

FORM APPROVED COUNTY COUNSEL 12/28/15  
 BY: GREGORY P. PRIAMOS DATE

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

418 A



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

**SUBMITTAL DATE:**  
**DEC 28 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 241. Last assessed to: The Reo Group, Inc., a California Corporation, as to a 50% interest and First Midland, Inc., as to a 50% interest. District 3 [\$7,778]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Reconsider agenda item 9-33 from November 3, 2015 because the Board of Supervisors has already made a determination and needs to reconsider and change it;  
 (continued on page two)

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the February 4, 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	\$ 7,778	\$ 0	\$ 7,778	\$ 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 11/4/16*  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Prev. Agn. Ref.: 11/03/15 Item 9-33 | District: 3 | Agenda Number:

9-7

**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 241. Last assessed to: The Reo Group, Inc., a California Corporation, as to a 50% interest and First Midland, Inc., as to a 50% interest. District 3 [\$7,778]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** DEC 28 2015

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Approve the claim from The REO Group, Inc., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 455200015-6;
3. Approve the claim from First Midland, Inc. last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 455200015-6;
4. Authorize and direct the Auditor-Controller to issue warrants to The REO Group, Inc. in the amount of \$3,889.32 and First Midland, Inc. in the amount of \$3,889.31, 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 REO Group, Inc. based on a Trustee's Deed Upon Sale recorded January 24, 2006 as Instrument No. 2006-0053326.
2. Claim from First Midland, Inc. based on a Trustee's Deed Upon Sale recorded January 24, 2006 as Instrument No. 2006-0053326.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that The REO Group, Inc. be awarded excess proceeds in the amount of \$3,889.32 and First Midland, Inc. be awarded excess proceeds in the amount of \$3,889.31. The Board of Supervisors previously approved the transfer of First Midland, Inc.'s unclaimed portion be transferred to the county general fund. First Midland, Inc. mailed in their claim timely, however the County did not receive the claim; therefore we are approving the claim from First Midland, Inc. 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 241 Assessment No.: 455200015-6

Assessee: REO GROUP INC & FIRST MIDLAND INC

Situs: 25302 VINETA LN HOMELAND 92548

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 \$ 7,778.03 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. 2014-0104718; recorded on 3/21/2014. 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.**

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

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

Executed this 19th day of May, 20 14 at Los Angeles, CA  
County, State

Signature of Claimant

Perry Cooper, The REO Group, Inc.

Print Name

6535 Wilshire Blvd., #206

Street Address

LA, CA 90048

City, State, Zip

(323) 653-6170

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

RECEIVED  
2014 MAY 28 AM 11:12  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

RECORDING REQUESTED BY  
RESS FINANCIAL CORPORATION

DOC # 2006-0053326  
01/24/2006 08:00A Fee:13.00  
Page 1 of 3 Doc 1 Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO\*

THE REO GROUP, INC.  
FIRST MIDLAND INC.  
6535 Wilshire Boulevard, #206  
Los Angeles, CA 90048

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Loan No.: FRANKLIN  
A.P. No.: 455-200-015-6  
TRA No.: 089-020

RESS Order No.: 69000

### TRUSTEE'S DEED UPON SALE

18-

The undersigned Trustee hereby certifies:

1. The Grantee named herein below IS NOT the foreclosing Beneficiary;
2. The amount of the unpaid debt, together with costs was \$67,161.06;
3. The amount bid by the Grantee at the Trustee's Sale was \$67,161.07;
4. Total Documentary Transfer Tax, based on the above is 74.25 and

RESS FINANCIAL CORPORATION, a California corporation, herein called "Trustee", as Trustee in the Deed of Trust herein referred to, hereby grants and conveys, without warranty, express or implied to THE REO GROUP, INC., a California corporation, as to a 50% interest and FIRST MIDLAND, INC., as to a 50% interest herein called "Grantee", all right, title and interest heretofore acquired and held by Trustee in and to all that certain real property situated in the UNINCORPORATED AREA OF THE County of RIVERSIDE, State of California, described as follows:

**Parcel 1:**

THE NORTHEAST OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

**PARCEL 2:**

A 60 FOOT WIDE ROAD AND PUBLIC UTILITY EASEMENT IN THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 25' 00" WEST, ALONG THE WESTERLY LINE OF SAID SECTION, 852.90 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED TO CLYDE ROBERTSON AND FRANCES A. ROBERTSON RECORDED FEBRUARY 3, 1967 AS INSTRUMENT NO. 9353;

THENCE NORTH 89 DEGREES 28' 00 EAST, ALONG THE NORTHERLY LINE OF SAID ROBERTSON PARCEL AND AN EASTERLY EXTENSION THEREOF, 300.03 FEET, TO THE EASTERLY LINE OF 50-FOOT WIDE EASEMENT LYING EAST OF AND ADJACENT TO THE EAST LINE OF SAID ROBERTSON PARCEL;

\* Mail tax bill to the above

Trustee's Deed: TWC-008 (7/94)

TRUSTEE'S DEED UPON SALE

Loan No.: FRANKLIN  
A.P. No.: 455-200-015-6

RESS Order No.: 69000

THENCE SOUTH 00 DEGREES 25' 00" WEST, ALONG THE EASTERLY LINE OF SAID 50-FOOT WIDE EASEMENT AND PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 265.68 FEET, TO A POINT THAT IS 200 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 58' 08" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, 485.00 FEET, TO A POINT (HEREINAFTER REFERRED TO POINT "A") ON A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID SECTION 9, AND 785.00 FEET EAST THEREOF (SAID 785.00 FEET BEING MEASURED ON SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 25' 00" EAST, ON SAID LINE PARALLEL WITH THE WEST SECTION LINE, 632.65 FEET, TO A POINT 832.65 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE BEGINNING OF A TANGENT CURVE EASTERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 47' 26", AN ARC LENGTH OF 214.96 FEET; THENCE NORTH 31 DEGREES 12' 28" EAST 386.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET;

THENCE CURVING NORTHERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123 DEGREES 54' 15", AN ARC LENGTH OF 302.75 FEET; THENCE SOUTH 87 DEGREES 18' 11" WEST 232.93 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT HEREINAFTER REFERRED TO A POINT "B"; THENCE CONTINUING SOUTH 87 DEGREES 18' 11" WEST 10.41 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 190.00 FEET;

THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 42 DEGREES 49' 50", AN ARC LENGTH OF 142.03 FEET; THENCE SOUTH 44 DEGREES 28' 21" WEST 201.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 16' 22", AN ARC LENGTH OF 84.55 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "C"; THENCE RETURNING TO POINT "B" HEREINBEFORE MENTIONED;

THENCE FROM POINT "B" NORTH 00 DEGREES 35' 54" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 408.07 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING HEREINAFTER REFERRED TO POINT "D".

THE SIDE LINES OF SAID EASEMENT SHALL EXTENT OR SHORTEN TO POINTS OF INTERSECTION AT POINT "A" SO AS TO PROVIDE CONTINUITY OF A 60-FOOT WIDE EASEMENT AND SHALL ALSO EXTEND OR SHORTEN AS POINTS "C" AND "D" SO AS TO TERMINATE RESPECTIVELY IN THE SOUTHERLY AND NORTHERLY LINES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9.

TOGETHER WITH A 50-FOOT WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING EASTERLY OF AND ADJACENT TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO CLYDE ROBERTSON AND FRANCES A. ROBERTSON RECORDED FEBRUARY 3, 1967 AS INSTRUMENT NO. 9353 OF OFFICIAL RECORDS. THE NORTH TERMINUS OF SAID EASEMENT BEING ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID ROBERTSON PARCEL AND THE SOUTH TERMINUS BEING ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID ROBERTSON PARCEL. SAID LAND IS LOCATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY.



2006-0053326  
01/24/2006 09:00A  
2 of 3

Trustee's Deed: TWC-008 (7/94)

Public Record

TRUSTEE'S DEED UPON SALE

Loan No.: FRANKLIN  
A.P. No.: 455,200-015-6

RESS Order No.: 69000

This conveyance is made pursuant to the power and authority conferred upon the Trustee in that certain Deed of Trust executed by AUSTIN L. FRANKLIN, A SINGLE MAN as Trustor, recorded 03/12/2003, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2003-173512, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in that Notice of Default and Election to Sell Under Deed of Trust which was recorded 09/14/2005, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2005-0760853. All requirements of law regarding the mailing of copies of Notices for which Requests had been recorded, and otherwise, and regarding publication, recordation and posting of copies of a Notice of Trustee's Sale, have been complied with. Said real property was sold by Trustee on 01/10/2006, at public auction, at the place named in said Notice of Trustee's Sale, in the County of RIVERSIDE, State of California, in which said property is situated. Grantee being the highest bidder at said sale, became the purchaser of said real property and paid to Trustee the amount bid therefore, being the sum of \$67,161.07, or by the satisfaction pro tanto, of the obligations then secured by said Deed of Trust.

In WITNESS WHEREOF, Trustee has executed these presents the day set forth in the acknowledgement certificate hereinbelow.


RESS FINANCIAL CORPORATION,  
a California corporation, as Trustee

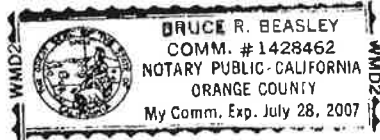
By:   
Christopher Loria  
Trustee's Sale Officer

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss:

On 01/11/2006 before me, Bruce R. Beasley, a Notary Public for said State, personally appeared Christopher Loria, 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   
Bruce R. Beasley



(Seal)



2006-0053326  
01/24/2006 08:08A  
3 of 3

Trustee's Deed: TWC-008 (7/94)

Public Record

REQUESTED BY:  
TREASURER-TAX COLLECTOR  
STOP 1110 DON KENT TAX COLLECTOR  
4080 LEMON ST-4TH FLOOR  
RIVERSIDE, CALIFORNIA 92501

SAMI KHOGYANI & DIANE KHOGYANI  
1219 FLINTLOCK RD  
DIAMOND BAR, CA 917651118

DOC # 2014-0104718  
03/21/2014 10:53A Fee:28.00  
Page 1 of 2 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



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042

TRA 089-020

Doc. Trans. Tax - computed on full value of property conveyed \$ 17.05

Don Kent, Tax Collector

*Don Kent*  
Signature of Declarant

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2007-2008  
and for nonpayment were duly declared to be in default 2008-455200015-0000  
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and SAMI KHOGYANI & DIANE KHOGYANI, HUSBAND AND WIFE AS JOINT TENANTS ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on FEBRUARY 4, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$15,300.00.

NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to REO GROUP INC & FIRST MIDLAND INC, described as follows:

Assessor's Parcel Number 455200015-6

OUTSIDE CITY

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on  
County of Riverside FEBRUARY 4, 2014 By *Don Kent*  
Tax Collector

On March 5, 2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, 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.  
Larry W. Ward, Assessor, Clerk Recorder

By: *N. Taylor* Seal  
Deputy



§§3708 & 3804 R&T Code

TDL 8-19 (6-97)

LEGAL DESCRIPTION

OUTSIDE CITY

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.



RECEIVED

2015 DEC -1 PM 2:34  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

**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 241 Assessment No.: 455200015-6

Assessee: REO GROUP INC & FIRST MIDLAND INC

Situs: 25302 VINETA LN HOMELAND 92548

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 \$5,000 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. 2006-0053376; recorded on 1-24-2006. 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 heret: each item of documentation supporting the claim submitted.

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

→ OR 50% OF NET SURPLUS

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 8TH day of JANUARY, 2015 at LOS ANGELES, CALIFORNIA  
County, State

[Signature]  
Signature of Claimant

[Signature]  
Signature of Claimant

WILL OSTATA, U FOR FIRST MIDLAND, INC  
Print Name

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

15021 VENTURA BLVD 493  
Street Address

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

SHERMAN OAKS, CA 91903  
City, State, Zip

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

310-793-6403  
Phone Number

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

RECORDING REQUESTED BY  
RESS FINANCIAL CORPORATION

DOC # 2006-0053326  
01/24/2006 08:00A Fee:13.00  
Page 1 of 3 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO\*

THE REO GROUP, INC.  
FIRST MIDLAND INC.  
6535 Wilshire Boulevard, #206  
Los Angeles, CA 90048

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Loan No.: FRANKLIN  
A.P. No.: 455-200-015-6  
TRA No.: 089-020

RESS Order No.: 69000

### TRUSTEE'S DEED UPON SALE

18 -

The undersigned Trustee hereby certifies:

1. The Grantee named herein below IS NOT the foreclosing Beneficiary;
2. The amount of the unpaid debt, together with costs was \$67,161.06;
3. The amount bid by the Grantee at the Trustee's Sale was \$67,161.07;
4. Total Documentary Transfer Tax, based on the above is 74.25 and

RESS FINANCIAL CORPORATION, a California corporation, herein called "Trustee", as Trustee in the Deed of Trust herein referred to, hereby grants and conveys, without warranty, express or implied to THE REO GROUP, INC., a California corporation, as to a 50% interest and FIRST MIDLAND, INC., as to a 50% interest herein called "Grantee", all right, title and interest heretofore acquired and held by Trustee in and to all that certain real property situated in the UNINCORPORATED AREA OF THE County of RIVERSIDE, State of California, described as follows:

Parcel 1:

THE NORTHEAST OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 2:

A 60 FOOT WIDE ROAD AND PUBLIC UTILITY EASEMENT IN THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING 30 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 25' 00" WEST, ALONG THE WESTERLY LINE OF SAID SECTION, 852.90 FEET, TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED TO CLYDE ROBERTSON AND FRANCES A. ROBERTSON RECORDED FEBRUARY 3, 1967 AS INSTRUMENT NO. 9353;

THENCE NORTH 89 DEGREES 28' 00 EAST, ALONG THE NORTHERLY LINE OF SAID ROBERTSON PARCEL AND AN EASTERLY EXTENSION THEREOF, 300.03 FEET, TO THE EASTERLY LINE OF 50-FOOT WIDE EASEMENT LYING EAST OF AND ADJACENT TO THE EAST LINE OF SAID ROBERTSON PARCEL;

\* Mail tax bill to the above

TRUSTEE'S DEED UPON SALE

Loan No.: FRANKLIN  
A.P. No.: 455-200-015-6

RESS Order No.: 69000

THENCE SOUTH 00 DEGREES 25' 00" WEST, ALONG THE EASTERLY LINE OF SAID 50-FOOT WIDE EASEMENT AND PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 265.68 FEET, TO A POINT THAT IS 200 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 58' 08" EAST, PARALLEL WITH SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER, 485.00 FEET, TO A POINT (HEREINAFTER REFERRED TO POINT "A") ON A LINE THAT IS PARALLEL WITH THE WEST LINE OF SAID SECTION 9, AND 785.00 FEET EAST EAST THEREOF (SAID 785.00 FEET BEING MEASURED ON SAID SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 25' 00" EAST, ON SAID LINE PARALLEL WITH THE WEST SECTION LINE, 632.65 FEET, TO A POINT 832.65 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER AND THE BEGINNING OF A TANGENT CURVE EASTERLY AND HAVING A RADIUS OF 400.00 FEET;

THENCE NORTHERLY AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30 DEGREES 47' 26", AN ARC LENGTH OF 214.96 FEET; THENCE NORTH 31 DEGREES 12' 28" EAST 386.19 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET;

THENCE CURVING NORTHERLY AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 123 DEGREES 54' 15", AN ARC LENGTH OF 302.75 FEET; THENCE SOUTH 87 DEGREES 18' 11" WEST 232.93 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT HEREINAFTER REFERRED TO A POINT "B"; THENCE CONTINUING SOUTH 87 DEGREES 18' 11" WEST 10.41 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE WESTERLY AND SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 42 DEGREES 49' 50", AN ARC LENGTH OF 142.03 FEET; THENCE SOUTH 44 DEGREES 28' 21" WEST 201.06 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 265.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13 DEGREES 16' 22", AN ARC LENGTH OF 84.55 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "C"; THENCE RETURNING TO POINT "B" HEREINBEFORE MENTIONED;

THENCE FROM POINT "B" NORTH 00 DEGREES 35' 54" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 408.07 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, SAID POINT BEING HEREINAFTER REFERRED TO POINT "D".

THE SIDE LINES OF SAID EASEMENT SHALL EXTEND OR SHORTEN TO POINTS OF INTERSECTION AT POINT "A" SO AS TO PROVIDE CONTINUITY OF A 60-FOOT WIDE EASEMENT AND SHALL ALSO EXTEND OR SHORTEN AS POINTS "C" AND "D" SO AS TO TERMINATE RESPECTIVELY IN THE SOUTHERLY AND NORTHERLY LINES OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9.

TOGETHER WITH A 50-FOOT WIDE NON-EXCLUSIVE ROAD AND PUBLIC UTILITY EASEMENT IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, LYING EASTERLY OF AND ADJACENT TO THE EAST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO CLYDE ROBERTSON AND FRANCES A. ROBERTSON RECORDED FEBRUARY 3, 1967 AS INSTRUMENT NO. 9353 OF OFFICIAL RECORDS. THE NORTH TERMINUS OF SAID EASEMENT BEING ON THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID ROBERTSON PARCEL AND THE SOUTH TERMINUS BEING ON THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID ROBERTSON PARCEL. SAID LAND IS LOCATED IN THE UNINCORPORATED AREA OF RIVERSIDE COUNTY.



2006-0053326  
01/24/2006 08:00A  
2 of 3

Trustee's Deed: TWC-008 (7/94)

TRUSTEE'S DEED UPON SALE

Loan No.: FRANKLIN  
A.P. No.: 455-200-015-6

RESS Order No.: 69000

This conveyance is made pursuant to the power and authority conferred upon the Trustee in that certain Deed of Trust executed by AUSTIN L. FRANKLIN, A SINGLE MAN as Trustor, recorded 03/12/2003, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2003-173512, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in that Notice of Default and Election to Sell Under Deed of Trust which was recorded 09/14/2005, in Book n/a of Official Records of said County, at page n/a, Recorder's Instrument No. 2005-0760853. All requirements of law regarding the mailing of copies of Notices for which Requests had been recorded, and otherwise, and regarding publication, recordation and posting of copies of a Notice of Trustee's Sale, have been complied with. Said real property was sold by Trustee on 01/10/2006, at public auction, at the place named in said Notice of Trustee's Sale, in the County of RIVERSIDE, State of California, in which said property is situated. Grantee being the highest bidder at said sale, became the purchaser of said real property and paid to Trustee the amount bid therefore, being the sum of \$67,161.07, or by the satisfaction pro tanto, of the obligations then secured by said Deed of Trust.

In WITNESS WHEREOF, Trustee has executed these presents the day set forth in the acknowledgement certificate hereinbelow.

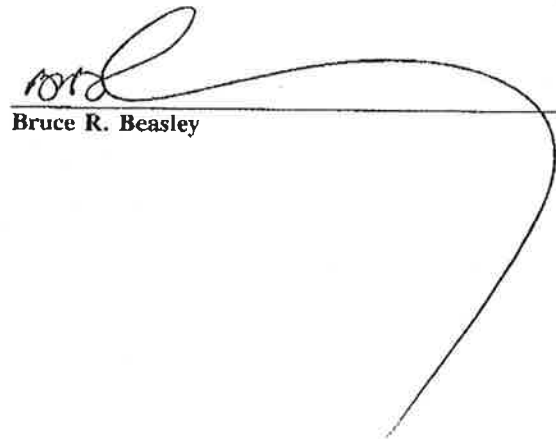
RESS FINANCIAL CORPORATION,  
a California corporation, as Trustee

By:   
Christopher Loria  
Trustee's Sale Officer

STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss:

On 01/11/2006 before me, Bruce R. Beasley, a Notary Public for said State, personally appeared Christopher Loria, 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   
Bruce R. Beasley



(Seal)

**State of California**  
**Secretary of State**



I, DEBRA BOWEN, Secretary of State of the State of California, hereby certify:

That the attached transcript of 2 page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.



**IN WITNESS WHEREOF**, I execute this certificate and affix the Great Seal of the State of California this day of

JUL 10 2007

DEBRA BOWEN  
Secretary of State



State of California  
Kevin Shelley  
Secretary of State  
STATEMENT OF INFORMATION  
(Domestic Stock Corporation)

17

**FILED**  
In the office of the Secretary of State  
of the State of California

OCT 10 2003

*Kevin Shelley*  
KEVIN SHELLEY, SECRETARY OF STATE

**IMPORTANT — READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

CORPORATE NAME (Please do not alter if name is preprinted)

C2471287 DUE DATE 10-31-03 145675  
FIRST MIDLAND, INC.  
SAM OSTAYAN  
15030 VENTURA BLVD #498  
SHERMAN OAKS CA 91403

This Space For Filing Use Only

CALIFORNIA CORPORATE DISCLOSURE ACT (Corporations Code Section 1502)

CHECK HERE IF THE CORPORATION IS PUBLICLY TRADED. IF PUBLICLY TRADED, COMPLETE THIS STATEMENT OF INFORMATION AND THE CORPORATE DISCLOSURE STATEMENT (FORM SI-PTSUPP). SEE ITEM 2 OF INSTRUCTIONS.

NO CHANGE STATEMENT

IF THERE HAS BEEN NO CHANGE IN ANY OF THE INFORMATION CONTAINED IN THE LAST STATEMENT OF INFORMATION FILED WITH THE SECRETARY OF STATE INCLUDING ANY INFORMATION CONTAINED IN FORM SI-PTSUPP, CHECK THE BOX AND PROCEED TO ITEM 17.  
 IF THERE HAVE BEEN ANY CHANGES TO THE INFORMATION CONTAINED IN EITHER FORM, BOTH FORMS MUST BE COMPLETED IN THEIR ENTIRETY.

COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 4 and 5 cannot be PO Boxes.)

	STREET ADDRESS	CITY AND STATE	ZIP CODE
4	15030 VENTURA BLVD #498	SHERMAN OAKS, CA	91403
5	15030 VENTURA BLVD #498	SHERMAN OAKS, CA	91403
6	15030 VENTURA BLVD #498	SHERMAN OAKS, CA	91403

NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS (The corporation must have these three officers. A comparable title for the specific officer may be added; however, please do not alter the preprinted title on this statement.)

	NAME	ADDRESS	CITY AND STATE	ZIP CODE
1	SAM OSTAYAN	PRESIDENT 15030 VENTURA BLVD #498	SHERMAN OAKS CA	91403
2	GREGORY ROMIN	15030 VENTURA BLVD #498	SHERMAN OAKS CA	91403
3	SAM OSTAYAN	15030 VENTURA BLVD #498	SHERMAN OAKS CA	91403

NAMES AND COMPLETE ADDRESSES OF ALL DIRECTORS, INCLUDING DIRECTORS WHO ARE ALSO OFFICERS (The corporation must have at least one director. Attach additional pages, if necessary.)

	NAME	ADDRESS	CITY AND STATE	ZIP CODE
1	SAM OSTAYAN	15030 VENTURA BLVD #498	SHERMAN OAKS CA	91403

NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY

USE THE AGENT FOR SERVICE OF PROCESS (If an individual, the person named as agent must be a resident of California.)

CHECK THE APPROPRIATE PROVISION BELOW AND NAME THE AGENT FOR SERVICE OF PROCESS

C1062536

AN INDIVIDUAL RESIDING IN CALIFORNIA  
 A CORPORATION WHICH HAS FILED A CERTIFICATE PURSUANT TO CALIFORNIA CORPORATIONS CODE SECTION 1505.  
FIRM NAME: PARACORP INCORPORATED

NAME OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA IF AN INDIVIDUAL CITY STATE ZIP CODE  
REAL ESTATE FINANCING CA 91403

INDUSTRY OR TYPE OF BUSINESS OF THE CORPORATION: REAL ESTATE FINANCING

THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN INCLUDING ANY ATTACHMENTS IS TRUE AND CORRECT  YES

SAM OSTAYAN *Sam Ostayan* PRESIDENT 10-1-03  
NAME OR PRINT NAME OF OFFICER OR AGENT SIGNATURE TITLE DATE



**State of California  
Secretary of State**

**S**

**E-334794**

**FILED**

In the office of the Secretary of State  
of the State of California

**Dec - 4 2006**

**STATEMENT OF INFORMATION  
(Domestic Stock Corporation)**

**FEES (Filing and Disclosure): \$25.00. If amendment, see instructions.**

**IMPORTANT - READ INSTRUCTIONS BEFORE COMPLETING THIS FORM**

\* **CORPORATE NAME** (Please do not alter if name is preprinted.)

00471137  
FIRST MIDLAND, INC

15030 VENTURA BLVD #498  
SHERMAN OAKS, CA 91403

This Space For Filing Use Only

**CALIFORNIA CORPORATE DISCLOSURE ACT (Corporations Code section 1502.1)**

A publicly traded corporation must file with the Secretary of State a Corporate Disclosure Statement (Form SI-PT) annually, within 150 days after the end of its fiscal year. Please see reverse for additional information regarding publicly traded corporations.

**NO CHANGE STATEMENT**

If there has been no change in any of the information contained in the last Statement of Information filed with the Secretary of State, check the box and proceed to Item 15.

If there have been any changes to the information contained in the last Statement of Information filed with the Secretary of State, or no statement has been previously filed, this form must be completed in its entirety.

**COMPLETE ADDRESSES FOR THE FOLLOWING (Do not abbreviate the name of the city. Items 3 and 4 cannot be P.O. Boxes.)**

3 STREET ADDRESS OF PRINCIPAL EXECUTIVE OFFICE CITY AND STATE ZIP CODE

4 STREET ADDRESS OF PRINCIPAL BUSINESS OFFICE IN CALIFORNIA, IF ANY CITY STATE **CA** ZIP CODE

**NAMES AND COMPLETE ADDRESSES OF THE FOLLOWING OFFICERS (The corporation must have these three officers. A comparable title for the specific officer may be added; however, the preprinted titles on this form must not be altered.)**

5 CHIEF EXECUTIVE OFFICER/ ADDRESS CITY AND STATE ZIP CODE

6 SECRETARY/ ADDRESS CITY AND STATE ZIP CODE

7 CHIEF FINANCIAL OFFICER/ ADDRESS CITY AND STATE ZIP CODE

**NAMES AND COMPLETE ADDRESSES OF ALL DIRECTORS, INCLUDING DIRECTORS WHO ARE ALSO OFFICERS (The corporation must have at least one director. Attach additional pages, if necessary.)**

8 NAME ADDRESS CITY AND STATE ZIP CODE

9 NAME ADDRESS CITY AND STATE ZIP CODE

10 NAME ADDRESS CITY AND STATE ZIP CODE

11 NUMBER OF VACANCIES ON THE BOARD OF DIRECTORS, IF ANY:

**AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and Item 13 must be completed with a California address. If the agent is another corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and Item 13 must be left blank.)**

12 NAME OF AGENT FOR SERVICE OF PROCESS

13 ADDRESS OF AGENT FOR SERVICE OF PROCESS IN CALIFORNIA, IF AN INDIVIDUAL CITY STATE **CA** ZIP CODE

**TYPE OF BUSINESS**

14 DESCRIBE THE TYPE OF BUSINESS OF THE CORPORATION

15 BY SUBMITTING THIS STATEMENT OF INFORMATION TO THE SECRETARY OF STATE, THE CORPORATION CERTIFIES THE INFORMATION CONTAINED HEREIN, INCLUDING ANY ATTACHMENTS, IS TRUE AND CORRECT.

EDM OSTAYAN

PRESIDENT

12/04/2006

NAME OR PRINT NAME OF PERSON COMPLETING THE FORM

SIGNATURE

TITLE

DATE



ENDORSED - FILED  
in the office of the Secretary of State  
of the State of California

OCT 17 2002

BILL JONES, Secretary of State

ARTICLES OF INCORPORATION

OF

First Midland, Inc.

I

The name of this corporation is First Midland, Inc.

II

The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under the General Corporation Law of California other than the banking business, the trust company business or the practice of a profession permitted to be incorporated by the California Corporations Code.

III

The name in the State of California of this corporation's initial agent for service of process is:

PARACORP INCORPORATED

IV

This corporation is authorized to issue only one class of shares of stock; and the total number of shares which this corporation is authorized to issue is 1,000.

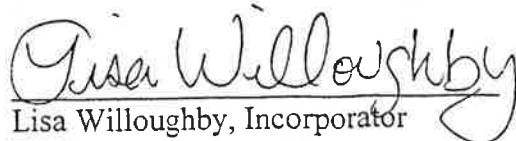
V

The liability of the directors of the corporation for monetary damages shall be eliminated to the fullest extent permissible under California law.

VI

The corporation is authorized to indemnify the directors and officers of the corporation to the fullest extent permissible under California Law.

Dated: October 10, 2002

  
Lisa Willoughby, Incorporator







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**Business Entities (BE)**

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## Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, December 01, 2015. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

<b>Entity Name:</b>	FIRST MIDLAND, INC.
<b>Entity Number:</b>	C3835467
<b>Date Filed:</b>	10/21/2015
<b>Status:</b>	ACTIVE
<b>Jurisdiction:</b>	CALIFORNIA
<b>Entity Address:</b>	15021 VENTURA BLVD #498
<b>Entity City, State, Zip:</b>	SHERMAN OAKS CA 91403
<b>Agent for Service of Process:</b>	PARACORP INCORPORATED
<b>Agent Address:</b>	2804 GATEWAY OAKS DR #200
<b>Agent City, State, Zip:</b>	SACRAMENTO CA 95833

\* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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