Fluor Corporation (Ticker symbol FLR)

6. Stock in Massey Energy Company (Ticker symbol MEE)

7. Investment Account with Mellon Investor Services (Account # is SSN)

8. Checking account with U.S. Bank Account #

Trustor has other assets which are NOT a part of this trust:

1. Real property in France;

2. Two IRA accounts #                      and #                      with Charles Schwab & Co., 40665 Winchester Road, Building B, Suite B-3 Temecula, CA 92591. Telephone 951-296-1326.

3. IRA account #                      with Scottrade, Inc., 500 Westheimer Road, Number 150, Houston, TX 77056. Telephone #713-622-2900.

4. Two additional checking accounts - one a joint account with trustor's son and the other a personal checking account which has been intentionally omitted from this trust.

**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

**LIMITED POWER OF ATTORNEY**

**BE IT KNOWN that Gerald S. Astrachan has made and appointed and by these presents does hereby make and appoint Found Extra Money, LLC, in his/her name, place and stead, for the following and limited purposes only: TO DO ALL THINGS NECESSARY TO THE FILING, COLLECTION AND RECOVERY OF ANY AND ALL UNCLAIMED PROPERTY AND/OR EXCESS PROCEEDS FUNDS FROM ANY/ALL FINANCIAL INSTITUTIONS AND/OR GOVERNMENT AGENCIES, giving and granting said attorney full power and Authority to do and perform all and every act and thing whatsoever necessary to be done in And about the specific and limited premises (set out herein) as fully, to all intents and purposes as might or could be done if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that said attorney shall lawful do or cause to be done by virtue hereof.**

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal on this 31<sup>st</sup> day of MARCH, 2014.

Gerald S. Astrachan  
(Signature)

GERALD S. ASTRACHAN  
(Please Print)

State of California

REPUBLIC OF FRANCE CITY OF PARIS  
EMBASSY OF THE UNITED STATES OF AMERICA } SS

County of \_\_\_\_\_

On March 31, 2014, before me, \_\_\_\_\_, personally appeared Gerald Sherman Astrachan, who proved to me the basis of satisfactory evidence to be the person (s) whose name (s) is /are subscribed to the within instrument and acknowledge 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.

Melanie Carter  
Notary Public  
My Commission Expires on: INDEFINITE



(Place Notary Seal above)

Melanie Carter  
Vice-Consul  
US Embassy Paris

7

**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 (CLAIM #: 2RI5-CA2)**

**AUTHORIZATION AND FEE AGREEMENT**

By executing this Agreement, the undersigned hereby authorizes Found Extra Money, LLC, ("FEM, LLC") by its agents and its representatives, as Claimants' exclusive agent, and its assignee, to locate, prepare, and process all documents and receive and disburse all funds owed to Claimant, according to the terms of this Agreement, either as an individual, trustee, agent for a business entity, or as a personal representative or heir of an estate.

In consideration and for the time and expense to locate Claimant and in preparing and in processing the claims for these funds, that FEM, LLC has located for Claimant's benefit, Claimant agrees that FEM, LLC shall receive **25% (twenty-five percent)** of the total funds recovered. FEM, LLC is solely responsible for all processing costs including research costs, document preparation, filing fees and other costs associated with the processing of this claim, or claims. **No fee will be charged to Claimant if there is no recovery of funds.**

Claimant agrees to sign and return all documents necessary to process this claim, within 3 business days of FEM, LLC's request for such. In the event that the claim is not paid, both parties are released of their duties and obligations under this Agreement and Claimant will have no obligation to pay FEM, LLC for any expenses it has incurred.

This Agreement may be signed in counterparts and a signed copy received electronically, or by fax, shall be deemed an original and shall be governed by the laws of the State of California. In the event a dispute arises, the prevailing party shall be entitled to attorney's fees, costs and other relief by the Court. Venue shall be in Los Angeles County, California.

I agree to the above.

Date: 18 MARCH 2014

**FOUND EXTRA MONEY, LLC**

<sup>S.</sup>  
GERALD ASTRACHAN, TRUSTEE of the Gerald S.  
APPLICANT/CLAIMANT (PLEASE PRINT):  
THE ASTRACHAN REVOCABLE TRUST

By: Shirley J. Dunley, MANAGER

Title: MANAGER

Gerald S. Astrachan  
(SIGNATURE):

Date: 04/21/2014



2

COUNTY OF RIVERSIDE  
OFFICE OF THE TREASURER-TAX COLLECTOR  
SALE OF TAX DEFAULTED PROPERTY - TC196  
APRIL 25, 2013 - APRIL 29, 2013

<u>ITEM#</u>	<u>ASSESSMENT#</u>	<u>STATUS</u>	<u>SALE PRICE</u>
316	445161002-1	OFF SALE	
317	446251047-7	INCOMPELTE	
318	448280011-8	REDEEMED	
319	450020008-9	REDEEMED	
320	450020009-0	REDEEMED	
321	454180002-6	REDEEMED	
322	455020013-8	SOLD	\$37,600.00
323	455460061-1	SOLD	\$135,100.00
324	456227003-5	OFF SALE	
325	457181017-4	SOLD	\$44,886.00
326	457220016-3	REDEEMED	
327	458120038-1	REDEEMED	
328	458312007-6	REDEEMED	
329	459091009-3	REDEEMED	
330	459110046-4	OFF SALE	
331	459184012-2	REDEEMED	
332	459263018-2	SOLD	\$37,100.00
333	459281011-1	REDEEMED	
334	463030007-3	SOLD	\$36,400.00
335	463074004-6	REDEEMED	
336	465040010-0	OFF SALE	
337	469060008-9	REDEEMED	
338	469120054-5	SOLD	\$166,189.00
339	470060015-5	REDEEMED	
340	470360016-3	OFF SALE	
341	471140003-8	REDEEMED	
342	471180047-2	SOLD	\$12,287.00
343	473050001-2	REDEEMED	
344	473100036-8	SOLD	\$10,091.00
345	473110006-2	NO BID	
346	473174005-9	SOLD	\$335,900.00
347	473330015-0	SOLD	\$50,100.00
348	474561003-0	REDEEMED	
349	475100026-3	REDEEMED	
350	475250075-1	SOLD	\$16,995.00
351	476250002-2	REDEEMED	
352	479050010-2	SOLD	\$613,300.00
353	479150062-8	REDEEMED	
354	481282002-9	REDEEMED	
355	481341034-0	REDEEMED	
356	482304007-8	REDEEMED	
357	482462028-6	REDEEMED	
358	484072014-2	REDEEMED	
359	501262021-1	REDEEMED	
360	501381010-9	REDEEMED	

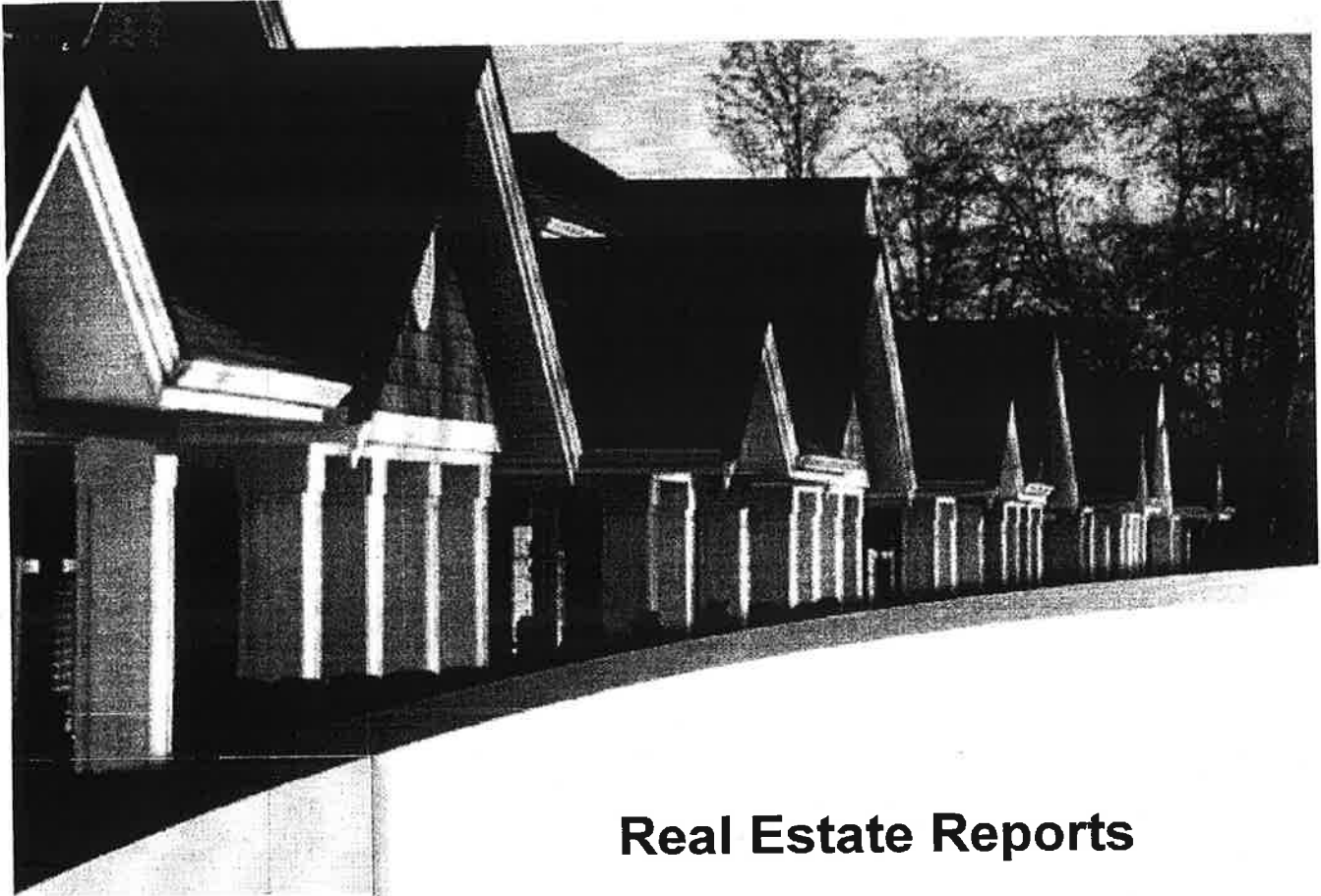
Item#	Auction ID	APN	Legal Description	Minimum Bid	Auction Ends Apr 25th (ET)	Property Address	City	Zip Code	Improvements	Land Value	Total Assessed Value	Ad Valorem	Special Assessment	Tax Bill Year	Total Tax Bill	Tax Rate Area	Tax Rate
1	613018	107160069-8	1.18 ACRES IN PAR 1 PM 163092 PM 24327	\$113,815	11:00 AM	1140 CALIFORNIA AVE	CORONA	92881	\$2,064,583	\$894,765	\$2,959,348	\$32,137	\$413	FY 2012-2013 as of 10/22/2012	\$32,550	004-000	01.08595
2	613019	1092201002-7	LOT 2 MB 076/092 TR 4674 21 ACRES MILL IN LOT 76 MB 3691069 TR 31443	\$9,448	11:00 AM	2014 CONEJO ST	CORONA	92882	\$43,344	\$16,377	\$59,721	\$649	\$60	FY 2012-2013 as of 10/22/2012	\$708	004-003	01.08595
4	613020	113561033-9	29 ACRES MILL IN UNIT 3 CM 108/110 INT IN COMM LOTS 1,3,4 TR 28152-1 MB 280/049	\$24,234	11:00 AM	2371 TAYLOR AVE	CORONA	92882	\$319,000	\$118,000	\$437,000	\$4,670	\$2,344	FY 2012-2013 as of 10/22/2012	\$7,013	004-000	01.08595
5	613021	114521065-1	LOT 25 BLK F MB 013/065 OVERLOOK ADDITION TO CORONA	\$15,664	11:00 AM	1192 SOLAR CIR	CORONA	92882	\$293,000	\$100,000	\$393,000	\$4,268	\$2,396	FY 2012-2013 as of 10/22/2012	\$6,664	004-076	01.08595
7	613022	116152018-3	LOT 24 BLK F MB 013/065 OVERLOOK ADDITION TO CORONA	\$8,655	11:00 AM	VACANT			\$0	\$25,628	\$25,628	\$279	\$116	FY 2012-2013 as of 10/22/2012	\$395	004-000	01.08595
8	613023	116152019-4	POR LOTS 1 & 2 BLK 161 MB 009/006 SB SOUTH RIVERSIDE LAND & WATER CO	\$4,654	11:00 AM	VACANT			\$0	\$15,377	\$15,377	\$167	\$16	FY 2012-2013 as of 10/22/2012	\$183	004-000	01.08595
9	613024	117163009-6	LOT 15 BLK 87 MB 009/006 SB SOUTH RIVERSIDE LAND & WATER CO	\$39,404	11:00 AM	416 GRAND BLV E	CORONA	92879	\$103,000	\$46,000	\$149,000	\$1,618	\$59	FY 2012-2013 as of 10/22/2012	\$1,677	004-001	01.08595
10	613025	117252018-9	POR LOT 1 BLK B MB 004/025 SB HOLTS SUB OF BLOCK D	\$7,407	11:00 AM	1019 SHERIDAN ST S	CORONA	92882	\$27,053	\$60,894	\$87,937	\$679	\$60	FY 2012-2013 as of 10/22/2012	\$939	004-001	01.08595
11	613026	119311018-5	.55 ACRES IN LOT 78 MB 284/020 TR 25779	\$22,992	11:00 AM	VACANT			\$0	\$194,204	\$194,204	\$2,109	\$292	FY 2012-2013 as of 10/22/2012	\$2,401	004-141	01.08595
12	613027	122620009-6	2.75 ACRES MILL IN POR LOT 1 BLK 1 MB 006/074 RIVERSIDE ORANGE HEIGHTS TR	\$15,630	11:00 AM	1260 CONESTOGA WAY	NORCO	92860	\$308,304	\$184,982	\$493,286	\$5,357	\$3,441	FY 2012-2013 as of 10/22/2012	\$8,797	015-007	01.08595
13	613028	123250001-2	2.75 ACRES MILL IN POR LOT 1 BLK 1 MB 006/074 RIVERSIDE ORANGE HEIGHTS TR	\$8,693	11:00 AM	2245 HILLSIDE AVE	NORCO	92860	\$21,034	\$43,005	\$64,039	\$695	\$36	FY 2012-2013 as of 10/22/2012	\$731	015-002	01.08595

Riverside County Online Tax Sale  
Auction Starts Apr 25th @ 11:00 AM

322	613268	455020013-8	15.00 ACRES IN PAR 1 RS 045/0051		\$14,788	1:00 PM	VACANT			\$0	\$48,224	\$48,224	\$532	\$284	FY 2012-2013 as of 10/22/2012	\$817	089-019	01.10422
			.11 ACRES M/L IN LOT 112 MB 345/093 TR 28289-8		\$39,413	1:00 PM	205 FIRESTONE LN	HEMET	92545	\$106,000	\$28,000	\$134,000	\$1,513	\$725	FY 2012-2013 as of 10/22/2012	\$2,237	006-109	01.12875
323	613269	455460061-1	LOT 3 MB 062/017 TR 3763		\$10,601	1:00 PM	866 LYON AVE S	HEMET	92543	\$31,000	\$17,000	\$48,000	\$542	\$93	FY 2012-2013 as of 10/22/2012	\$625	006-004	01.12875
324	613270	456227003-5	POR LOT 10 MB 020/009 HOMELAND 4		\$8,377	1:00 PM	25925 CREAG AVE	HOMELAND	92548	\$17,636	\$35,278	\$52,914	\$549	\$162	FY 2012-2013 as of 10/22/2012	\$711	089-015	01.03779
325	613271	457181017-4	1.23 ACRES GRS IN PARS B & 3 PM 064/023 PM 12470		\$6,888	1:00 PM	30130 WATSON RD	HOMELAND	92548	\$3,950	\$39,572	\$43,522	\$452	\$203	FY 2012-2013 as of 10/22/2012	\$554	089-017	01.03779
326	613272	457220016-3	POR LOT B BLK D MB 012/079 GREEN ACRES		\$10,200	1:00 PM	33213 OLD HIGHWAY 74	HEMET	92545	\$41,000	\$35,000	\$76,000	\$858	\$147	FY 2012-2013 as of 10/22/2012	\$1,005	071-319	01.12875
327	613273	458120038-1	LOT 24 MB POR LOT 11 BLK G MB 013/001 HOMELAND		\$7,809	1:00 PM	31140 TERAND AVE	HOMELAND	92548	\$28,000	\$19,000	\$47,000	\$415	\$43	FY 2012-2013 as of 10/22/2012	\$458	089-050	01.03779
330	613274	459110046-4	LOT 77 MB 074/083 TR 4051 & INT IN COMMON AREAS		\$5,967	1:00 PM	31860 ALLEN AVE	HOMELAND	92548	\$3,796	\$25,118	\$28,914	\$300	\$148	FY 2012-2013 as of 10/22/2012	\$449	089-050	01.03779
331	613275	459184012-2	LOT 267 MB 074/083 TR 4051 & INT IN COMMON AREAS		\$5,943	1:00 PM	28052 SEAFORTHIA PALM DR	HOMELAND	92548	\$9,694	\$32,324	\$42,008	\$363	\$294	FY 2012-2013 as of 10/22/2012	\$658	089-005	01.03779
332	613276	459263018-2	66 ACRES IN POR LOT 60 MB 002/011 TOWN OF WINCHESTER		\$13,353	1:00 PM	30672 COCOS PALM AVE	HOMELAND	92548	\$40,353	\$35,278	\$75,631	\$785	\$492	FY 2012-2013 as of 10/22/2012	\$1,277	089-005	01.03779
333	613277	459281011-1	LOT 13 BLK 10 MB 002/011 TOWN OF WINCHESTER		\$20,351	1:00 PM	33320 9TH ST	WINCHESTER	92596	\$17,000	\$28,000	\$45,000	\$508	\$373	FY 2012-2013 as of 10/22/2012	\$881	071-045	01.12875
334	613278	463030007-3	1.46 ACRES IN LOT 1 MB 049/023 TR 2773		\$5,884	1:15 PM	33184 WESLEY ST	WINCHESTER	92596	\$4,127	\$34,494	\$38,621	\$436	\$186	FY 2012-2013 as of 10/22/2012	\$622	071-045	01.12875
335	613279	463074004-6	VACANT		\$11,247	1:15 PM				\$5,028	\$68,874	\$63,902	\$721	\$413	FY 2012-2013 as of 10/22/2012	\$1,134	071-011	01.12875

To view additional information such as parcel maps you must go to the Internet and type in  
www.Bid4Assess.com/Riverside

(4)



## Real Estate Reports

**Property:**  
205 Firestone Ln  
Hemet, CA 92545  
APN: 455-460-061

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



## Property Details

Burt, Rodney Eugene; Burt, Cheryl Darlene  
205 Firestone Ln, Hemet, CA 92545

APN: 455-460-061  
Riverside County

## Owner Information

Primary Owner: **BURT, RODNEY EUGENE;**  
**BURT, CHERYL DARLENE**

Secondary Owner:

Mail Address: **205 FIRESTONE LN**  
**HEMET CA 92545**

Site Address: **205 FIRESTONE LN**  
**HEMET CA 92545**

Assessor Parcel Number: **455-460-061**

Census Tract: **0427.45**

Housing Tract Number: **28286-8**

Lot Number: **112**

Legal description: **Lot: 112 Tract No: 28286-8 Abbreviated Description: LOT:112 CITY:HEMET**  
**TR#:28286-8 .11 ACRES M/L IN LOT 112 MB 345/063 TR 28286-8 City/Muni/Twp: HEMET**

## Sale Information

Sale Date: **12/19/2013**

Document #: **2013-0587860**

Sale Amount: **\$205,000**

Seller: **DAR MANARANG**  
**LLC,**

Sale Type:

Cost/SF: **\$133**

## Assessment &amp; Tax Information

Assessed Value: **\$151,000**

Land Value: **\$32,000**

Imp. Value: **\$119,000**

Homeowner  
Exemption:

% Improvement: **78.81%**

Tax Amount: **\$2,555.44**

Tax Status: **Delinquent: 2007**

Tax Year: **2013**

Tax Rate Area: **6-109**

Tax Account ID:

## Property Characteristics

Bedrooms: **2**

Year Built: **2004**

Pool:

Bathrooms: **1**

Square Feet: **1,532 SF**

Lot Size: **4,791 SF**

Partial Baths: **1**

Number of Units: **1**

No of Stories: **1**

Total Rooms:

Garage: **Attached 2**

Fire Place:

Property Type: **Single Family Residential Properties**

Building Style:

Use Code: **Single Family Residential**

Zoning:



## Transaction History

Burt, Rodney Eugene; Burt, Cheryl Darlene  
205 Firestone Ln, Hemet, CA 92545

APN: 455-460-061  
Riverside County

## Prior Transfer

Recording Date: 12/19/2013	Document #: <b>2013-0587860 BK-PG -</b>
Price: \$205,000	Document Type: Grant Deed
First TD: \$164,000	Type of Sale: Price Unconfirmed
Mortgage Doc #: <b>2013-0587861</b>	Interest Rate:
Lender Name: COAST 2 COAST FUNDING GROUP INC	
Buyer Name: BURT, RODNEY EUGENE; BURT, CHERYL DARLENE	
Buyer Vesting: Joint Tenancy	
Seller Name: DAR MANARANG LLC,	
Fixed Step: Rate Starts As FIX	
Adjustable Rate Index: 1 Year Libor	Change Index: 2.25%
Rate Change Frequency: Annually	First Change Date: 01/01/2021
Int Rate not <: 2.25%	Int Rate not >: 8.75%
Maximum Interest Rate: 8.75%	Interest Only Period:
Prepayment Penalty Rider: No	Prepayment Penalty Term:
Legal description: Lot: 112 Tract No: 28286-8 Map Ref: MP345 PG63-73	
City/Muni/Twp: HEMET	

## Prior Transfer

Recording Date: 06/20/2013	Document #: <b>2013-0295427 BK-PG -</b>
Price: \$135,100	Document Type: Public Action
First TD: N/A	Type of Sale: Sold For Taxes
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: DAR MANARANG LLC,	
Buyer Vesting: N/A	
Seller Name: ASTRACHAN, GERALD S	
Legal description: Lot: 112 Tract No: 28286-8 Map Ref: MB345 PG63-73	
City/Muni/Twp: HEMET	

## Prior Transfer

Recording Date: 11/03/2005	Document #: <b>2005-0913448 BK-PG -</b>
Price: N/A	Document Type: Intrafamily Transfer Or Dissolution
First TD: N/A	Type of Sale: Non-Arms Length Transfer
Mortgage Doc #:	Interest Rate:
Lender Name:	
Buyer Name: ASTRACHAN, GERALD S; REVOCABLE TRUST OF GERALD S ASTRACHAN,	
Buyer Vesting: Revocable Trust	
Seller Name: ASTRACHAN, GERALD S	
Legal description: Lot: 112 Tract No: 28286-8 Map Ref: MB345 PG063	