

FORM APPROVED COUNTY COUNSEL
BY: Gregory P. Priamos DATE 4/12/16

Departmental Concurrence

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

744A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
APR 12 2016

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Items 51 and 52. Last assessed to: Rebecca Pauline. District 1 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Deny the claims from Pami Lani Kai Quilici for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 267150012-4 and 267150013-5;
(continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the February 4, 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
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	
SOURCE OF FUNDS:				Budget Adjustment: N/A	
				For Fiscal Year: 15/16	

C.E.O. RECOMMENDATION:

APPROVE

BY:
Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

9-14

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Items 51 and 52. Last assessed to: Rebecca Pauline. District 1 [\$0]

DATE: APR 12 2016

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny the claims, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.
3. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$105,041.58 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

BACKGROUND:

Summary (continued)

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any parties of interest.
- Used Accurint (people finder) to notify any new addresses that may be listed for our parties of interest.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on March 21, 2014.

The Treasurer-Tax Collector has received two claims for excess proceeds:

1. Claims from Pami Lani Kai Quilici based on a Quitclaim Deed recorded July 22, 2002 as Instrument No. 2002-398509 and Quitclaim Deed recorded July 22, 2002 as Instrument No. 2002-398506.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Pami Lani Kai Quilici be denied since she was not a party of interest at the time of the sale. Since there are no other claimants the unclaimed excess proceeds in the amount of \$105,041.58 will be transferred to the county general fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimant by certified mail.

EP 199	Item 51	\$50,686.00
EP 199	Item 52	<u>\$54,355.58</u>
TOTAL		\$105,041.58

Impact on Citizens and Businesses

The excess proceeds are being transferred to the county general fund.

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 51 Assessment No.: 267150012-4

Assessee: PAULINE, REBECCA

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED
2014 JUN 17 PM 1:40
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of ~~\$54,000.00~~ \$54,000.00 from the sale of the above mentioned real property. I/We were the ☐ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2002-398549, recorded on 7/22/2002. 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.

JAMES BRODERICK ROGERS DEATH CERTIFICATE (2 PAGES)
MY BIRTH CERTIFICATE SHOWING JAMES ROGERS AS MY FATHER
COPY OF QUITCLAIM DEED
IF YOU HAVE ANY QUESTIONS PLEASE CALL ME 512-312-4853

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

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

Executed this 12 day of JUNE, 2014 at HAYS COUNTY, TEXAS
County, State

Pami Lani Kai Quilici
Signature of Claimant

Signature of Claimant

PAMI LANI KAI QUILICI
Print Name

Print Name

1255 FIRECRACKER DR #230
Street Address

Street Address

BUDA, TEXAS 78610
City, State, Zip

City, State, Zip

512-312-4853
Phone Number

Phone Number

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 52 Assessment No.: 267150013-5

Assessee: PAULINE, REBECCA

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED
2014 JUN 17 PM 1:40
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$58,200.00 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. 2002-398506 recorded on 7/22/2002. 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.

COPY OF JAMES BRODERICK ROGERS' AKA JAMES ROGERS DEATH CERTIFICATE (2 PAGES)
MY BIRTH CERTIFICATE PROVING JAMES ROGERS IS MY FATHER
COPY OF QUITCLAIM DEED
IF YOU HAVE ANY QUESTION PLEASE CALL ME 512-312-4853

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

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

Executed this 12 day of JUNE, 2014 at HAY COUNTY, TEXAS
County, State

Pam Lani Kai Quilici
Signature of Claimant

Signature of Claimant

PAM LANI KAI QUILICI
Print Name

Print Name

1255 FIRECRACKER DR #230
Street Address

Street Address

BUDA, TEXAS 78610
City, State, Zip

City, State, Zip

512-312-4853
Phone Number

Phone Number

RECORDING REQUESTED BY

DOC # 2002-398509

07/22/2002 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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

NAME James Broderick Rogers

STREET ADDRESS P.O. BOX 46862

CITY, STATE & ZIP CODE Los Angeles, CA 90046-0862

TITLE ORDER NO. ESCROW NO.

100

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QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 6
☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax Firm Name

James Rogers a.k.a. James Broderick Rogers

(NAME OF GRANTOR(S))
the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim to James Rogers a.k.a. James Broderick Rogers
(NAME OF GRANTEE(S))
the following described real property in the City of , County of Riverside, State of Calif.

LOT 286 MB 013/084 RINEHART ACRES

Assessor's parcel No. 267150012-4

Executed on July 9, 2002, at Los Angeles California

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

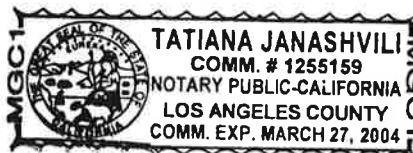
On JUL 15 2002 before me, Tatiana Janashvili

(NAME/TITLE, i.e., "JANE DOE, NOTARY PUBLIC")
personally appeared JAMES BRODERICK ROGERS 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.

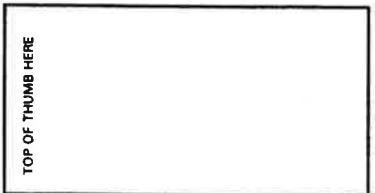
WITNESS my hand and official seal.

(SIGNATURE OF NOTARY)

(SEAL)



RIGHT THUMBPRINT (Optional)



CAPACITY CLAIMED BY SIGNER(S)

☒ INDIVIDUAL(S)

☐ CORPORATE

OFFICER(S)

(TITLES)

☐ PARTNER(S)

☐ LIMITED

☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

MAIL TAX
STATEMENTS TO:

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

WOLCOTTS FORM 790 ©1994 WOLCOTTS FORMS, INC.
QUITCLAIM DEED Rev. 3-94b (price class 3A)



7 67775 39790 1

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

RECORDING REQUESTED BY

DOC # 2002-398506

07/22/2002 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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

NAME James Broderick Rogers

STREET ADDRESS P.O.Box 46862

CITY, STATE & ZIP CODE Los Angeles, CA 90046-0862

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TITLE ORDER NO. ESCROW NO.

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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 6

- ☐ computed on full value of property conveyed, or
☐ computed on full value less liens and encumbrances remaining at time of sale.

Signature of Declarant or Agent Determining Tax

Firm Name

C
YS

James Rogers A.K.A. James Broderick Rogers

(NAME OF GRANTOR(S))

the undersigned grantor(s), for a valuable consideration, receipt of which is hereby acknowledged, do hereby remise, release and

forever quitclaim to James Rogers a.k.a. James Broderick Rogers

(NAME OF GRANTEE(S))

the following described real property in the City of , County of Riverside, State of Calif.

LOT 285 MB 013/084 RINEHART ACRES

Assessor's parcel No. 267150013-5

Executed on July 9, 2002, at Los Angeles, California

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On JUL 15 2002 before me, Tatiana Janashvili

personally appeared JAMES BRODERICK ROGERS 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.



MAIL TAX

STATEMENTS TO:

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

WOLCOTTS FORM 790 ©1994 WOLCOTTS FORMS, INC.
QUITCLAIM DEED Rev. 3-94b (price class 3A)



7 67775 39790 1

RIGHT THUMBPRINT (Optional)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

☒ INDIVIDUAL(S)

☐ CORPORATE OFFICER(S)

(TITLES)

☐ PARTNER(S)

☐ LIMITED
☐ GENERAL

☐ ATTORNEY IN FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS REPRESENTING:

(Name of Person(s) or Entity(ies))

6 MARCH 2015

ATT: SHAWAN GREEN

RE: CLAIM-RECV'D BY YOU 14 JUNE 2014

RE: ASSESSOR'S PARCEL # 267150012-4

DOC # 2002-398509

LOT-51 AND

ASSESSOR'S PARCEL # 267150013-5

DOC # 2002-398


FOR: JAMES ROGERS A.K.A JAMES BRODERICK ROGERS

POSSIBLE QUESTIONS ABOUT MY BIRTH CERTIFICATE
I HAD MY NAME LEGALLY CHANGED (COURT PAPER
ENCLOSED)

ENCLOSED PLEASE FIND RECORD OF VITAL RECORD
WITH BIRTH NAME W/FATHER AND MOTHER'S NAME AND
COPY OF BIRTH CERTIFICATE W/NAME CHANGE SENT BY
STATE OF PENNSYLVANIA

IF YOU NEED ANY MORE INFORMATION OR HAVE
QUESTIONS PLEASE CALL ME, 512-312-4853

THANK YOU, SINCERELY

 Pam Lani Kai Quilici

PAM LANI KAI QUILICI

1255 FIRECRACKER DR #230

BUDA, TEXAS 78610

CERTIFICATION OF VITAL RECORD

DEPARTMENT OF STATE HEALTH SERVICES VITAL STATISTICS UNIT

10F4

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS
JUL 01 2009

STATE OF TEXAS		CERTIFICATE OF DEATH		STATE FILE NUMBER 142-09-074232	
1. LEGAL NAME OF DECEDENT (Include AKA, if any) (Print, Middle, Last)					
JAMES BRODERICK ROGERS					
2. DATE OF DEATH - ACTUAL OR PRESUMED		06/17/2009			
3. SEX		4. DATE OF BIRTH		5. AGE-Last Birthday (Years) 90	
MALE		08/02/1919			
6. SOCIAL SECURITY NUMBER		7. MARITAL STATUS AT TIME OF DEATH		8. BIRTHPLACE (City & State or Foreign Country)	
		Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown <input type="checkbox"/>		RICHMOND, VA	
9. PERSONAL STREET ADDRESS		10. APT. NO.		11. CITY OR TOWN	
139 DESERT EAGLE				BUDA	
12. COUNTY		13. STATE		14. ZIP CODE	
HAYS		TEXAS		78610-0000	
15. FATHER'S NAME		16. MOTHER'S NAME PRIOR TO FIRST MARRIAGE		17. INSURE CITY LIMITED?	
JAMES ROGERS		ROSA BROOKS		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. PLACE OF DEATH (CHECK ONLY ONE)		19. PLACE OF DEATH (Check only one)			
<input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DCA		<input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing Home <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
20. COUNTY OF DEATH		21. CITY/TOWN, ZIP CODE		22. FACILITY NAME (If not institution, give street address)	
TRAVIS		AUSTIN, 78768		NORTH AUSTIN MEDICAL CENTER	
23. INFORMANT'S NAME & RELATIONSHIP TO DECEDENT		24. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code)			
DELETA ROGERS - DAUGHTER		139 DESERT EAGLE, BUDA, TX 78610 0000			
25. METHOD OF DEPOSITION		26. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH		27. SIGNATURE	
<input type="checkbox"/> Direct <input type="checkbox"/> Circumstantial <input type="checkbox"/> Donation <input type="checkbox"/> Other (Specify)		OSCAR G. PEREZ, BY ELECTRONIC SIGNATURE-6632			
28. PLACE OF DEPOSITION (Name of Cemetery, crematory, other place)		29. LOCATION (City, Town, and State)		30. TITLE OF CERTIFIER	
KERRVILLE FUNERAL HOME CREMATORY		KERRVILLE, TX		M.D.	
31. NAME OF FUNERAL FACILITY		32. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code)		33. TIME OF DEATH (Indicate if presumed)	
A SIMPLE TRADITION FUNERAL SERVICE		1611 E. CESAR CHAVEZ, AUSTIN, TX 78702		12:45 PM	
34. PART 1. ENTER THE CAUSE OF DEATH - IMMEDIATE, INTERMEDIATE, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ABREVIATE. ENTER ONLY ONE CAUSE ON EACH LINE.					
IMMEDIATE CAUSE (Final disease or condition resulting in death)					
a. CARDIOPULMONARY FAILURE					
b. PNEUMONIA					
c. RENAL FAILURE					
35. PART 2. ENTER OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH, BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART 1.					
36. WAS AN AUTOPSY PERFORMED?					
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
37. IF TRANSPORTATION INJURY, SPECIFY:					
<input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)					
38. DATE OF BIRTH (Month/Day/Year)		39. TIME OF BIRTH		40. PLACE OF BIRTH (City & State or Foreign Country)	
41. DESCRIBE HOW INJURY OCCURRED		42. COUNTY OF BIRTH			
43. REGISTRAR FILE NO.		44. DATE RECEIVED BY LOCAL REGISTRAR		45. REGISTRAR	
02-02107		JUN 24 2009		Rogelio Malano	

AMENDMENT TO CERTIFICATE OF DEATH

VITAL STATISTICS		Texas Department of State Health Services		DEATH NO. 074232	
RECORD NO.		REGISTRAR'S FULL NAME AS SHOWN ON DEATH CERTIFICATE		DATE OF DEATH	
		JAMES BRODERICK ROGERS		06/17/2009	
PLACE OF DEATH - COUNTY		CITY OR TOWN			
AUSTIN		TRAVIS			
CORRECTION ITEM OR ITEM NO.		ENTRY ON CERTIFICATE		CORRECT INFORMATION	
8 17		DELETA ROGERS - DAUGHTER		DELITA CRAWFORD- GRANDDAUGHTER	
DATE OF BIRTH		DATE OF DEATH		DATE ISSUED	
				07/23/2009	

VB-112 1/2008

12221 N MOORE EXP AUSTIN TX 78758

1208

1. PRE-ENTER THE CAUSE OF DEATH - DISEASES, INJURIES, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. DO NOT ABREVIATE. ENTER ONLY ONE CAUSE ON EACH LINE.

2. IMMEDIATE CAUSE (Final disease or condition resulting in death)

a. CARDIOPULMONARY FAILURE

b. PNEUMONIA

c. RENAL FAILURE

3. UNDERLYING CAUSE (Primary disease or injury that initiated the events resulting in death)

4. WAS AN AUTOPSY PERFORMED?

5. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

6. MODE OF DEATH

7. DID TOBACCO USE CONTRIBUTE TO DEATH?

8. IF FEMALE

9. IF TRANSPORTATION INJURY, SPECIFY:

10. DATE OF BIRTH (MM/DD/YYYY)

11. SEX OF BIRTH

12. RACE AT BIRTH

13. PLACE OF BIRTH (e.g., Decedent's home, construction site, restaurant, medical office)

14. LOCATION (Street and Number, City, State, Zip Code)

15. COUNTY OF BIRTH

16. DESCRIBE HOW INJURY OCCURRED

17. REGISTRAR FILE NO.

18. DATE RECEIVED BY LOCAL REGISTRAR

19. REGISTRAR

02-02107 JUN 24 2009 *Rogers Moreno*

AMENDMENT TO CERTIFICATE OF DEATH

VITAL STATISTICS
Texas Department of State Health Services

DEATH NO. 074232

RECORD NO. 06/17/2009

REGISTRAR'S FULL NAME AS SHOWN ON DEATH CERTIFICATE
JAMES BRODERICK ROGERS

PLACE OF DEATH - COUNTY: AUSTIN CITY OR TOWN: TRAVIS

CORRECTION

ITEM OR ITEM NO. # 17

ENTRY ON CERTIFICATE

CORRECT INFORMATION

DELETA ROGERS - DAUGHTER

DELETA CRAWFORD - GRANDDAUGHTER

ABSTRACT

TYPE OF DOCUMENT

DATE OF ORIGINAL ENTRY

BY WHOM ISSUED AND SIGNED

DATE ISSUED

AFFIDAVIT OF FUNERAL DIRECTOR, GILBERT CAVAZOS

07/02/2009

LOIS VILLASENOR, NOTARY PUBLIC, STATE OF TEXAS

07/23/2009

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE EXAMINED THE DOCUMENTS LISTED ABOVE AND THAT THE ABSTRACT IS TRUE AND CORRECT.

DATE FILED 07/23/2009

STATE REGISTRAR *Geraldine R. Harris*

VB-173 REV. 6/04 Texas Department of State Health Services - Vital Statistics

L172074

This is a true and correct reproduction of the original record as recorded in this office. Issued under authority of Section 191.051, Health and Safety Code.

ISSUED

JUL 23 2009

Geraldine R. Harris
GERALDINE R. HARRIS
STATE REGISTRAR



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

COMMONWEALTH OF PENNSYLVANIA · DEPARTMENT OF HEALTH
VITAL RECORDS
Certification of Birth

DATE OF BIRTH 12-04-1941

FILE NO 1774330-1941

COUNTY OF BIRTH PHILADELPHIA

DATE FILED 12-12-1941

DATE ISSUED 09-05-2001

NAME PAMI LANI KAI

SEX FEMALE

FATHERS NAME
JAMES ROGERS

MOTHERS MAIDEN NAME
MURIEL LISBY

This is to certify that this is a true copy of the record which is on file in the Pennsylvania Department of Health,
in accordance with Act 65, P. L. 304, approved by the General Assembly, June 29, 1953.

Robert S. Zimmerman, Jr.
Robert S. Zimmerman, Jr., MPH
Secretary of Health

Charles Hardester
Charles Hardester
State Registrar



WARNING: IT IS ILLEGAL TO DUPLICATE THIS COPY BY PHOTOSTAT OR PHOTOGRAPH.

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6-19

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NC-130

PETITIONER OR ATTORNEY (Name, state bar number, and address): Pami Quilici 921 S. Trident St., #5 Anaheim, CA 92804 TELEPHONE NO.: 714-407-7488 FAX NO. (Optional): E-MAIL ADDRESS (Optional): ATTORNEY FOR (Name): In Propria Persona		FOR COURT USE ONLY FILED SUPERIOR COURT OF CALIFORNIA COUNTY OF ORANGE LAMOREAUX JUSTICE CENTER JUN 19 2001 ALAN SLATER, Clerk of the Court <i>L. Korsgaard</i> BY L. KORSGAARD
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE STREET ADDRESS: 341 THE CITY DRIVE MAILING ADDRESS: POST OFFICE BOX 14171 CITY AND ZIP CODE: ORANGE, CA 92863-1571 BRANCH NAME: LAMOREAUX JUSTICE CENTER		
PETITION OF (Names of each petitioners): PAMELA HOLLINGWORTH ROGERS FOR CHANGE OF NAME DECREE CHANGING NAME		
		CASE NUMBER: A206424

1. The petition came regularly for hearing on (date): **JUN 19 2001** in Courtroom: **L13** of the above-entitled court.

THE COURT FINDS

2. a. All notices required by law have been given.
 b. Each person whose name is to be changed identified in item 3 below
 (1) ☐ is not ☐ is under the jurisdiction of the Department of Corrections, and
 (2) ☐ is not ☐ is required to register as a sex offender under section 290 of the Penal Code.
 These determinations were made ☐ by using CLETS/CJIS ☐ based on information provided to the clerk of the court by a local law enforcement agency.
 c. ☐ No objections to the proposed change of name were made.
 d. ☐ Objections to the proposed change of name were made by (name):
 e. It appears to the satisfaction of the court that all the allegations in the petition are true and sufficient and that the petition should be granted.
 f. ☐ Other findings (if any):

THE COURT ORDERS

3. The name of

	<u>Present name</u>		<u>New name</u>
a.	<u>PAMELA HOLLINGWORTH ROGERS</u>	is changed to	<u>PAMI LANI KAI QUILICI</u>
b.	_____	is changed to	_____
c.	_____	is changed to	_____
d.	_____	is changed to	_____
e.	_____	is changed to	_____

☐ Additional name changes are listed on Attachment 3.

JUN 19 2001

Richard O. Frazee, Sr.

JUDGE OF THE SUPERIOR COURT

☐ SIGNATURE OF JUDGE FOLLOWS LAST ATTACHMENT

RICHARD O. FRAZEE, SR.



Code of Civil Procedure, §§ 1276, 1279

PLEASE NOTE: OVER FOR COURT STAMP **0D3CN**

Transaction ID

VitalChek Receipt

VCN Vital Records

Credit Card Authorization Code:

Date/Time Requested

4/ 4/2001 @ 11:00 am

Certificate Type: **BIRTH**

* Name on Certificate: **PAMELA HOLLINGWORTH ROGERS**

Date of Birth: **12/04/1941**

Sex: **F**

Place of Birth - City: **PHILA**

County: **51**

Father's Name: **JAMES ROGERS**

Mother's Maiden Name: **MURIEL LISBY**

Copies: **1**

Carrier: **REGULAR MAIL**

Daytime / Delivery Telephone: **(714)407-7488 / (714)407-7488**

Relationship: **SELF**

Request Fee this Item: **\$ 4.00**

Other Agency Fees this Item: **\$ 0.00**

VCN Fee	Carrier Fee	Request Fee	Agency Fees	Other	Total Fee
\$ 7.00	\$ 0.00	\$ 4.00	\$ 0.00		\$ 11.00

Ship To: **PAMI QUILICI**
P O BOX 2673
ANAHEIM, CA 92814-2673

COURT *

November 25, 2015

Pami Lani Kai Quilici
1255 Firecracker Dr. #230
Buda, TX 78610

Re: APN: 267150012-4 & 267150013-5
TC 194 Item 51 & 52
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"/> Original Note/Payment Book
<input type="checkbox"/> Notarized Statement of different/misspelled	<input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)
<input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of	<input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)
<input type="checkbox"/> Certified Death Certificate for	<input type="checkbox"/> Court Order Appointing Administrator
<input type="checkbox"/> Copy of Birth Certificates for	<input checked="" type="checkbox"/> Deed (Quitclaim/Grant etc...)
<input type="checkbox"/> Copy of Marriage Certificate for	<input checked="" type="checkbox"/> Other – Any documentation that shows a transfer of title from Rebecca Pauline to James Rogers.

Please send in all documents within 30 days (**December 28, 2015**). 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
jpazicni@RivCoTTC.org

JON CHRISTENSEN
ASSISTANT TREASURER-TAX COLLECTOR

DEBBIE BASHE
INFORMATION TECHNOLOGY OFFICER

GIOVANE PIZANO
INVESTMENT MANAGER

KIEU NGO
FISCAL MANAGER



DON KENT
TREASURER

MATT JENNINGS
CHIEF DEPUTY TREASURER-TAX COLLECTOR

MELISSA JOHNSON
CHIEF DEPUTY TREASURER-TAX COLLECTOR

ADRIANNA GOMEZ
ADMINISTRATIVE SERVICES MANAGER I

November 25, 2015

Pami Lani Kai Quilici
1255 Firecracker Dr. #230
Buda, TX 78610

Re: APN: 267150012-4 & 267150013-5
TC 194 Item 51 & 52
Date of Sale: February 4, 2014

HI JENNIFER
ENCLOSED IS A LETTER FROM AN ATTORNEY
GP-15 IS THE FAMILY NAME FOR MY FATHER
JAMES ROGERS
I WENT THROUGH EVERYTHING I'VE SENT
YOU ALL MAIL & BILLS WENT TO HIM
CALL ME IF YOU NEED ANYTHING
THANK YOU
Pami Lani Kai Quilici

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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.

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Personal Property under California
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☐ Notarized Statement of
different/misspelled
☐ 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 date of tax sale)
☐ Articles of Incorporation (if applicable
Statement by Domestic Stock)
☐ Court Order Appointing Administrator
☒ **Deed (Quitclaim/Grant etc...)**
☒ **Other – Any documentation that shows a
transfer of title from Rebecca Pauline to James
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Please send in all documents within 30 days (**December 28, 2015**). 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
jpazicni@RivCoTTC.org

COUNTY OF RIVERSIDE, TREASURER-TAX COLLECTOR

4080 LEMON STREET, 4TH FLOOR ★ P.O. BOX 12005 ★ RIVERSIDE, CALIFORNIA 92502
WWW.COUNTYTREASURER.ORG ★ (951) 955-3900 ★ 1 (877) 748-2689 ★ FAX (951) 955-3923

TAXING AGENCY	RATE	\$ AMOUNT	TAXING AGENCY	RATE	\$ AMOUNT
GEN LOCAL GOVT	1.000000	51.59	AVEK WTR-DEBT	0.070540	3.63
MOJAVE SFID 2002	0.086078	4.43	MOJAVE SFID 2003	0.021800	1.12
MOJAVE SFID 2004	0.014830	0.76	KCCD SRID 2003A	0.009176	0.47
CAL CTY/MEASURE L		75.00	MOJAVE USD S ASST		25.50

GENERAL TAX RATE	SPECIAL TAX RATE	1 st INST. GENERAL TAX	1 st INST. SPECIAL TAX	2 nd INST. GENERAL TAX	2 nd INST. SPECIAL TAX
1.202424	0.000000	31.00	50.25	31.00	50.25
MINERAL	0	0	0	0	0
LAND	5,157	0	0	0	5,157
IMPROVEMENTS	0	0	0	0	0
OTHER IMPROVEMENTS	0	0	0	0	0
PERSONAL PROPERTY	0	0	0	0	0
EXEMPTIONS	0	0	0	0	0
NET ASSESSED VALUE					5,157
HOMEOWNERS EXEMPTION					0
TOTAL TAX RATE					1.202424
GROSS TAX PRIOR TO APPLICATION OF HOMEOWNERS EXEMPTION					162.50
TAX REDUCTION FOR THE STATE FINANCED PROPERTY TAX RELIEF PROGRAM					0.00
TOTAL CURRENT TAX DUE					162.50

OWNER OF RECORD AS OF 12:01 AM JANUARY 1 ROGERS JAMES

2004-2005
PROPERTY TAX
BILL

*****AUTO**3-DIGIT 900 22935SC22 A.63 125525 11.0.292

BEFORE PAYING, BE SURE THIS IS
YOUR PROPERTY TREASURER-TAX
COLLECTOR NOT RESPONSIBLE IF
YOU PAY ON WRONG PROPERTY.

ROGERS JAMES
P O BOX 46862
LOS ANGELES CA 90046

FIRST INSTALLMENT 81.25
SECOND INSTALLMENT 81.25
TOTAL CURRENT TAX 162.50

LOCATION OR DESCRIPTION 4.77 AC
R 22 27

August 27, 2004

Dear GP,

You will find enclosed a short legal memorandum giving my analysis of the law as it pertains to the facts of your case, a copy of Matthew Bender's Forms of Procedures and Practice on Adverse Possession, a copy of Witkins Summary of California Law on Adverse Possession, a few pertinent cases, and a copy of Rebecca Pauline's obituary. In the memorandum you will find my legal analysis of the law regarding the viability of your quiet title action along with conclusions and recommendations. Separately, you will also find a sample of a revocable trust that I will discuss in the fourth paragraph below.

In addition to the above, I have attached hereto a sheet showing the expenses I have incurred thus far in researching the facts and the law and evaluating the entire situation. The purpose is not so that you might reimburse me, but rather to show you just what a few days of legal work can entail in costs alone. This does not even include an hourly rate for attorney's fees or an hourly rate for a law clerk, and it does not include all of the miscellaneous cash outlay that I did not keep track of. I want you to have a full sense of what is involved if this case goes forward immediately in the event that you are able to find supportive case law. In that case, you will be looking at substantial detective fees, publication fees, court fees, service of process fees, possibly deposition costs and court and jury fees. This is no small proposition. In my opinion, however, this case is not ready to go forward in order for you to gain title under adverse possession by claim of right. You will still have to incur substantial expenses in order to either fence the land, bring the water on to the land to grow crops for five years, or to dwell on the land for five years. I realize that you may not be able to afford the burden of such costs at this time, and I realize that you are possibly looking to me to shoulder those costs as well as to handle the case for you. Upon due consideration, I must decline because I cannot take on a project of this magnitude.

Since I do not practice in this particular field of law, I strongly urge you to consult with an attorney who specializes in adverse possession. Additionally, I suggest that you consult with other family members who stand to benefit from your endeavors in the long run to assist you as you move to reach a decision on a plan of action. You will need their support with finances and/or labor, and they should be more than happy to help you.

As to the trust, the language in the trust can be adjusted to meet your

needs. However, this will just give you an idea of how a revocable trust is superior to a will in its flexibility to meet your needs. The settlor is the person who is placing their property into the trust for the benefit of the beneficiaries of the trust. The trustee is the person who administers the trust. This person can be the same as the settlor. The trustee(s) has all the rights and duties regarding the property as are designated in the trust document. This means that if you name yourself as the trustee you can add and take away property to and from the trust at your pleasure (since the trust is "revocable"). This may accommodate you more than a will in two regards. First, a trust does not have to go through probate upon the death of the settlor and the settlor can name other specific events upon which the property may be disbursed. Secondly, during your lifetime you may place new property into the trust or take trust property out of the trust. You may sell trust property if you choose to do so. If you decide that you prefer to have a will rather than a trust, all you have to do is to retype the wording of the will in its identical format and substitute the names of the executor(s) in the appropriate places and sign it before a notary. Retain a copy and give a copy to the executor or any pertinent family member(s). I would suggest that you attach all deeds, bank account booklets, and any other documentation of pertaining property so they can be easily located.

In closing, I am sure that you have a great deal of information to digest and consider before making any decisions. I know it will take you a good deal of time, but each move should be given careful consideration. Take your time to consult with experts in the field as well as with other family members.

I wish you the best,

Pat = SHE IS AN ATTORNEY

PATRICIA FORSTER, ESQ. P.O. Box 1544, Grants Pass, Oregon 97528

Ms. Pami Quilici
P.O. Box 2673
Anaheim, CA 92814-2673

September 17, 2009

Dear Pami:

I received your letter of September 10, 2009. To answer your question, I do not have a copy of our father's will. I did not prepare it for him. The will that I saw was drawn up after the mid 1960's (if memory serves I believe it was around 1967) and was formally written (presumably by an attorney) on ivory stationery. About five years ago, I flew to Los Angeles at his request to see him regarding another matter and stayed with him for a few days. He showed his will to me and stated he was thinking of changing it. I did read it, but not wanting to get involved with that subject, I just briefly told him how to do it himself since it was a simple matter of just using the same format and changing the names as he desired, and then I went on to the issue at hand.

In the will he named you as the executrix and you and me as the sole beneficiaries. He did not itemize his property or specify who was to receive what, but just stated (and I paraphrase) that everything was to be divided equally. I was quite surprised, because both DeeDee and Anji were born by then and still living with him when his will was written and he did not mention them at all. I think Lehua was born by then as well. I have no idea if he subsequently changed his will, but I do not think so. It was my belief that he was attempting to draw me back into the family vortex by dangling the prospect of getting all his worldly goods...and he was certainly not above playing what I call "codger games" to get me there. He could not grasp how thoroughly through I was with it all. I guess that is because I would call him once a week or go to see him when I was in town, but I did that out of decency because he was my father and very old. This makes me think that he had no actual intention of changing his will at all and, since I showed no interest in him doing so, he probably dropped the matter.

Evidently, DeeDee has all of his papers. Perhaps she has not had the opportunity to go through all of them yet, but I would surmise that his will and other important papers are in her possession. Since our father only lived a month after moving to Texas, I don't believe he lived there long enough to establish his residency. I don't do probate law so you will want to get a second opinion, but I am pretty sure that means the Los Angeles Probate Court will still have jurisdiction...assuming he had enough property to go through probate. The Mojave property was no longer in his possession when he died. We were trying to help him establish a solar farm for his benefit with him receiving the proceeds from the venture. So it was put into a trust for him and we are the beneficiaries since we spent time and money to work on the project.

I do need to talk to you about his other land, but I cannot until you are able to establish yourself as his executrix by either locating the will, or, if it cannot be located and he died intestate, having the court appoint you (or someone else) as his representative. Then you, or his representative, can waive the attorney-client privilege without waivers from anyone else. Or, as I suggested before, all of his potential heirs can waive the privilege rather than have me sort out the will/no will situation.

Meanwhile, if DeeDee is in possession of the confidential legal memorandum that I wrote for him, she just may be privy to that information which will put her light years ahead of the rest of you as far as the information you need to know. But, that may just give her enough information to screw things up for all of you since she does not know what she is doing and how to handle the information properly, discretely and following the correct procedure, etc. Therefore, I would urge you to have her find the will as soon as possible and for you to give me a waiver. TIME IS OF THE ESSENCE! I do not know the total state of our father's affairs when he died. Certain things must be looked into immediately! This is for the benefit of the girls and you...not me. My hand can only be held out to you for so long, not just because I wish to go on with my life...but other circumstances will close the door of opportunity to you...and then there will be nothing I can do.

Get back to me as soon as you are able to sort matters out.

Sincerely,



Patricia Forster, Esq.

MRS FORSTER SAYS SHE DOES NOT OR HAS
INTEREST IN SAID PROPERTY-SHE HAS
HER PERSONAL REASONS.