

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS 8/19/15  
 DATE

Departmental Concurrence

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

291A



**SUBMITTAL DATE:  
 AUG 19 2015**

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

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 303. Last assessed to: Anh Tuyet Le Nguyen, a single woman, Nhung B. Nguyen, a single woman, Mark Woodward, a single man, Chien V. Nguyen, a single man, all as tenants in common. District 4 [\$46,963] Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from Anh Tuyet Le Nguyen, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 611141020-0;  
 (continued on page two)

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Treasurer-Tax Collector conducted the February 4, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 2014. 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 22, 2014 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	\$ 46,963	\$ 0	\$ 46,963	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**SOURCE OF FUNDS:** Fund 65595 Excess Proceeds from Tax Sale

**Budget Adjustment:** N/A  
**For Fiscal Year:** 15/16

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

APPROVE

BY: Samuel Wong 8/19/15  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.:

District: 4

Agenda Number:

9-62

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 303. Last assessed to: Anh Tuyet Le Nguyen, a single woman, Nhung B. Nguyen, a single woman, Mark Woodward, a single man, Chien V. Nguyen, a single man, all as tenants in common. District 4 [\$46,963] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** AUG 19 2015

**PAGE:** Page 2 of 2

### **RECOMMENDED MOTION:**

2. Approve the claim from Nhung B. Nguyen, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 611141020-0;
3. Approve the claim from Mark J. Woodward, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 611141020-0;
4. Approve the claim from Chien Van Nguyen, last assessee for payment of excess proceeds resulting from the Treasurer-Tax Collector's public auction sale associated with parcel 611141020-0;
5. Deny the claim from Equity Management and Reality Services, agent for Rembrandt Home Owners Association;
6. Deny the claim from Deborah Simonetti, agent for Rembrandt HOA;
7. Authorize and direct the Auditor-Controller to issue warrants to Anh Tuyet Le Nguyen in the amount of \$11,740.82, Nhung B. Nguyen in the amount of \$11,740.82, Mark J. Woodward in the amount of \$11,740.81 and Chien Van Nguyen in the amount of \$11,740.81, 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 six claims for excess proceeds:

1. Claim from Anh Tuyet Le Nguyen based on a Trustee's Deed recorded June 1, 2000 as Instrument No. 2000-208723.
2. Claim from Nhung B. Nguyen based on a Trustee's Deed recorded June 1, 2000 as Instrument No. 2000-208723.
3. Claim from Mark J. Woodward based on a Trustee's Deed recorded June 1, 2000 as Instrument No. 2000-208723.
4. Claim from Chien Van Nguyen based on a Trustee's Deed recorded June 1, 2000 as Instrument No. 2000-208723.
5. Claim from Equity Management and Reality Services, agent for Rembrandt Home Owners Association based on Abstract of Judgment recorded on August 13, 2012 as Instrument No. 2012-0384509.
6. Claim from Deborah Simonetti, agent for Rembrandt HOA based on Abstract of Judgment recorded on August 13, 2012 as Instrument No. 2012-0384509.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Anh Tuyet Le Nguyen be awarded excess proceeds in the amount of \$11,740.82, Nhung B. Nguyen be awarded excess proceeds in the amount of \$11,740.82, Mark J. Woodward be awarded excess proceeds in the amount of \$11,740.81 and Chien Van Nguyen be awarded excess proceeds in the amount of \$11,740.81. The claims from Equity Management and Reality Services, agent for Rembrandt Home Owners Association and Deborah Simonetti, agent for Rembrandt HOA be denied since the liens filed are not associated with our last assessee. 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 last assessee 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 199 Item 303 Assessment No.: 611141020-0

Assessee: NGUYEN, ANH TUYET LE & NHUNG B & WOODWARD, MARK & CHIEN V

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

**RECEIVED**  
2015 MAR 20 PM 4: 11  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ 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. 61114-1020-0 recorded on 03/21/14. A copy of this document is attached hereto. 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.**

ANH TUYET LE NGUYEN Interest 0.125%  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 02 day of 31, 2014 at Orange California  
County, State

[Signature]  
Signature of Claimant

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

ANH TUYET LE NGUYEN  
Print Name

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

16542 Barnstable Cir  
Street Address

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

HB CA 92649  
City, State, Zip

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

(714) 914-6967  
Phone Number

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

CHICAGO TITLE COMPANY

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

THANG O. NGUYEN  
14981 Ballou Circle  
Westminster, CA 92683

DOC # 2000-208723

05/01/2000 05:08A Fee:42.00  
Page 1 of 3 Doc Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



3744973-772

T.S.No. E-3541

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RIVERSIDE

611-141-001-3  
TRA 007-050

DTT 89<sup>12</sup> TRUSTEE'S DEED

Executed by MANHATTAN FINANCIAL CORPORATION, a California corporation, and herein called trustee, To SEE EXHIBIT "B" ATTACHED HERETO: herein called grantee.

The deed of trust hereinafter referred to was executed by COLT BUSINESS AND STORAGE PARK I, LLC

and recorded on OCT 5, 1999 as Instrument No. 1999-442169 in Book Page Official Records of Riverside County, State of California. In this deed, this county and state will be referred to as "said county and state." The deed of trust was made to secure obligations stated therein and the payment of a note or notes for the total sum recited on the face of the deed of trust, with interest, and to secure any other money or obligations, the repayment of which was secured by that deed of trust.

Default occurred as set forth in a notice of default and election to sell under said deed of trust, which notice of default was recorded on JAN 21, 2000 Instrument No. 2000-23201 of Official Records of said county and state.

Trustee has complied with all requirements of law regarding the giving of notices. After three months elapsed from the recording of said notice of default, trustee posted a written notice of the time and place of sale in a public place where said property was to be sold; caused publication of said notice in the DESERT POST WEEKLY published at Indio, California, a newspaper of general circulation printed and published in the city or judicial district in which said property or part thereof is situated; and by posting a copy of said notice of sale on the real property described in said deed of trust, as required by law. The posted notices and the published notice contained the description of the property to be sold.

Said publication and posting continued for a period not less than 20 days prior to the date of sale contained in said notice. Thereafter Trustee offered the property described in said deed of trust for sale at public auction on May 25, 2000 at 2:00 PM o'clock at the main entrance to the main entrance to the County Courthouse, 4050 Main Street, Riverside, CA, in said county and state.

Trustee sold said property hereinafter described to the grantee above named for \$ 80,997.00 subject to all prior liens and encumbrances. Said grantee was the highest bidder. No person offered to take any part of said property for the amount of principal, interest, advances, and costs.

Trustee does hereby grant, without warranty of title, to grantee, that property in said County and State, described as follows: PARCEL 1 AS SHOWN BY MAP PARCEL MAP NO. 29134 ON FILE IN BOOK 195 PAGE (8) 3 AND 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

without covenant or warranty, express or implied, regarding the title to said property or any encumbrance thereon.

Dated May 26, 2000

MANHATTAN FINANCIAL CORPORATION  
a California corporation  
By: [Signature]  
President

THIS INSTRUMENT IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

Public Record

EXHIBIT "B"

ANH TUYET LE NGUYEN, A SINGLE WOMAN, NHUNG B. NGUYEN, A SINGLE WOMAN;  
MARK WOODWARD, A SINGLE MAN, CHIEN V. NGUYEN, A SINGLE MAN, ALL AS  
TENANTS IN COMMON

RECORDED WITH 6 1 00

1987 THE FIDELITY UNION TRUST  
INSURANCE COMPANY  
BROOKLYN, NEW YORK

RIVERSIDE



2000-208723  
05/10/2000 09 06A  
2 of 3

EXHIBIT "A"

The undersigned grantor declares:

- 1) The grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$ 80,996.77
- 3) The amount paid by the grantee at the trustee's sale was..... \$ 80,997.00
- 4) The documentary transfer tax is ..... \$ 89.10
- 5) Said property is in ( ) unincorporated area: (x) city of  
INDIO, CA

MANHATTAN FINANCIAL CORPORATION

ALL-PURPOSE ACKNOWLEDGMENT

NO 229

State of California  
 County of Riverside

On May 26, 2000 before me, Beverly J. Brown  
DATE NAME, TITLE OF OFFICER, E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Douglas Griffiths  
NAME(S) OF SIGNER(S)

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.



*Beverly J. Brown*  
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

THIS CERTIFICATE  
 MUST BE ATTACHED  
 TO THE DOCUMENT  
 DESCRIBED AT RIGHT:

Title or Type of Document \_\_\_\_\_  
 Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
 Signer(s) Other Than Named Above \_\_\_\_\_

Public Record

**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 199 Item 303 Assessment No.: 611141020-0

Assessee: NGUYEN, ANH TUYET LE & NHUNG B & WOODWARD, MARK & CHIEN V

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2014 NOV 26 PM 2: 09  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 46,963.26 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. 2000-208723 recorded on 5-01-2000. A copy of this document is attached hereto. 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.**

To whom it may concern,  
I'm submitting my portion claim, if I'm missing  
anything, please notify me, thank you.

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 NOV day of 20, 2014 at ORANG, CA  
County, State

Nhung B Nguyen NN  
Signature of Claimant

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

NHUNGBNGUYEN  
Print Name

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

1 CHA MONIX  
Street Address

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

LAGUNA NIGUEL CA 92677  
City, State, Zip

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

(949) 842-6896  
Phone Number

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

Email NINAN288@YAHOO.COM

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

THANG O. NGUYEN  
14981 Ballou Circle  
Westminster, CA 92683

DOC # 2000-208723

05/01/2000 05:00A Fee:42.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orce  
Recorder, County Clerk & Recorder



3744973-772

T.S.No. F-3541

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611-141-001-3

TRA 007-050 DT 89<sup>th</sup> TRUSTEE'S DEED

Executed by MANHATTAN FINANCIAL CORPORATION, a California corporation, and herein called trustee. To SEE EXHIBIT "B" ATTACHED HERETO;

The deed of trust hereinafter referred to was executed by COLT BUSINESS AND STORAGE PARK I, LLC herein called grantee.

and recorded on OCT 5, 1999 as Instrument No. 1999-442169 in Book \_\_\_\_\_ Page \_\_\_\_\_ Official Records of Riverside County, State of California. In this deed, this county and state will be referred to as "said county and state." The deed of trust was made to secure obligations stated therein and the payment of a note or notes for the total sum recited on the face of the deed of trust, with interest, and to secure any other money or obligations, the repayment of which was secured by that deed of trust.

Default occurred as set forth in a notice of default and election to sell under said deed of trust, which notice of default was recorded on JAN 21, 2000 Instrument No. 2000-23201 of Official Records of said county and state.

Trustee has complied with all requirements of law regarding the giving of notices. After three months elapsed from the recording of said notice of default, trustee posted a written notice of the time and place of sale in a public place where said property was to be sold; caused publication of said notice in the DESERT POST WEEKLY, California, a newspaper of general circulation printed and published in the city or judicial district in which said property or part thereof is situated; and by posting a copy of said notice of sale on the real property described in said deed of trust, as required by law. The posted notices and the published notice contained the description of the property to be sold.

Said publication and posting continued for a period not less than 20 days prior to the date of sale contained in said notice. Thereafter Trustee offered the property described in said deed of trust for sale at public auction on May 25, 2000 at 2:00 PM o'clock at the main entrance to the main entrance to the County Courthouse, 4050 Main Street, Riverside, CA, in said county and state.

Trustee sold said property hereinafter described to the grantee above named for \$ 80,997.00 subject to all prior liens and encumbrances. Said grantee was the highest bidder. No person offered to take any part of said property for the amount of principal, interest, advances, and costs.

Trustee does hereby grant, without warranty of title, to grantee, that property in said County and State, described as follows: PARCEL 1 AS SHOWN BY MAP PARCEL MAP NO. 29134 ON FILE IN BOOK 195 PAGE (S) 3 AND 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

without covenant or warranty, express or implied, regarding the title to said property or any encumbrance thereon.

Dated May 26, 2000

MANHATTAN FINANCIAL CORPORATION  
a California corporation

By *[Signature]*  
President



EXHIBIT "B"

ANH TUYET LE NGUYEN, A SINGLE WOMAN, NHUNG B. NGUYEN, A SINGLE WOMAN,  
MARK WOODWARD, A SINGLE MAN, CHIEM V. NGUYEN, A SINGLE MAN, ALL AS  
TENANTS IN COMMON



EXHIBIT "A"

The undersigned grantor declares:

- 1) The grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$ 80,996.77
- 3) The amount paid by the grantee at the trustee's sale was..... \$ 80,997.00
- 4) The documentary transfer tax is ..... \$ 89.10
- 5) Said property is in ( ) unincorporated area: (x) city of  
INDIO, CA

MANHATTAN FINANCIAL CORPORATION

2000-200723  
 06/01/2000 09 00  
 2 of 3

**ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
 County of Riverside

On May 26, 2000 before me, Beverly J. Brown  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Douglas Griffiths  
NAME(S) OF SIGNER(S)

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.

*Beverly J. Brown*  
SIGNATURE OF NOTARY

**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**  
NAME OF PERSON(S) OR ENTITY(ES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE  
 MUST BE ATTACHED  
 TO THE DOCUMENT  
 DESCRIBED AT RIGHT:**

Title or Type of Document \_\_\_\_\_  
 Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
 Signer(s) Other Than Named Above \_\_\_\_\_

July 2, 2015

Nhung B. Nguyen

1 Chamonix

Laguna Niguel, CA 92677

(949) 842-6896

Re: APN: 611141020-0

TC 199 Item 303

Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

Notarized Affidavit for Collection of Personal Property under California Probate Code 13100

**Notarized Statement Specifically stating that Nhung B. Nguyen is one and the same person as the Nhung B. Nguyen that took title with a Trustee's Deed, Recorded 6/1/2000 as Document # 2000-208723.**

Notarized Statement Giving Authorization to claim on behalf of

Certified Death Certificate for

Copy of Birth Certificates for

Copy of Marriage Certificate for

**Original Note/Payment Book**

Updated Statement of Monies Owed (as of the date of tax sale)

Articles of Incorporation (if applicable Statement by Domestic Stock)

Court Order Appointing Administrator

Deed (Quitclaim/Grant etc...)

Other --

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

Sincerely,

Jennifer Pazicni

Tax Sale Operations Unit

(951) 955-3336

(951) 955-3990 Fax

7-14-15 9:34 AM

Spoke with MS Nguyen. They purchased at auction, so there is no original NOTE. SHE WILL SEND IN NOTARIZED LETTER.

July 15, 2015

Re: APN: 611141020-0

To whom it may concern,

I am submitting the notarized document upon your request and that I am the same person, Nhung B. Nguyen, as on the Trustee's deed. As I told you, we have paid cash at the courthouse during time of purchase. I do not have an original note or payment book. If you have any questions contact me at (949)-842-6896. Please give me a call to confirm that you received this document.

Sincerely,

Nhung B. Nguyen

Handwritten signature of Nhung B. Nguyen in cursive script.

**RECEIVED**

2015 JUL 21 PM 2:48

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

**SEE ATTACHED  
NOTARIAL CERTIFICATE**

# California All-Purpose Certificate of 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

s.s.

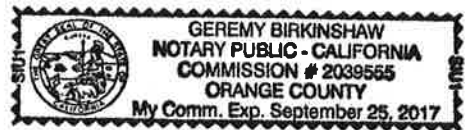
On 7-16-15 before me, Jeremy Birkinshaw Notary Public  
Name of Notary Public, Title

personally appeared Nhung B. Nguyen  
Name of Signer (1)

Name of Signer (2)

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]  
Signature of Notary Public

Seal

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_

**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 199 Item 303 Assessment No.: 611141020-0

Assessee: NGUYEN, ANH TUYET LE & NHUNG B & WOODWARD, MARK & CHIEN V

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

**RECEIVED**  
2015 MAR 23 PM 4: 54  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 46,963.26 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. 2000-206723; recorded on 6/1/2000. A copy of this document is attached hereto. 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.**

AMOUNT TO BE DISBURSED TO MARK WOODWARD 50% OF  
THE EXCESS AMOUNT.

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<sup>th</sup> day of MARCH, 2015 at ORANGE, CA  
County, State

*Mark J. Woodward*  
Signature of Claimant

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

MARK J. WOODWARD  
Print Name

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

5855 E TRAPPER TRAIL  
Street Address

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

ANAHEIM, CA 92807  
City, State, Zip

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

714-728-6633  
Phone Number

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

CHICAGO TITLE COMPANY

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

THANG O. NGUYEN  
14981 Ballou Circle  
Westminster, CA 92683

DOC # 2000-206723

05/01/2000 08:08N Fee:42.00  
Page 1 of 3 Doc 7 Tax Paid  
Recorded in Official Records  
County of Riverside  
Gary L. Orso  
Assessor, County Clerk & Recorder



3744973-772

T.S. No. E-3541

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611-141-001-3

TRA 007-050

DTT 89<sup>12</sup> TRUSTEE'S DEED

Executed by MANHATTAN FINANCIAL CORPORATION, a California corporation, and herein called trustee, To  
SEE EXHIBIT "B" ATTACHED HERETO:

herein called grantee.

The deed of trust hereinafter referred to was executed by COLT BUSINESS AND STORAGE PARK I, LLC

and recorded on OCT 5, 1999 as Instrument No. 1999-442169 in Book Page  
Official Records of Riverside County, State of California. In this deed, this county and state will  
be referred to as "said county and state." The deed of trust was made to secure obligations stated therein and the payment  
of a note or notes for the total sum recited on the face of the deed of trust, with interest, and to secure any other money  
or obligations, the repayment of which was secured by that deed of trust.

Default occurred as set forth in a notice of default and election to sell under said deed of trust, which notice of default  
was recorded on JAN 21, 2000 Instrument No. 2000-23201 of Official Records of said county and state.

Trustee has complied with all requirements of law regarding the giving of notices. After three months elapsed from the  
recording of said notice of default, trustee posted a written notice of the time and place of sale in a public place where said  
property was to be sold; caused publication of said notice in the DESERT POST WEEKLY  
published at Indio, California, a newspaper of general circulation printed and published in  
the city or judicial district in which said property or part thereof is situated; and by posting a copy of said notice of sale  
on the real property described in said deed of trust, as required by law. The posted notices and the published notice con-  
tained the description of the property to be sold.

Said publication and posting continued for a period not less than 20 days prior to the date of sale contained in said  
notice. Thereafter Trustee offered the property described in said deed of trust for sale at public auction on  
May 25, 2000 at 2:00 PM o'clock at the main entrance to the main  
entrance to the County Courthouse, 4050 Main Street, Riverside, CA, in said county and state.

Trustee sold said property hereinafter described to the grantee above named for \$ 80,997.00  
subject to all prior liens and encumbrances. Said grantee was the highest bidder. No person offered to take any part of  
said property for the amount of principal, interest, advances, and costs.

Trustee does hereby grant, without warranty of title, to grantee, that property in said County and State, described  
as follows: PARCEL 1 AS SHOWN BY MAP PARCEL MAP NO. 29134 ON FILE IN BOOK 195 PAGE (B)  
3 AND 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

without covenant or warranty, express or implied, regarding the title to said property or any encumbrance thereon.

Dated May 26, 2000

MANHATTAN FINANCIAL CORPORATION  
a California corporation

By: *[Signature]*  
President

THIS INSTRUMENT IS FILED IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ON MAY 26, 2000 AT 10:00 AM.

RIVERSIDE

U-2000-1117 6 1 00

U 33 00 1 - 1 0 1 7

6 1 0 0

1987 ELYSIA JUSTY UNION TITLE  
INSURANCE COMPANY  
MICROGRAPHICS DIVISION

RIVERSIDE

EXHIBIT "B"

ANH TUYET LE NGUYEN, A SINGLE WOMAN, NHUNG B. NGUYEN, A SINGLE WOMAN,  
MARK WOODWARD, A SINGLE MAN, CHIEN V. NGUYEN, A SINGLE MAN, ALL AS  
TENANTS IN COMMON



2888-288723  
06/01/2000 08 08M  
2 of 3



EXHIBIT "A"

The undersigned grantor declares:

- 1) The grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$ 80,996.77
- 3) The amount paid by the grantee at the trustee's sale was.....\$ 80,997.00
- 4) The documentary transfer tax is .....\$ 89.10
- 5) Said property is in ( ) unincorporated area; (x) city of  
INDIO, CA

2888-2883 723  
sec. 17, page 88, sec. 1  
1 of 2

MANHATTAN FINANCIAL CORPORATION

ALL-PURPOSE ACKNOWLEDGMENT

NO 228

State of California  
County of Riverside

On May 26, 2000 before me, Beverly J. Brown  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Douglas Griffiths  
NAME(S) OF SIGNER(S)

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.



Beverly J. Brown  
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) \_\_\_\_\_ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(ES)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document \_\_\_\_\_  
Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
Signer(s) Other Than Named Above \_\_\_\_\_

July 2, 2015

Mark J. Woodward  
5855 E. Trapper Trail  
Anaheim, CA 92807

Re: APN: 611141020-0  
TC 199 Item 303  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |                                                                                                                                                                                                                                               |                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100                                                                                                                          | <input type="checkbox"/> Copy of Birth Certificates for                                        |
| <input checked="" type="checkbox"/> <b>Notarized Statement Specifically stating that Mark J. Woodward is one and the same person as the Mark Woodward that took title with a Trustee's Deed, Recorded 6/1/2000 as Document # 2000-208723.</b> | <input type="checkbox"/> Copy of Marriage Certificate for                                      |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of                                                                                                                                                       | <input checked="" type="checkbox"/> <b>Original Note/Payment Book</b>                          |
| <input type="checkbox"/> Certified Death Certificate for                                                                                                                                                                                      | <input type="checkbox"/> Updated Statement of Monies Owed (as of the date of tax sale)         |
|                                                                                                                                                                                                                                               | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
|                                                                                                                                                                                                                                               | <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,

Jennifer Pazicni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax

July 20, 2015

# Final Notice

Mark J. Woodward  
5855 E. Trapper Trail  
Anaheim, CA 92807

Re: APN: 611141020-0  
TC 199 Item 303  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

Notarized Affidavit for Collection of  
Personal Property under California  
Probate Code 13100

**Notarized Statement Specifically stating  
that Mark J. Woodward is one and the  
same person as the Mark Woodward that  
took title with a Trustee's Deed, Recorded  
6/1/2000 as Document # 2000-208723.**

Notarized Statement Giving Authorization to  
claim on behalf of

Certified Death Certificate for

Copy of Birth Certificates for

Copy of Marriage Certificate for

**Original Note/Payment Book**

Updated Statement of Monies Owed  
(as of the date of tax sale)

Articles of Incorporation (if applicable  
Statement by Domestic Stock)

Court Order Appointing Administrator

Deed (Quitclaim/Grant etc...)

Other –

**If your documentation is not received within 15 days (August 4, 2015), your claim will be denied.**

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

Sincerely,

Jennifer Pazieni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax

**RECEIVED**

**2015 JUL 27 AM 7:53**

**RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR**

July 20, 2015

I certify that I am Mark J. Woodward - the same Mark J. Woodward that took title with a Trustee's Deed - recorded 6/1/2000 as Document #2000-208723.



Mark Woodward

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 ) ss  
County of Los Angeles )

On 7/20/2015, before me, Megan Ann Starr, Notary Public, personally appeared Mark J. Woodward, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Megan Ann Starr (Seal)



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 199 Item 303 Assessment No.: 611141020-0

Assessee: NGUYEN, ANH TUYET LE & NHUNG B & WOODWARD, MARK & CHIEN V

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2015 MAR 20 PM 4:11  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ 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. 611141020-0; recorded on 03/21/14. A copy of this document is attached hereto. 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.

CHIEN VAN NGUYEN INTEREST @ 12.5%  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 06<sup>th</sup> day of 15, 2014 at Orange CALIFORNIA  
County, State

Chien van nguyen  
Signature of Claimant

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

CHIEN VAN NGUYEN  
Print Name

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

9762 OASIS AVE  
Street Address

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

GARDEN GROVE CA 92843  
City, State, Zip

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

(714) 400-1634  
Phone Number

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

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GARDEN GROVE CA

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GARDEN GROVE CA 92844-3029

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**CHICAGO TITLE COMPANY**

WHEN RECORDED, PLEASE MAIL THIS INSTRUMENT TO

THANG O. NGUYEN  
14981 Ballou Circle  
Westminster, CA 92683

**DOC # 2000-208723**

05/01/2000 08:08 Fee:42.00  
Page 1 of 3 Doc 7 Tax Paid  
Recorded in Official Records  
County of Riverside

Gary L. Orso  
Recorder, County Clerk & Recorder



3744973-772

T.S. No. 2-35A

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JB

611-141-001-3

TRA 007-050 DTT 89<sup>th</sup> TRUSTEE'S DEED

Executed by MANHATTAN FINANCIAL CORPORATION, a California corporation, and herein called trustee, To  
SEE EXHIBIT "B" ATTACHED HERETO:

herein called grantee.

The deed of trust hereinafter referred to was executed by COLT BUSINESS AND STORAGE PARK I, LLC

and recorded on OCT 5, 1999 as Instrument No. 1999-442169 in Book Page  
Official Records of Riverside County, State of California. In this deed, this county and state will  
be referred to as "said county and state." The deed of trust was made to secure obligations stated therein and the payment  
of a note or notes for the total sum recited on the face of the deed of trust, with interest, and to secure any other money  
or obligations, the repayment of which was secured by that deed of trust.

Default occurred as set forth in a notice of default and election to sell under said deed of trust, which notice of default  
was recorded on JAN 21, 2000 Instrument No. 2000-23201 of Official Records of said county and state.

Trustee has complied with all requirements of law regarding the giving of notices. After three months elapsed from the  
recording of said notice of default, trustee posted a written notice of the time and place of sale in a public place where said  
property was to be sold; caused publication of said notice in the DESERT POST WEEKLY  
published at Indio, California, a newspaper of general circulation printed and published in  
the city or judicial district in which said property or part thereof is situated; and by posting a copy of said notice of sale  
on the real property described in said deed of trust, as required by law. The posted notices and the published notice con-  
tained the description of the property to be sold.

Said publication and posting continued for a period not less than 20 days prior to the date of sale contained in said  
notice. Thereafter Trustee offered the property described in said deed of trust for sale at public auction on  
May 25, 2000 at 2:00 PM o'clock at the main entrance to the main  
entrance to the County Courthouse, 4050 Main Street, Riverside, CA, in said county and state.

Trustee sold said property hereinafter described to the grantee above named for \$ 80,997.00  
subject to all prior liens and encumbrances. Said grantee was the highest bidder. No person offered to take any part of  
said property for the amount of principal, interest, advances, and costs.

Trustee does hereby grant, without warranty of title, to grantee, that property in said County and State, described  
as follows: PARCEL 1 AS SHOWN BY MAP PARCEL MAP NO. 29134 ON FILE IN BOOK 195 PAGE (B)  
3 AND 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

without covenant or warranty, express or implied, regarding the title to said property or any encumbrance thereon.

Dated May 26, 2000

MANHATTAN FINANCIAL CORPORATION  
a California corporation

By: *[Signature]*  
President

TRUST ASSOCIATES OF CALIFORNIA  
1957 BY SE: CREDIT UNION TITLE  
INSURANCE COMPANY  
MICROGRAPHICS DIVISION

6100  
 6100  
 6100

RIVERSIDE



EXHIBIT "B"

ANH TUYET LE NGUYEN, A SINGLE WOMAN, NHUNG B. NGUYEN, A SINGLE WOMAN,  
MARK WOODWARD, A SINGLE MAN, CHIEN V. NGUYEN, A SINGLE MAN, ALL AS  
TENANTS IN COMMON

UCC0001-1017

6 1 00

1987-1991 SECURITY UNION TRUST  
INSURANCE COMPANY  
MICROGRAPHICS DIVISION

RIVERSIDE



2000-200723  
06/01/2000 00 00R  
2 of 3

EXHIBIT "A"

The undersigned grantor declares:

- 1) The grantee herein was not the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was..... \$ 80,996.77
- 3) The amount paid by the grantee at the trustee's sale was.....\$ 80,997.00
- 4) The documentary transfer tax is .....\$ 89.10
- 5) Said property is in ( ) unincorporated area; (x) city of  
INDIO, CA

2009-208723  
 sec. 17, 2009 89 3 of 3

MANHATTAN FINANCIAL CORPORATION


**ALL-PURPOSE ACKNOWLEDGMENT**

NO 202

State of California }  
 County of Riverside }  
 On May 26, 2000 before me, Beverly J. Brown  
DATE NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Douglas Griffiths  
NAME(S) OF SIGNER(S)

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 OF NOTARY



**CAPACITY CLAIMED BY SIGNER**

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: \_\_\_\_\_

**SIGNER IS REPRESENTING:**

NAME OF PERSON(S) OR ENTITY(ES)  
 \_\_\_\_\_  
 \_\_\_\_\_

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized documents.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:**

Title or Type of Document \_\_\_\_\_  
 Number of Pages \_\_\_\_\_ Date of Document \_\_\_\_\_  
 Signer(s) Other Than Named Above \_\_\_\_\_

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <u>Dang Nguyen</u></p> <p>C. Date of Delivery <u>7-8-15</u></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Chien Van Nguyen 9762 Oasis Ave. Garden Grove, CA 92844</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p> <p><u>EP 199-303</u></p>	<p>7003 2260 0004 1548 9933</p> <p>PS Form 3811, July 2013 Domestic Return Receipt</p>

July 2, 2015

Chien Van Nguyen  
9762 Oasis Ave.  
Garden Grove, CA 92844

Re: APN: 611141020-0  
TC 199 Item 303  
Date of Sale: February

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement Specifically stating that Chien Van Nguyen is one and the same person as the Chien V. Nguyen that took title with a Trustee's Deed, Recorded 6/1/2000 as Document # 2000-208723.**
- Notarized Statement Giving Authorization to claim on behalf of
- Certified Death Certificate for

- Copy of Birth Certificates for
- Copy of Marriage Certificate for
- Original Note/Payment Book**
- Updated Statement of Monies Owed (as of the date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other --

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

Sincerely,

Jennifer Pazicni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax

July 20, 2015

# Final Notice

Chien Van Nguyen  
9762 Oasis Ave.  
Garden Grove, CA 92844

Re: APN: 611141020-0  
TC 199 Item 303  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- Notarized Statement Specifically stating that Chien Van Nguyen is one and the same person as the Chien V. Nguyen that took title with a Trustee's Deed, Recorded 6/1/2000 as Document # 2000-208723.**
- Notarized Statement Giving Authorization to claim on behalf of
- Certified Death Certificate for

- Copy of Birth Certificates for
- Copy of Marriage Certificate for
- Original Note/Payment Book**
- Updated Statement of Monies Owed (as of the date of tax sale)
- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other -

**If your documentation is not received within 15 days (August 4, 2015), your claim will be denied.**

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

Sincerely,

Jennifer Pazicni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax

**SIGNATURE AFFIDAVIT AND AKA STATEMENT**

**SIGNATURE AFFIDAVIT**

I, CHIEN VAN NGUYEN  
certify that this is my true and correct signature:

CHIEN VAN NGUYEN  
Borrower

*Chien Van Nguyen*  
Sample Signature

**AKA STATEMENT**

further certify that I am also known as:

CHIEN V. NGUYEN  
Name Variation (Print)

*Chien Van Nguyen*  
Sample Signature (Variation)

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

\_\_\_\_\_  
Sample Signature (Variation)

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

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Sample Signature (Variation)

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Name Variation (Print)

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Sample Signature (Variation)

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Name Variation (Print)

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Sample Signature (Variation)

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

\_\_\_\_\_  
Sample Signature (Variation)

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

\_\_\_\_\_  
Sample Signature (Variation)

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

Subscribed and sworn to (or affirmed) before me on this 16<sup>th</sup> day of July 2015.

by CHIEN VAN NGUYEN

also known as CHIEN V. NGUYEN

That took title with Trustee's Deed 6/11/2000

Title # 2000-20872

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



(Notary Seal)

*Lienaduong Nguyen*  
Signature

**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 199 Item 303 Assessment No.: 611141020-0

Assessee: NGUYEN, ANH TUYET LE & NHUNG B & WOODWARD, MARK & CHIEN V

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

I/We pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 18,450.- 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. 2012-0384509; recorded on 8/13/2012. A copy of this document is attached hereto. 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.

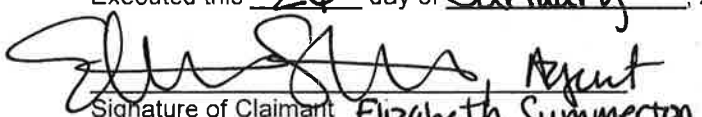
**NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.**

Abstract of Judgment Recorded  
Account ledger showing additional fees to release Abstract

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 26 day of January, 2015 at Riverside, CA  
County, State

  
Signature of Claimant Elizabeth Summerton

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

Rembrandt HOA  
Print Name

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

42430 Winchester Rd.  
Street Address

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

Temecula, CA 92590  
City, State, Zip

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

951-2910-5640  
Phone Number

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

## **INSTRUCTIONS FOR FILING CLAIM**

(See Claim Form on Reverse Side)

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

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

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

If you consider yourself to be a party of interest in the sale of tax-defaulted property as defined above, please fill out the reverse of this form stating how you have determined your status as a party of interest. If you need help in filling out the form, please contact our office by telephone at 951-955-3947, mail, or in person.

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

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

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

### **MAIL COMPLETED FORMS TO:**

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

Attention: Excess Proceeds

105-0022 25+18 EJ-001

31401 Bradford

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

Recording requested by and return to:  
Rembrandt HOA  
42430 Winchester Rd.  
Temecula CA 92590

DOC # 2012-0384509  
08/13/2012 03:57P Fee:18.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

C  
606



18

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside  
STREET ADDRESS: 41002 County Center Dr  
MAILING ADDRESS: Same  
CITY AND ZIP CODE: Temecula CA 92591  
BRANCH NAME: Temecula

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 606
							T:	CTY	UNI

PLAINTIFF: Rembrandt HOA  
DEFENDANT: Nguyen

CASE NUMBER:  
TES10000856

**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  
Chien Nguyen  
32965 Temecula Parkway  
Temecula CA 92592

b. Driver's license no. [last 4 digits] and state:  Unknown  
c. Social security no. [last 4 digits]:  Unknown  
d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

2.  Information on additional judgment debtors is shown on page 2.  
3. Judgment creditor (name and address):  
Rembrandt HOA  
42430 Winchester Rd., Temecula CA 92590

4.  Information on additional judgment creditors is shown on page 2.  
5.  Original abstract recorded in this county:  
a. Date:  
b. Instrument No.:

Date: 11/4/11  
Kari Byers, Agent  
(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 1410.00  
7. All judgment creditors and debtors are listed on this abstract.  
8. a. Judgment entered on (date): 8/11/10  
b. Renewal entered on (date):  
9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
a. Amount: \$  
b. In favor of (name and address):

11. A stay of enforcement has  
a.  not been ordered by the court.  
b.  been ordered by the court effective until (date):  
12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
b.  A certified copy of the judgment is attached.

RECEIVED  
SUPERIOR COURT  
NOV 14 PM 2:30



This abstract issued on (date):  
NOV 15 2011

Clerk, by Deputy



PLAINTIFF: Rembrandt HOA	CASE NUMBER:
DEFENDANT: Nguyen	TES10000856

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

Rembrandt HOA  
42430 Winchester Rd  
Temecula CA 92590

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Leha Tran  
32965 Temecula Parkway  
Temecula CA 92592

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):

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.

08/13/2012 03:57P  
2 of 2



## Account History Report Rembrandt HOA

**Chien Nguyen & Leha Tran**

00105-0622

Community Address: 31401 Bradford St  
Winchester, CA 92596

Date Settled: Thu Mar 22, 2001  
Unit Type: 01 - Unit Type 01

Mailing Address: 32965 Temecula Pkwy #100  
Temecula, CA 92592-6909

**Last payment date: Fri Feb 18, 2011**  
**Last payment amount: 483.00**  
**Current balance: 1,845.00**

Trans Date	Transaction	Charges	Payments	Balance	Date Billed	Reference	Comments
10/20/2008	Opening Balance	818.00		818.00			
11/01/2008	Association Fee	40.00		858.00		Converted	ASSOCIATION FEE
11/19/2008	Late Fee	10.00		868.00		Converted	LATE CHARGE
12/01/2008	Association Fee	40.00		908.00		Converted	ASSOCIATION FEE
12/17/2008	Late Fee	10.00		918.00		Converted	LATE CHARGE
01/01/2009	Association Fee	40.00		958.00		Converted	ASSOCIATION FEE
01/19/2009	Late Fee	10.00		968.00		Converted	LATE CHARGE
02/01/2009	Association Fee	40.00		1,008.00		Converted	ASSOCIATION FEE
02/19/2009	Late Fee	10.00		1,018.00		Converted	LATE CHARGE
03/01/2009	Association Fee	40.00		1,058.00		Converted	ASSOCIATION FEE
03/18/2009	Late Fee	10.00		1,068.00		Converted	LATE CHARGE
04/01/2009	Association Fee	40.00		1,108.00		Converted	ASSOCIATION FEE
04/16/2009	Late Fee	10.00		1,118.00		Converted	LATE CHARGE
05/01/2009	Association Fee	40.00		1,158.00		Converted	ASSOCIATION FEE
05/19/2009	Late Fee	10.00		1,168.00		Converted	LATE CHARGE
06/01/2009	Association Fee	40.00		1,208.00		Monthly Charges	Recurring Charges: 06/01/2009
06/18/2009	Late Fee	10.00		1,218.00		Late Fee	Late Fee: 06/18/2009
07/01/2009	Association Fee	40.00		1,258.00		Monthly Charges	Recurring Charges: 07/01/2009
07/17/2009	Late Fee	10.00		1,268.00		Late Fee	Late Fee: 07/17/2009
08/01/2009	Association Fee	40.00		1,308.00		Monthly Charges	Recurring Charges: 08/01/2009
08/18/2009	Late Fee	10.00		1,318.00		Late Fee	Late Fee: 08/18/2009
09/01/2009	Association Fee	40.00		1,358.00		Monthly Charges	Recurring Charges: 09/01/2009
09/18/2009	Late Fee	10.00		1,368.00		Late Fee	Late Fee: 09/17/2009
10/01/2009	Association Fee	40.00		1,408.00		Monthly Charges	Recurring Charges: 10/01/2009
10/19/2009	Late Fee	10.00		1,418.00		Late Fee	Late Fee: 10/19/2009
11/01/2009	Association Fee	40.00		1,458.00		Monthly Charges	Recurring Charges: 11/01/2009
11/18/2009	Late Fee	10.00		1,468.00		Late Fee	Late Fee: 11/18/2009
12/01/2009	Association Fee	40.00		1,508.00		Monthly Charges	Recurring Charges: 12/01/2009
12/16/2009	Late Fee	10.00		1,518.00		Late Fee	Late Fee: 12/16/2009
01/01/2010	Association Fee	45.00		1,563.00		Monthly Charges	Recurring Charges: 01/01/2010
01/20/2010	Late Fee	10.00		1,573.00		Late Fee	Late Fee: 01/19/2010
02/01/2010	Association Fee	45.00		1,618.00		Monthly Charges	Recurring Charges: 02/01/2010
02/18/2010	Late Fee	10.00		1,628.00		Late Fee	Late Fee: 02/18/2010
03/01/2010	Association Fee	45.00		1,673.00		Monthly Charges	Recurring Charges: 03/01/2010
03/17/2010	Late Fee	10.00		1,683.00		Late Fee	Late Fee: 03/17/2010
03/30/2010	Collection Fee	150.00		1,833.00			Processing/Court Attendance
04/01/2010	Association Fee	45.00		1,878.00		Monthly Charges	Recurring Charges: 04/01/2010
04/19/2010	Late Fee	10.00		1,888.00		Late Fee	Late Fee: 04/19/2010
05/01/2010	Association Fee	45.00		1,933.00		Monthly Charges	Recurring Charges: 05/01/2010
05/10/2010	Miscellaneous		-90.00	1,843.00			4/10-5/10 Assmts
05/10/2010	Miscellaneous		-20.00	1,823.00			4/10-5/10 Lates
02/18/2011	Check		-483.00	1,340.00		MO7542002284	SC PPLN-initial pmt
06/07/2011	Collection Fee	170.00		1,510.00	8/11/2010		Per Judgment
08/23/2012	Collection Fee	25.00		1,535.00		Abstract of Judgm	Court filing fee
08/23/2012	Collection Fee	18.00		1,553.00		Abstract Recorder	County filing fee
09/22/2014	Collection Fee	292.00		1,845.00		Court Filing Fee	notary/abstract

# Equity Management

AAMC  
COMMUNITY ASSOCIATION MANAGEMENT COMPANY

42430 Winchester Road  
Temecula, California 92590-2504  
Telephone 951.296.5640 Fax 951.296.5524  
Web www.equitymgt.com



February 6, 2015

Don Tent, Treasurer-Tax Collector  
Attention: Excess Proceeds  
PO Box 12005  
Riverside CA 92502-2205

Subject: Rembrandt Homeowners Association

Re: Authorized Agent

Dear Sir or Madam,

This letter is to certify that Equity Management and Realty Services is the authorized agent to act on behalf of the Rembrandt Homeowners Association, located in Winchester, California. Furthermore, as an employee of Equity Management, Elizabeth Summerton is authorized to appear and sign on behalf of Rembrandt HOA.

Should you have any questions, please feel free to contact me at (951) 296-5640 or via email at [vgiese@equitymgt.com](mailto:vgiese@equitymgt.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Vicki Giese".

Vicki Giese, CMCA<sup>®</sup>, AMS<sup>®</sup>  
At the Direction of the Board

VG/ln

Cc: NM  
Misc.

CORRS\MISC\AGENT.REM

**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 199 Item 303 Assessment No.: 611141020-0

Assessee: NGUYEN, ANH TUYET LE & NHUNG B & WOODWARD, MARK & CHIEN V

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2014 MAY -6 AM 10:52  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

856

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1,553.00 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. TES 1000856 recorded on 8/11/10. A copy of this document is attached hereto. 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 5 day of May, 2014 at Riverside  
County, State

Deborah Simonetti  
Signature of Claimant

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

Deborah Simonetti - Agent  
Print Name

Jan RemBrandt HOA  
Print Name

42430 Winchester Rd  
Street Address

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

Jenneculo, Ca 92590  
City, State, Zip

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

951-296-5640  
Phone Number

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

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

RECEIVED

APR 23 2014



EQUITY MANAGEMENT  
COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR

Palm Desert Office  
38-686 El Cerrito Road  
Palm Desert, CA 92211

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

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

April 22, 2014

REMBRANDT HOA  
CASE # TES10000856  
42430 WINCHESTER RD.  
TEMECULA, CA 92590

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 611141020-0      Item: 303  
Situs Address:  
Assessee: Nguyen, Anh Tuyet Le & Nhung B & Woodward, Mark & Chien V  
Date Sold: February 4, 2014  
Date Deed to Purchaser Recorded: March 21, 2014  
Final Date to Submit Claim: March 23, 2015

RECEIVED  
2014 MAY -6 AM 10:51  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

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) 955-3947.

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 Jennifer Pazicni  
Deputy

31401 Bradford

RECEIVED

AUG 18 2010

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
41002 County Center Drive  
Temecula, CA 92591  
www.riverside.courts.ca gov

EQUITY MANAGEMENT 10000856

NOTICE TO ALL PLAINTIFFS AND DEFENDANTS: Your Small Claims case has been decided. If you lost the case, and the Court ordered you to pay money, your wages and property may be taken without further warning from the Court. Read the attached for information about your rights. AVISO A TODOS LOS DEMANDANTES Y DEMANDADOS: Su caso ha sido resuelto por la corte para reclamos judiciales menores. Si la corte ha decidido en su contra y ha ordenado que usted pague dinero, le pueden quitar su salario, su dinero, y otras cosas de su propiedad, sin aviso adicional por parte de esta corte. Lea la siguiente pagina para obtener informacion de importancia acerca de sus derechos.

REMBRANDT HOA  
42430 WINCHESTER ROAD  
TEMECULA CA 92590

CHIEN NGUYEN  
32965 TEMECULA PARKWAY  
TEMECULA CA 92592

LEHA TRAN  
32965 TEMECULA PARKWAY  
TEMECULA CA 92592

The cause was called: 08/11/10 Judgment Entered: 08/11/10 ✓

Honorable Judge Michael S. Hider, Presiding  
Clerk: M. Thronson

CHIEN NGUYEN represented by PRO/PER - IS present.

Judgment on Plaintiff's Claim for REMBRANDT HOA  
and against Defendant CHIEN NGUYEN, LEHA TRAN  
in the amount of \$1,723.00 Plus costs of \$170.00

170.-  
1,893.00

{ } This judgment resulted from a motor vehicle accident on a California highway and was caused by the judgment debtor's operation of a motor vehicle. If the judgment is not paid, the judgment creditor may apply to have the judgment debtor's driver's license suspended. Enforcement of the judgment is automatically postponed for 30 days or, if an appeal is decided. The County provides small claims advisor services free of charge. READ THE INFORMATION SHEET ON REVERSE SIDE. Judicial Council form SC-130 as adopted by local court.

CLERK'S CERTIFICATE OF MAILING

I certify that I am not a party to this action. This Notice of Entry of Judgment was mailed first class, postage prepaid, in a sealed envelope to the parties at the address shown below. The mailing and this certification occurred at the place and on the date shown below.

Place of Mailing:  
Date of Mailing: Temecula, CA 92591  
08/13/10

by MELISSA A THRONSON, Deputy

# REMBRANDT HOMEOWNERS ASSOCIATION

## SMALL CLAIMS

**NAME:** Chien Nguyen & Leha Tran

**ACCOUNT #:**

**ADDRESS:** 31401 Bradford Street, Winchester CA 92596

Month/Year		Charge Type	Number of Months	Charge Amount	Total Charges	Notes
From	To					
5/1/08	5/31/08	Association Fee	1	38.00	38.00	Partial Month
6/1/08	12/31/09	Association Fee	19	40.00	760.00	
1/1/10	3/31/10	Association Fee	3	45.00	135.00	
6/18/08	3/17/10	Late Fees	22	10.00	220.00	
7/28/08	7/28/08	Intent to Lien	1	75.00	75.00	
9/22/08	9/22/08	Lien Fees	1	445.00	445.00	
3/30/10	3/30/10	Court Fees	1	50.00	50.00	
					0.00	
<b>TOTAL CASE AMOUNT:</b>					<b>1,723.00</b>	

31401 Bradford

DOC # 2012-0384509  
08/13/2012 03:57P Fee:18.00  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder

C  
606

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

Recording requested by and return to:

Rembrandt HOA  
42430 Winchester Rd.  
Temecula CA 92590

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD



18

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside  
STREET ADDRESS 41002 County Center Dr  
MAILING ADDRESS Same  
CITY AND ZIP CODE Temecula CA 92591  
BRANCH NAME Temecula

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 606
						T:	CTY	UNI	

PLAINTIFF: Rembrandt HOA

DEFENDANT: Nguyen

CASE NUMBER

TES10000856

**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

Chien Nguyen  
32965 Temecula Parkway  
Temecula CA 92592

- b. Driver's license no. [last 4 digits] and state:  Unknown
- c. Social security no. [last 4 digits]:  Unknown
- d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

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

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

3. Judgment creditor (name and address):  
Rembrandt HOA  
42430 Winchester Rd., Temecula CA 92590

5.  Original abstract recorded in this county:

- a. Date:
- b. Instrument No.:

Date: 11/4/11  
Kari Byers, Agent

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 1410.00

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: \$

8. a. Judgment entered on (date): 8/11/10

b. In favor of (name and address):

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.



This abstract issued on (date):

NOV 15 2011

Clerk, by Deputy



PLAINTIFF: Rembrandt HOA

CASE NUMBER

DEFENDANT: Nguyen

TES10000856

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

Rembrandt HOA  
42430 Winchester Rd  
Temecula CA 92590

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Leha Tran  
32965 Temecula Parkway  
Temecula CA 92592

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):

17. Name and last known address

[Empty address box]

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

[Empty address box]

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

[Empty address box]

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.

2012-0324509  
08:13:29:63:57P  
2 of 2



# Account History Report

## Rembrandt HOA

**Chien Nguyen & Leha Tran**

00105-0622

Community Address: 31401 Bradford St  
Winchester, CA 92596

Date Settled: Thu Mar 22, 2001  
Unit Type: 01 - Unit Type 01

Mailing Address: 32965 Temecula Pkwy #100  
Temecula, CA 92592-6909

**Last payment date: Fri Feb 18, 2011**  
**Last payment amount: 483.00**  
**Current balance: 1,553.00**

Trans Date	Transaction	Charges	Payments	Balance	Date Billed	Reference	Comments
10/01/2008	Opening Balance	808.00		808.00			
10/20/2008	Late Fee	10.00		818.00		Converted	LATE CHARGE
11/01/2008	Association Fee	40.00		858.00		Converted	ASSOCIATION FEE
11/19/2008	Late Fee	10.00		868.00		Converted	LATE CHARGE
12/01/2008	Association Fee	40.00		908.00		Converted	ASSOCIATION FEE
12/17/2008	Late Fee	10.00		918.00		Converted	LATE CHARGE
01/01/2009	Association Fee	40.00		958.00		Converted	ASSOCIATION FEE
01/19/2009	Late Fee	10.00		968.00		Converted	LATE CHARGE
02/01/2009	Association Fee	40.00		1,008.00		Converted	ASSOCIATION FEE
02/19/2009	Late Fee	10.00		1,018.00		Converted	LATE CHARGE
03/01/2009	Association Fee	40.00		1,058.00		Converted	ASSOCIATION FEE
03/18/2009	Late Fee	10.00		1,068.00		Converted	LATE CHARGE
04/01/2009	Association Fee	40.00		1,108.00		Converted	ASSOCIATION FEE
04/16/2009	Late Fee	10.00		1,118.00		Converted	LATE CHARGE
05/01/2009	Association Fee	40.00		1,158.00		Converted	ASSOCIATION FEE
05/19/2009	Late Fee	10.00		1,168.00		Converted	LATE CHARGE
06/01/2009	Association Fee	40.00		1,208.00		Monthly Charges	Recurring Charges: 06/01/2009
06/18/2009	Late Fee	10.00		1,218.00		Late Fee	Late Fee: 06/18/2009
07/01/2009	Association Fee	40.00		1,258.00		Monthly Charges	Recurring Charges: 07/01/2009
07/17/2009	Late Fee	10.00		1,268.00		Late Fee	Late Fee: 07/17/2009
08/01/2009	Association Fee	40.00		1,308.00		Monthly Charges	Recurring Charges: 08/01/2009
08/18/2009	Late Fee	10.00		1,318.00		Late Fee	Late Fee: 08/18/2009
09/01/2009	Association Fee	40.00		1,358.00		Monthly Charges	Recurring Charges: 09/01/2009
09/18/2009	Late Fee	10.00		1,368.00		Late Fee	Late Fee: 09/17/2009
10/01/2009	Association Fee	40.00		1,408.00		Monthly Charges	Recurring Charges: 10/01/2009
10/19/2009	Late Fee	10.00		1,418.00		Late Fee	Late Fee: 10/19/2009
11/01/2009	Association Fee	40.00		1,458.00		Monthly Charges	Recurring Charges: 11/01/2009
11/18/2009	Late Fee	10.00		1,468.00		Late Fee	Late Fee: 11/18/2009
12/01/2009	Association Fee	40.00		1,508.00		Monthly Charges	Recurring Charges: 12/01/2009
12/16/2009	Late Fee	10.00		1,518.00		Late Fee	Late Fee: 12/16/2009
01/01/2010	Association Fee	45.00		1,563.00		Monthly Charges	Recurring Charges: 01/01/2010
01/20/2010	Late Fee	10.00		1,573.00		Late Fee	Late Fee: 01/19/2010
02/01/2010	Association Fee	45.00		1,618.00		Monthly Charges	Recurring Charges: 02/01/2010
02/18/2010	Late Fee	10.00		1,628.00		Late Fee	Late Fee: 02/18/2010
03/01/2010	Association Fee	45.00		1,673.00		Monthly Charges	Recurring Charges: 03/01/2010
03/17/2010	Late Fee	10.00		1,683.00		Late Fee	Late Fee: 03/17/2010
03/30/2010	Legal Expense	150.00		1,833.00			Processing/Court Attendance
04/01/2010	Association Fee	45.00		1,878.00		Monthly Charges	Recurring Charges: 04/01/2010
04/19/2010	Late Fee	10.00		1,888.00		Late Fee	Late Fee: 04/19/2010
05/01/2010	Association Fee	45.00		1,933.00		Monthly Charges	Recurring Charges: 05/01/2010
05/10/2010	Miscellaneous Income		-90.00	1,843.00			4/10-5/10 Assmts
05/10/2010	Miscellaneous Income		-20.00	1,823.00			4/10-5/10 Lates
02/18/2011	Check Payment		-483.00	1,340.00		MO7542002284	SC PPLN-initial pmt
06/07/2011	Legal Expense	170.00		1,510.00		8/11/2010	Per Judgment
08/23/2012	Legal Expense	25.00		1,535.00		Abstract of Judgm	Court filing fee
08/23/2012	Legal Expense	18.00		1,553.00		Abstract Recorder	County filing fee