

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



711 B

FROM: County Counsel
Code Enforcement Department

SUBMITTAL DATE:
August 16, 2012

SUBJECT: Statement of Abatement Costs [Case No. CV09-00025]
Subject Property: 87010 Center Street, Thermal; MAGANA
APN: 757-022-012
District Four / District Four

RECOMMENDED MOTION: Move that the Board of Supervisors:

- 1) assess the reasonable costs of abatement of a public nuisance (construction without permits) in the above-referenced matter to be one thousand, **one hundred eight dollars and ten cents (US \$1,108.10)**;
- (2) assess the costs of abatement against the above-described subject property;
- (3) authorize the recordation of a notice of abatement lien;
- (4) authorize the abatement costs to be added to the tax roll as a special assessment; and
- (5) authorize and direct the Code Enforcement Department to take any reasonable actions to collect the amount owed.

BACKGROUND: Government Code § 25845, Riverside County Ordinance Nos. 457 and 725 authorize the recovery of abatement costs in public nuisance cases, the recordation of a notice of abatement lien and inclusion of abatement costs on the tax roll as a special assessment upon approval of the Board of Supervisors.

PATRICIA MUNROE, Deputy County Counsel
for PAMELA J. WALLS, County Counsel

FINANCIAL DATA	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

SOURCE OF FUNDS:	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION:

APPROVE

BY
Tina Grande

County Executive Office Signature

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Benoit, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Benoit and Ashley
Nays: None
Absent: Stone
Date: August 28, 2012
xc: Co. Co./CED

Kecia Harper-Ihem
Clerk of the Board
By
Deputy

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD
Prev. Agn. Ref. District: 4 / 4 Agenda Number:

9.8

Statement of Abatement Costs [Case No. CV09-00025]
Subject Property: 87010 Center Street, Thermal; MAGANA
APN: 757-022-012
District Four / District Four
Page 2

Notices of Violation and Administrative Citations were issued. Subsequently, the property owner voluntarily brought the property into compliance.

The Notice of Hearing re Statement of Abatement Costs has been posted on the property and mailed to the property owner and all interested parties, as required by law. Copies of all relevant notices issued in this matter together with proof of service and posting have been separately filed with the Clerk of the Board and are made a part of the record herein, pursuant to Riverside County Ordinance 725.

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

FROM: County Counsel
Code Enforcement Department
SUBJECT: Statement of Abatement Costs [Case No. CV09-00025]
Subject Property: 87010 Center Street, Thermal; MAGANA
APN: 757-022-012
District Four / District Four

**TABLE OF SUPPLEMENTAL DOCUMENTS
FILED WITH THE CLERK OF THE BOARD**

Hearing Date: AUGUST 28, 2012

Notice of Hearing Re: Statement of Abatement Costs (including Proof(s) of Service and Affidavit(s) of Posting	Exhibit A
Summary Statement of Abatement Costs and Statement of Abatement Costs with Supporting Documents	Exhibit B
Assessment-Roll For The Year 11/12 And Geographic Information System, April 24, 2012.....	Exhibit C
Lot Book Report and/or DataQuick.....	Exhibit D
Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment.....	Exhibit E
Request for Hearing.....	Exhibit F

EXHIBIT “A”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

August 2, 2012

**NOTICE OF HEARING RE:
STATEMENT OF ABATEMENT COSTS**

To: Owner(s) or Interested Parties
(See Attached Proof of Service
and Responsible Parties List)

Subject Property: 87010 Center Street, Thermal
Case No.: CV09-00025; MAGANA
APN: 757-022-012

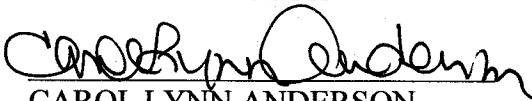
NOTICE IS HEREBY GIVEN that a hearing will be held before the Riverside County Board of Supervisors on **Tuesday, August 28, 2012, at 9:30 a.m.** in the Board of Supervisors Room, 4080 Lemon Street, 1st Floor Annex, Riverside, California, at which time and place pertinent testimony will be heard regarding the expenses incurred by the County of Riverside, Code Enforcement Department ("Department") for the above-referenced abatement case. Said abatement case involved construction without permit located on your real property commonly described as 87010 Center Street, Thermal, Riverside County, California and more particularly described as Assessor's Parcel Number 757-022-012.

The total expense due, including all other fees and costs, for the abatement of the above-described dangerous or injurious condition is **one thousand, one hundred eight dollars and ten cents (US \$1,108.10)**. This amount is immediately due and payable. If you have any objections to the Statement of Abatement Costs attached hereto, you must address your objections to the Board of Supervisors at the hearing. If you have any questions about the attached Statement of Abatement Costs, please contact Carol Lynn Anderson at (951) 955-2004. In the event the total amount due is not paid to the Department prior to the Board Hearing, the DEPARTMENT shall seek an order from the Board of Supervisors to place a lien against your property and collect the amount due as a special tax assessment.

Failure to appear at the hearing will result in the exclusion of your testimony. Facts as known to the Department will be presented to the Board of Supervisors for their final consideration and deliberation of this matter.

We encourage you to contact Code Enforcement at (951) 955-2004 upon receipt of this Notice to discuss the case and attempt to reach a resolution prior to the hearing. If you plan to attend the hearing, please check-in with Code Enforcement staff at 8:30 a.m. on the day of the hearing in the lobby of the first floor annex in front of the Clerk of the Board's Office.

JUAN C. PEREZ
INTERIM DIRECTOR



CAROL LYNN ANDERSON
Administrative Services Officer

Enclosure: Statement of Abatement Costs



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
757022012 NORMANDO M MAGANA P O BOX 476 THERMAL CA. 92274

Date: 4/25/2012

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:			
Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
04/24/2012	CV0900025- INV #103822.	443.10	443.10
03/10/2009	CV0900025:A26329- INV #11704. A26329	100.00	543.10
03/24/2009	PMT #8483. A26329	-100.00	443.10
03/02/2010	CV0900025:A35326- INV #12865. A35326	200.00	643.10
03/31/2011	PMT #FTB PAID 2/. A35326	-24.00	619.10
03/20/2012	PMT #20858-7. A35326 - Paid Partial thru FTB	-11.00	608.10
03/23/2010	CV0900025:A35329- INV #12866. A35329	500.00	1,108.10
		Total Now Due	\$1,108.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Gbc. ELISE

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Date	Invoice #
4/24/2012	103822

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Case Number	District	Class
CV0900025	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
1/6/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/10/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/26/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/23/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/24/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			228.50
4/24/2012	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
4/24/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$443.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$443.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Geo. Elisac

Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

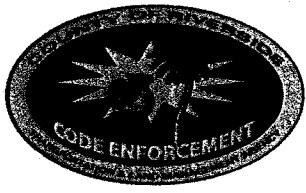
Citation Issue Date	Billing Date
3/2/2010	4/24/2012

Citation Number	District	Class
A35326	4	SOAC

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35326--CV0900025	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$-35.00
Total	\$165.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

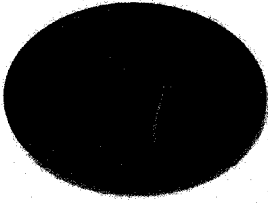
757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Citation Issue Date	Billing Date
3/23/2010	4/24/2012

Citation Number	District	Class
A35329	4	SOAC

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35329--CV0900025	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**Juan C. Perez
Interim Director**

RESPONSIBLE PARTIES

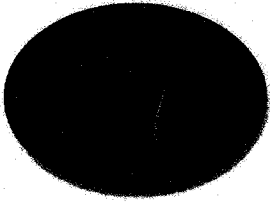
Case No. CV09-00025

August 2, 2012

**NORMANDO M MAGANA
P O BOX 476
THERMAL CA 92274**

**PROPERTY LOCATION
NORMANDO M MAGANA
87010 CENTER ST
THERMAL CA 92274**

**QUALITY LOAN SERVICE CORP
2141 5TH AVE
SAN DIEGO CA 92101**



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

PROOF OF SERVICE

Case No. CV09-00025

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on August 2, 2012, I served the following documents(s):

NOTICE RE: NOTICE OF HEARING RE STATEMENT OF ABATEMENT COSTS

RESPONSIBLE PARTIES LIST

by placing a true copy thereof enclosed in a sealed envelope(s) by **REGULAR MAIL** addressed as follows:

NORMANDO M MAGANA P O BOX 476, THERMAL, CA 92274
OCCUPANT 87010 CENTER ST, THERMAL, CA 92274
QUALITY LOAN SERVICE CORP 2141 5TH AVE, SAN DIEGO, CA 92101

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON August 2, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Brenda Peeler, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

August 3, 2012

RE CASE NO: CV0900025

I, Frank Mendez, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211 .

That on 8/03/2012 at 12:45 p.m., I securely and conspicuously posted SOAC Notice of Hearing at the property described as:

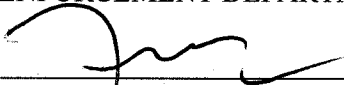
Property Address: 87010 CENTER ST, THERMAL

Assessor's Parcel Number: 757-022-012

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on August 3, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Frank Mendez, Code Enforcement Officer

EXHIBIT “B”



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
757022012 NORMANDO M MAGANA P O BOX 476 THERMAL CA. 92274

Date: 4/25/2012

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03/20/2012	PMT #20858-7. A35326 - Paid Partial thru FTB	-11.00	608.10
03/23/2010	CV0900025:A35329- INV #12866. A35329	500.00	1,108.10
		Total Now Due	\$1,108.10

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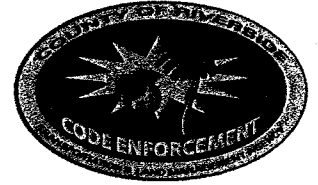
I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

G. G. ELISEO

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Date	Invoice #
4/24/2012	103822

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Case Number	District	Class
CV0900025	4	SOAC

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3/10/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
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7/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/23/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
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	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
4/24/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30

Subtotal \$443.10

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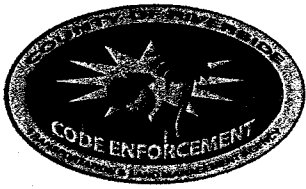
Payments/Credits \$0.00

Total Now Due \$443.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Geo. Elisac

Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Citation Issue Date	Billing Date
3/2/2010	4/24/2012

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Citation Number	District	Class
A35326	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35326--CV0900025	1	200.00	200.00

Subtotal	\$200.00
Payments/Credits	\$-35.00
Total	\$165.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Citation Issue Date	Billing Date
3/23/2010	4/24/2012

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Citation Number	District	Class
A35329	4	SOAC

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35329--CV0900025	1	500.00	500.00

Subtotal	\$500.00
Payments/Credits	\$0.00
Total	\$500.00

CITATION CENTER

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Found Citations:
A35326 Submit

General Information			
Citation	A35326	Date	03/02/10
		Time	04:45 PM
Amt Owing this Citation: \$165.00		This Person: \$665.00	
This Plate:			
Issuing Agency:	Riverside County Administrative	Dept:	Code Enforcement
Status:	OPEN: Noticed (sent to FTB)		
Number:	2 of 3		
Responsible Party Information			
Name:	MAGANA, NORMANDO M		
Address:	PO BOX 476		
City/State/Zip:	THERMAL, CA 92274		

Show all Panels | Hide all Panels

Citation Information

Location: 87010 CENTRAL ST THERMAL DIS 4	Case: CV0900025	Badge #: 20
Comments:		

Violation Information

Code	Description	Amount
15.08.010	Construction Without Permit (CWP)	\$200.00

Fee History

Payment History

Date on Check	Date Received	Type	Num	Location	Amount
2/26/2011	3/10/2011	Unknown	.	Franchise Tax Board	\$24.00
2/29/2012	3/13/2012	Unknown	.	Franchise Tax Board	\$11.00

Notice History

Number	Notice Date	Due Date	Description	Amount
7973377	04/06/10	.	1st Notice Sent	\$200.00
8028204	05/04/10	.	2nd Notice Sent	\$200.00
8177720	06/18/10	.	3rd Notice Sent	\$200.00

Appeal History

Responsible Party History

Date	Name & Address
03/25/10	MAGANA, NORMANDO M, PO BOX 476, THERMAL, CA 92274

Citation History

Date	Transaction	Rep Name	Description
3/25/2010	New Citation Added	S Choi	.
3/25/2010	Citation Data Entered	D Wheeler	.
3/25/2010	Responsible party entered	S Choi	.
4/5/2010	Notice sent	T FEES	Inserted during Extract Commit
5/3/2010	Notice sent	T FEES	Inserted during Extract Commit
6/17/2010	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
1/10/2011	FTB Update Requested	M Niranjana	Sent 01/10/11 Delivery Confirmation #794304017296

3/10/2011	FTB Payment	R Benavente	FTB payment keyed at DTI
3/16/2011	Send FTB Update	M Niranjana	Sending to FTB (tracking #794541049821) for update due to TransCode 158 for cite #11940089
1/2/2012	FTB Update Requested	M Niranjana	Sent 01/04/12 Delivery Confirmation #01032012
3/13/2012	FTB Payment	S Swier	FTB payment keyed at DTI
3/19/2012	Send FTB Update	M Niranjana	Sending to FTB (tracking #20120319) for update due to TransCode 158 for cite #11940089
3/19/2012	FTB Update Requested	M Niranjana	Sending to FTB (tracking #20120319) for update due to TransCode 158 for cite #11940089

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Found Citations:
A35329

General Information		
Citation: A35329	Date: 03/23/10	Time: 02:30 PM
Amt Owing this Citation: \$500.00	This Person: \$665.00	This Plate:
Issuing Agency: Riverside County Administrative	Dept: Code Enforcement	
Status: OPEN: Noticed (sent to FTB)		
Number: 3 of 3		
Responsible Party Information		
Name: MAGANA, NORMANDO M		
Address: PO BOX 476		
City/State/Zip: THERMAL, CA 92274		

Show all Panels | Hide all Panels

Citation Information		
Location: 87010 CENTER ST DIS 4	Case: CV0900025	Badge #: 20
Comments: 757022012		

Violation Information		
Code	Description	Amount
15.08.010	Construction Without Permit (CWP)	\$500.00

Fee History

Payment History

Notice History				
Number	Notice Date	Due Date	Description	Amount
8013044	04/27/10		1st Notice Sent	\$500.00
8080143	05/25/10		2nd Notice Sent	\$500.00
8216395	07/02/10		3rd Notice Sent	\$500.00

Appeal History

Responsible Party History	
Date	Name & Address
04/01/10	MAGANA, NORMANDO M, PO BOX 476, THERMAL, CA 92274

Citation History			
Date	Transaction	Rep Name	Description
3/31/2010	New Citation Added	S Choi	
3/31/2010	Citation Data Entered	M Hwa	
3/31/2010	Responsible party entered	S Choi	
4/26/2010	Notice sent	T FEES	Inserted during Extract Commit
5/24/2010	Notice sent	T FEES	Inserted during Extract Commit
7/1/2010	FTB Notice sent	T FEES	Inserted during Extract Commit for FTB Notice
12/9/2010	SSN Requested	T FEES	Inserted during Extract Commit for SSN REQUEST
12/30/2010	SSN Hit	M Niranjana	SSN HIT
1/10/2011	FTB Update Requested	M Niranjana	Sent 01/10/11 Delivery Confirmation #794304017296
2/4/2011	SSN Hit	H Akolawala	SSN HIT

3/16/2011	Send FTB Update	M Niranjana	Sending to FTB (tracking #794541049821) for update due to TransCode 158 for cite #11940089
1/2/2012	FTB Update Requested	M Niranjana	Sent 01/04/12 Delivery Confirmation #01032012
3/19/2012	Send FTB Update	M Niranjana	Sending to FTB (tracking #20120319) for update due to TransCode 158 for cite #11940089

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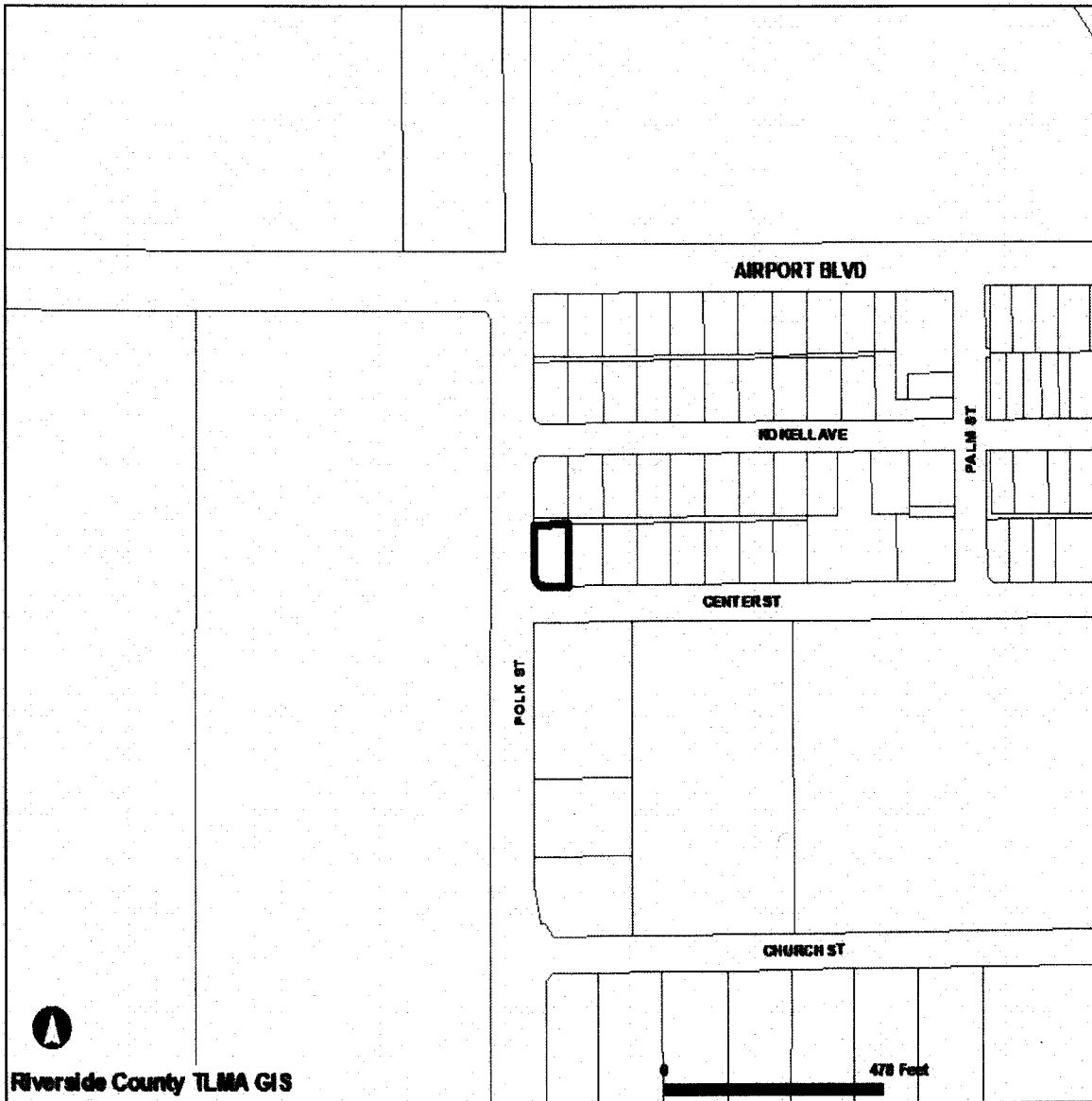
EXHIBIT “C”

Assessment Roll For the 2011-2012 Tax Year as of January 1,2011

Assessment #757022012-0		Parcel # 757022012-0	
Assessee:	MAGANA NORMANDO M	Land	86,086
Mail Address:	P O BOX 476	Structure	208,674
City, State Zip:	THERMAL CA 92274	Full Value	294,760
Real Property Use Code:	R1	Total Net	294,760
Base Year	2007		
Conveyance Number:	0284061		
Conveyance (mm/yy):	4/2006		
PUI:	R010012		
TRA:	58-050		
Taxability Code:	0-00		
ID Data:	Lot 35 MB 022/020 ALDERMAN ACRES TR		
Situs Address:	87010 CENTER ST THERMAL CA 92274		



RIVERSIDE COUNTY GIS



Selected parcel(s):
757-022-012

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

STANDARD REPORT

APNs

757-022-012-0

OWNER NAME / ADDRESS

NORMANDO M MAGANA
87010 CENTER ST
THERMAL, CA. 92274

MAILING ADDRESS

(SEE OWNER)
P O BOX 476
THERMAL CA. 92274

LEGAL DESCRIPTION

RECORDED BOOK/PAGE: MB 22/20
SUBDIVISION NAME: ALDERMAN ACRES TR
LOT/PARCEL: 35, BLOCK: NOT AVAILABLE
TRACT NUMBER: NOT AVAILABLE

LOT SIZE

RECORDED LOT SIZE IS 0.21 ACRES

PROPERTY CHARACTERISTICS

WOOD FRAME, 1444 SQFT., 4 BDRM/ 1.75 BATH, 1 STORY, ATTACHED GARAGE(0 SQ. FT), CONST'D 1973COMPOSITION, ROOF, CENTRAL HEATING, CENTRAL COOLING

THOMAS BROS. MAPS PAGE/GRID

PAGE: 5531 GRID: F4

CITY BOUNDARY/SPHERE

NOT WITHIN A CITY
NOT WITHIN A CITY SPHERE
ANNEXATION DATE: NOT APPLICABLE
NO LAFCO CASE # AVAILABLE
NO PROPOSALS

MARCH JOINT POWERS AUTHORITY

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

INDIAN TRIBAL LAND

NOT IN A TRIBAL LAND

SUPERVISORIAL DISTRICT 2011 (ORD. 813)

JOHN BENOIT, DISTRICT 4

SUPERVISORIAL DISTRICT (2001 BOUNDARIES)

ROY WILSON, DISTRICT 4

TOWNSHIP/RANGE

T6SR8E SEC 22

ELEVATION RANGE

ELEVATION NOT AVAILABLE

PREVIOUS APN

NO DATA AVAILABLE

PLANNING

LAND USE DESIGNATIONS

Zoning not consistent with the General Plan.
MDR

SANTA ROSA ESCARPMENT BOUNDARY

NOT IN THE SANTA ROSA ESCARPMENT BOUNDARY

AREA PLAN (RCIP)

EASTERN COACHELLA VALLEY

GENERAL PLAN POLICY OVERLAYS

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

GENERAL PLAN POLICY AREAS

NONE

ZONING CLASSIFICATIONS (ORD. 348)

R-2-8000

ZONING DISTRICTS AND ZONING AREAS

LOWER COACHELLA VALLEY DISTRICT

ZONING OVERLAYS

NOT IN A ZONING OVERLAY

HISTORIC PRESERVATION DISTRICTS

NOT IN AN HISTORIC PRESERVATION DISTRICT

SPECIFIC PLANS

NOT WITHIN A SPECIFIC PLAN

AGRICULTURAL PRESERVE

NOT IN AN AGRICULTURAL PRESERVE

REDEVELOPMENT AREAS

PROJECT AREA NAME: DCPA
SUBAREA NAME: THERMAL & JACQUELINE COCHRAN AIRPORT
AMENDMENT NUMBER: 0
ADOPTION DATE: DEC. 23, 1986
ACREAGE: 18352 ACRES

AIRPORT INFLUENCE AREAS

JACQUELINE COCHRAN

AIRPORT COMPATIBILITY ZONES

JACQUELINE COCHRAN ZONE D

ENVIRONMENTAL

CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA

NOT IN A CONSERVATION AREA

CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP

NOT IN A CELL GROUP

WRMSHCP CELL NUMBER

NOT IN A CELL

HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)

NONE

VEGETATION (2005)

NO DATA AVAILABLE

FIRE

HIGH FIRE AREA (ORD. 787)

NOT IN A HIGH FIRE AREA

FIRE RESPONSIBILITY AREA

NOT IN A FIRE RESPONSIBILITY AREA

DEVELOPMENT FEES

CVMSHCP FEE AREA (ORD. 875)

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

WRMSHCP FEE AREA (ORD. 810)

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

ROAD & BRIDGE DISTRICT

NOT IN A DISTRICT

EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

In EAST

WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)

NOT WITHIN THE WESTERN TUMF FEE AREA

DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)

EASTERN COACHELLA VALLEY

SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)

NOT WITHIN AN SKR FEE AREA.

DEVELOPMENT AGREEMENTS

NOT IN A DEVELOPMENT AGREEMENT AREA

TRANSPORTATION

CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

ROAD BOOK PAGE

223A

TRANSPORTATION AGREEMENTS

NOT IN A TRANSPORTATION AGREEMENT

CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS

NOT IN A CETAP CORRIDOR.

HYDROLOGY

FLOOD PLAIN REVIEW

NOT REQUIRED

WATER DISTRICT

CVWD

FLOOD CONTROL DISTRICT

COACHELLA VALLEY WATER DISTRICT

WATERSHED

WHITEWATER

GEOLOGIC

FAULT ZONE

NOT IN A FAULT ZONE

FAULTS

NOT WITHIN A 1/2 MILE OF A FAULT

LIQUEFACTION POTENTIAL

HIGH

SUBSIDENCE

ACTIVE

PALEONTOLOGICAL SENSITIVITY

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

MISCELLANEOUS

SCHOOL DISTRICT

COACHELLA VALLEY UNIFIED

COMMUNITIES

THERMAL

COUNTY SERVICE AREA

IN OR PARTIALLY WITHIN

THERMAL #125 -
STREET LIGHTING

LIGHTING (ORD. 655)

NOT APPLICABLE, 45.87 MILES FROM MT. PALOMAR OBSERVATORY

2000 CENSUS TRACT

045603

URBAN-BUILT UP LAND

TAX RATE AREAS

058050

- CITRUS PEST CONTROL 2
- COACH VAL CO WTR STORM WTR UNIT
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY COUNTY WATER
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 125
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVC WTR IMP DST 1 DEBT SV
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- PROJECT 4-THERMAL
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT 4

SPECIAL NOTES

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

CODE COMPLAINTS

Case #	Description	Start Date
NO CODE COMPLAINTS	NOT APPLICABLE	NOT APPLICABLE

REPORT PRINTED ON...Tue Apr 24 14:12:03 2012
Version 120118

EXHIBIT “D”

Owner
MAGANA,NORMANDO M

Address
87010 CENTER ST THERMAL , CA 92274

Parcel/Tax ID
757-022-012

Ownership Information

Primary Owner	MAGANA,NORMANDO M	Site Address	87010 CENTER ST
Secondary Owner		Site City, St Zip	THERMAL, CA 92274
Ownership Description	Single Man	Mail Address	PO BOX 476
Telephone Number		Mail City, St Zip	THERMAL, CA 92274
Lot	35	Census Tract	0456.03
Housing Tract / Subdivision Name	/ ALDERMAN ACRES TR		
Legal Description	.21 ACRES M/L IN LOT 35 MB 022/020 ALDERMAN ACRES TR		

Property Details

Use Code	Single family residence	County/Municipality	RIVERSIDE
State	CA	Total Rooms	
RTSQ		Bedrooms	4
Zoning	R208	Bathrooms	2
Number Of Units	1	Basement Square Feet	
Year Built	1973	Parking	in Attached Garage
# Of Stories	1	Parking Square Feet	240
Lot Size	9,148	View	
Usable Lot Size		Pool	
Lot Depth		Fireplace	Yes
Lot Width		HT/AC	Both
Square Feet	1,444	Cooling Detail	Central
Square Ft 1st Flr		Heating Detail	Central
Square Ft 2nd Flr		Roof Type	Comp Shingle
Square Ft 3rd Flr		Construction Quality	
Additions - Square Feet		Construction Type	
Building Shape		Exterior	
New Page Grid	5531G4	Foundation	
Old Page Grid	227A4		

Tax Information

Assessor's Parcel Number/Tax ID	757-022-012	Assessor's Market Value	
Assessed Total	\$294,760	Tax Amount	\$3,910
Land Total	\$86,086	Status/Yr Delinquent	Current
Improvement	\$208,674	Tax Rate Area	58050
Percent Improvement	70.79%	HomeOwners Exemption	N

Sale Information

Last Sale Date	Apr 20, 2006	1st Loan Amount / Type	\$212,000 / Conventional
Document Number	0000284061	2nd Loan Amount	\$53,000
Sale Value	\$267,000 (Full)	Last Transaction W/O \$	
Cost / Square feet	\$185	Last Transaction W/O \$ Doc	
Title Company	GATEWAY TITLE		
Lender	FIRST FRANKLIN		

Owner
MAGANA,NORMANDO M

Address
87010 CENTER ST THERMAL , CA 92274

Parcel/Tax ID
757-022-012

Transaction 13 - Assignment

Transaction Information

Buyer / Borrower NORMANDO M MAGANA
Recorded Date Mar 09, 2012
Document Number 110283
Assigned Lender US BANK NA 2006-FF10 (TE)

Original Loan Information

Loan Amount	\$212,000	Loan Type	Conventional
Document #	284062	Interest Rate	Adjustable Rate
Recorded Date	Apr 20, 2006		
Lender Name	FIRST FRANKLIN		

Transaction 12 - Transfer

Transaction Information

Buyer / Borrower	MAGANA,NORMANDO M	Signature Date	Mar 27, 2006
Recorded Date	Apr 20, 2006	Multiple/Portion	
Title Company	GATEWAY TITLE		

Ownership Transfer Information

Seller	RIOS,FRANCES	Transaction Type	Resale
Transfer Value	\$267,000 (Full)	Deed In Lieu	N
Document #	0000284061	Deed Type	Grant Deed Or Deed Of Trust

Loan Information

Loan Amount	\$212,000	Loan Type	Conventional
Document #	284062	Interest Rate Type	Adjustable Rate
Lender Name	FIRST FRANKLIN	Seller Carry Back	N

Loan Information

Loan Amount	\$53,000	Loan Type	Conventional
Document #	284063	Interest Rate Type	Fixed
Lender Name	FIRST FRANKLIN	Seller Carry Back	N

Transaction 11 - Finance

Transaction Information

Buyer / Borrower	RIOS,FRANCES	Signature Date	
Recorded Date	Feb 16, 2005	Multiple/Portion	
Title Company	FIDELITY NATIONAL TITLE		

Loan Information

Loan Amount	\$32,802	Loan Type	Conventional
Document #	125991	Interest Rate Type	Fixed
Lender Name	CITIFINANCIAL SERVICES INC	Seller Carry Back	N

Transaction 10 - Finance

Transaction Information

Buyer / Borrower	RIOS,FRANCIS	Signature Date	
Recorded Date	Sep 07, 2004	Multiple/Portion	
Title Company			

Loan Information

Loan Amount	\$124,140	Loan Type	Conventional
Document #	706209	Interest Rate Type	Fixed
Lender Name	BENEFICIAL CALIFORNIA INC	Seller Carry Back	N

Transaction 9 - Finance

Transaction Information

Buyer / Borrower	RIOS,FRANCES J	Signature Date	
Recorded Date	May 17, 2004	Multiple/Portion	
Title Company			

Loan Information

Loan Amount	\$105,473	Loan Type	Conventional
Document #	0000365415	Interest Rate Type	Fixed
Lender Name	BENEFICIAL CALIFORNIA INC	Seller Carry Back	N

Owner
MAGANA,NORMANDO M

Address
87010 CENTER ST THERMAL , CA 92274

Parcel/Tax ID
757-022-012

Transaction 8 - Finance

Transaction Information

Buyer / Borrower RIOS,FRANCES J
Recorded Date Aug 18, 2003
Title Company EQUITY TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$67,934
Document # 0000633463

Loan Type Conventional
Interest Rate Type Adjustable Rate
Seller Carry Back N

Lender Name AMERICAN GENERAL FIN'L SVCS

Transaction 7 - Finance

Transaction Information

Buyer / Borrower RIOS,FRANCES J
Recorded Date May 29, 2003
Title Company EQUITY TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$45,000
Document # 0000386702

Loan Type Conventional
Interest Rate Type Fixed
Seller Carry Back N

Lender Name AMERICAN GENERAL FIN'L SVCS

Transaction 6 - Finance

Transaction Information

Buyer / Borrower RIOS,FRANCES J
Recorded Date Aug 09, 2002
Title Company AMERICAN TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$27,253
Document # 0000441392

Loan Type Conventional
Interest Rate Type Adjustable Rate
Seller Carry Back N

Lender Name AMERICAN GENERAL FINANCE INC

Transaction 5 - Finance

Transaction Information

Buyer / Borrower RIOS,CASIMERO R & FRANCIS J
Recorded Date Jun 23, 1999
Title Company

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$10,605
Document # 0000279439

Loan Type Conventional
Interest Rate Type Fixed
Seller Carry Back N

Lender Name BENEFICIAL CALIFORNIA INC

Transaction 4 - Finance

Transaction Information

Buyer / Borrower RIOS,CASIMERO R & FRANCIS J
Recorded Date Feb 19, 1998
Title Company FIRST AMERICAN TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$95,500
Document # 0000056990

Loan Type Conventional
Interest Rate Type Fixed
Seller Carry Back N

Lender Name HOUSEHOLD FINANCE CORP CA

Transaction 3 - Finance

Transaction Information

Buyer / Borrower RIOS,CASIMERO R & FRANCIS J
Recorded Date Apr 28, 1997
Title Company FIDELITY NATIONAL TITLE

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$70,000
Document # 0000142500

Loan Type Conventional
Interest Rate Type Fixed
Seller Carry Back N

Lender Name HOUSEHOLD FINANCE CORP CA

Owner
MAGANA,NORMANDO M

Address
87010 CENTER ST THERMAL , CA 92274

Parcel/Tax ID
757-022-012

Transaction 2 - Finance

Transaction Information

Buyer / Borrower RIOS,CASIMERO R & FRANCES J
Recorded Date Dec 30, 1996
Title Company

Signature Date
Multiple/Portion

Loan Information

Loan Amount \$15,800
Document # 0000488768

Loan Type Conventional
Interest Rate Type Fixed
Seller Carry Back N

Lender Name HOUSEHOLD FINANCE CORP CA

Transaction 1 - Finance

Transaction Information

Buyer / Borrower RIOS,CASIMERO R & FRANCIS J
Recorded Date Apr 29, 1996
Title Company ORANGE COAST TITLE

Signature Date
Multiple/Portion


Loan Information

Loan Amount \$59,646
Document # 0000152933

Loan Type Conventional
Interest Rate Type Adjustable Rate
Seller Carry Back N

Lender Name TRANSAMERICA FINANCIAL SVC

Legend

 Unusually large change in price

 Multiple sales within a 30 day period

DOC # 2012-0134267
03/22/2012 04:43 PM Fees: \$27.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

Recording requested by:
Quality Loan Service Corp

When recorded mail to:
Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MABRERA

TS #: CA-12-496148-VF
Order #: 120039611-CA-BFI
APN #: 757-022-012-0

Space above this line for Recorder's use

IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL
UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice). This amount is \$4,139.31 as of 3/21/2012 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than three-months after this Notice of Default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and

your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**U.S. Bank National Association, as trustee for the holders of the First Franklin
Mortgage Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-
FF10
C/O Quality Loan Service Corp.
2141 5th Avenue
San Diego, CA 92101
619-645-7711**

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale provided the sale is concluded prior to the conclusion of the foreclosure.

Remember, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN: That the undersigned is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 4/12/2006, executed by **NORMANDO M MAGANA , A SINGLE MAN**, as Trustor, to secure certain obligations in favor of **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN**, as beneficiary, recorded 4/20/2006, as Instrument No. **2006-0284062**, of Official Records in the Office of the Recorder of **RIVERSIDE County, California** describing land therein: **as more fully described in said Deed of Trust**. Said obligations including 1 NOTE(S) FOR THE ORIGINAL sum of **\$212,000.00**, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

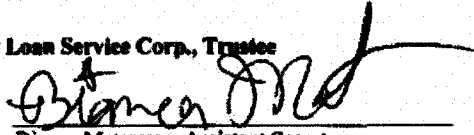
The installments of principal and interest which became due on 10/1/2011, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.

That by reason thereof, the present beneficiary under such deed of trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such deed of trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The Beneficiary or its designated agent declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code § 2923.5, or the borrower has surrendered the property to the beneficiary or authorized agent, or is otherwise exempt from the requirements of § 2923.5. Pursuant to the attached declaration incorporated herein and made a part hereof by this reference.

Dated: 3/21/12

Quality Loan Service Corp., Trustee



By: Bianca Matarrese, Assistant Secretary

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION
OBTAINED WILL
BE USED FOR THAT PURPOSE.**

As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

NOD Filing Declaration Re: Borrower Contact and Due Diligence Pursuant to CC §2923.5 and instructions to Trustee
Re: Notice of Default

Re:

Loan Number: 0011339421
Borrower Name: NORMANDO MAGANA
Address: 87010 CENTER ST, THERMAL, CA 92274
Beneficiary: U.S. Bank National Association, as trustee for the holders of the First Franklin Mortgage
Loan Trust 2006-FF10 Mortgage Pass-Through Certificates, Series 2006-FF10

The undersigned beneficiary or their authorized agent for the beneficiary hereby represents and declares as follows:

- 1) On 1/13/2012 contact was made with the borrower to assess their financial the beneficiary or their authorized agent contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure. During this contact the borrower(s) was advised he or she has the right to schedule a follow-up meeting to occur within 14 days. Further, the borrower(s) was provided the toll-free telephone number to find a HUD-certified housing counseling agency.
- 2) No contact was made with the borrower despite the due diligence of beneficiary or their authorized agent's pursuant to California Civil Code §2923.5(g), including (a) Mailing a first-class letter to the borrower(s) which included a toll free number to contact a HUD-certified housing counseling agency; (b) Attempting to contact the borrower(s) by telephone at the primary telephone number on file at least three times at different hours and on different days or determined that the primary and secondary phone numbers on file were disconnected; and (c) Having received no response from the borrower(s) for 14 days after the telephone contact efforts were complete, an additional letter was sent to the borrower(s) via certified mail, with return receipt requested.
- 3) The borrower has surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, their authorized agent or the trustee.
- 4) The beneficiary or their authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit, there is no order on the court's docket closing or dismissing the bankruptcy case.
- 5) The provisions of California Civil Code §2923.5 do not apply because:

The undersigned instructs the trustee to proceed with non-judicial foreclosure proceedings and expressly authorizes the trustee or their authorized agent to sign the notice of default containing the declaration re: contact required pursuant to California Civil Code §2923.5.

Dated:

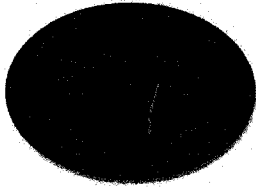
JAN 27 2012

By:


Select Portfolio Servicing as authorized agent of Beneficiary

Tina Martin, Document Control Officer

EXHIBIT “E”



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680

DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS NOTICE OF SPECIAL TAX ASSESSMENT

June 14, 2012

NORMANDO M MAGANA
P O BOX 476
THERMAL, CA 92274

Subject Property: 87010 CENTER ST, THERMAL
Case No(s): CV09-00025
APN No(s): 757-022-012

Dear Normando M Magana:

NOTICE IS HEREBY GIVEN that the County of Riverside Code Enforcement Department ("DEPARTMENT") incurred expenses during our efforts to abate the code violation(s) on the Subject Property. Said abatement case involved Construction Without Permit located on your real property commonly described as 87010 CENTER ST, THERMAL, and more particularly described as Assessor's Parcel Number 757-022-012.

The total amount due for the DEPARTMENT'S actions concerning the above-described dangerous or injurious condition is **One Thousand One Hundred Eight Dollars and Ten Cents (\$1,108.10)**.

You have thirty (30) days from the date of this letter to pay the DEPARTMENT at the above address the total amount due on the enclosed "Summary Statement of Abatement Costs" or a special tax assessment and abatement lien will be recorded upon the subject property. Payment must be made in the form of cashier's check or money order, made payable to the County of Riverside. Please note the property APN on the memo line of the check.

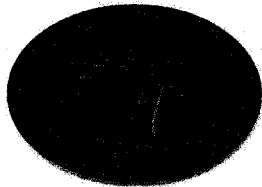
YOU HAVE A RIGHT TO A HEARING ON THIS MATTER BEFORE THE RIVERSIDE COUNTY BOARD OF SUPERVISORS OR AN ADMINISTRATIVE HEARING OFFICER. You have the right to contest the abatement costs and special assessment against the subject property. If you choose to exercise your right to a public hearing before the Board of Supervisors, please complete the enclosed "Board of Supervisors Request for Public Hearing" form and return it to the Code Enforcement Department within twenty (20) days of the date of this letter.

In the event you do not request a public hearing before the Board of Supervisors, a public hearing before an Administrative Hearing Officer shall be scheduled and held for a final determination of this matter and authority to place a lien against the Subject Property and adding the amount due as a special tax assessment on the County tax rolls.

If you have any questions regarding this notice, please contact us at (951) 955-1095.

Code Enforcement Department

Carol Lynn Anderson
Administrative Services Officer



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

NORMANDO M MAGANA
P O BOX 476
THERMAL, CA 92274

Subject Property: 87010 CENTER ST, THERMAL
Case No(s): CV09-00025
APN No(s): 757-022-012

I, _____, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) _____.

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: _____

Signed: _____
(Please SIGN your name here)

Date: _____

Print: _____
(Please PRINT your name here)

You may contact me at the following daytime phone number: _____

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469



COUNTY OF RIVERSIDE CODE ENFORCEMENT

P.O. Box 1469, Riverside, CA 92502
Phone: 951-955-2004 Fax: 951-955-8680

Property Reference/Mailing Address
757022012 NORMANDO M MAGANA P O BOX 476 THERMAL CA. 92274

Date: 4/25/2012

Summary Statement of Abatement Costs

You are liable to the County for the following abatement costs:

Date	Invoice Number & Amount	Amount	Balance
12/31/2000	Balance forward		0.00
04/24/2012	CV0900025- INV #103822.	443.10	443.10
03/10/2009	CV0900025:A26329- INV #11704. A26329	100.00	543.10
03/24/2009	PMT #8483. A26329	-100.00	443.10
03/02/2010	CV0900025:A35326- INV #12865. A35326	200.00	643.10
03/31/2011	PMT #FTB PAID 2/. A35326	-24.00	619.10
03/20/2012	PMT #20858-7. A35326 - Paid Partial thru FTB	-11.00	608.10
03/23/2010	CV0900025:A35329- INV #12866. A35329	500.00	1,108.10
		Total Now Due	\$1,108.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees, or other collection costs incurred in the collection of these abatement costs.

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

G. E. ELISA

Code Enforcement Department

**County of Riverside
Code Enforcement Department**

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680



Statement of Abatement Costs

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Date	Invoice #
4/24/2012	103822

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Case Number	District	Class
CV0900025	4	SOAC

You are liable to the County for the following abatement costs:

Date	Item	Description	Hours/Qty	Rate	Amount
1/6/2009	Officer Hours	Labor Charges - Officer Time	0.5	109.00	54.50
3/10/2009	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
5/26/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
7/7/2009	Officer Hours	Labor Charges - Officer Time	0.2	109.00	21.80
3/23/2010	Officer Hours	Labor Charges - Officer Time	0.3	109.00	32.70
4/24/2012	SOAC Preparation	Prepare Summary of Abatement Cost		65.00	65.00
		Subtotal Code Enforcement Costs			228.50
4/24/2012	Prepare Case for SOAC H...	Prepare Case for Statement of Abatement Costs Hearing		125.55	125.55
	Attend SOAC Hearing	Attend Statement of Abatement Costs Hearing		69.75	69.75
		Subtotal County Counsel Costs			195.30
4/24/2012	DataQuick	Property Finder Reports & Transaction Report		19.30	19.30
		Subtotal Contractor Costs			19.30
				Subtotal	\$443.10

The total abatement costs must be paid to the County of Riverside, P.O. Box 1469, Riverside, CA 92502 within thirty (30) days. In the event said costs are not paid within thirty (30) days you will be liable for additional administrative costs, penalties, court fees or other collection costs incurred in the collection of these abatement costs.

Payments/Credits	\$0.00
Total Now Due	\$443.10

I affirm and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

Geo. Eliseo

Code Enforcement Department



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Citation Issue Date	Billing Date
3/2/2010	4/24/2012

Citation Number	District	Class
A35326	4	SOAC

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35326--CV0900025	1	200.00	200.00
			Subtotal	\$200.00

Payments/Credits	\$-35.00
Total	\$165.00



County of Riverside Code Enforcement Department

P.O. Box 1469, Riverside, CA 92502
Phone: (951) 955-2004 Fax: (951) 955-8680
demands@rctlma.org

Administrative Citation

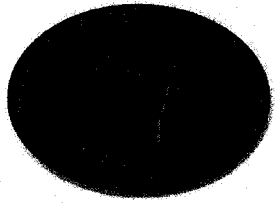
757022012
NORMANDO M MAGANA
P O BOX 476
THERMAL CA. 92274

Citation Issue Date	Billing Date
3/23/2010	4/24/2012

Citation Number	District	Class
A35329	4	SOAC

Property Address
757022012 NORMANDO M MAGANA 87010 CENTER ST THERMAL, CA 92274

Item	Description	Hours/Qty	Rate	Amount
Administrative Citations	A35329--CV0900025	1	500.00	500.00
			Subtotal	\$500.00
			Payments/Credits	\$0.00
			Total	\$500.00



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

RESPONSIBLE PARTIES

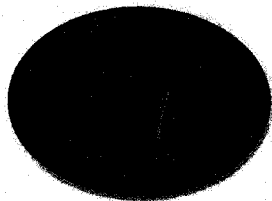
Case No. CV09-00025

June 14, 2012

OWNER
NORMANDO M MAGANA
P O BOX 476
THERMAL CA 92274

PROPERTY LOCATION
NORMANDO M MAGANA
87010 CENTER ST
THERMAL CA 92274

BENEFICIARY
QUALITY LOAN SERVICE CORP
2141 5TH AVE
SAN DIEGO CA 92101



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Juan C. Perez
Interim Director

PROOF OF SERVICE

Case No. CV09-00025

STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

I, Brenda Peeler, declare that I am a citizen of the United States and am employed in the County of Riverside, over the age of 18 years and not a party to the within action or proceeding; that my business address is at the footer of this notice.

That on June 14, 2012, I served the following documents(s):

NOTICE RE: NOTICE OF HEARING RE DEMAND FOR PAYMENT STATEMENT OF ABATEMENT COSTS
NOTICE OF SPECIAL TAX ASSESSMENT

REQUEST FOR PUBLIC HEARING ON STATEMENT OF ABATEMENT COSTS AND
SPECIAL TAX ASSESSMENT

RESPONSIBLE PARTIES LIST

by placing a true copy thereof enclosed in a sealed envelope(s) by **REGULAR MAIL** addressed as follows:

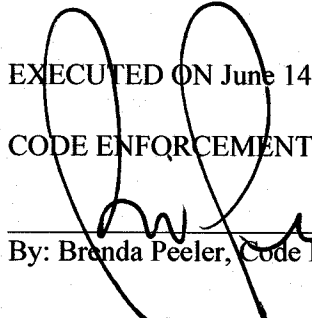
NORMANDO M MAGANA P O BOX 476, THERMAL, CA 92274
OCCUPANT 87010 CENTER ST, THERMAL, CA 92274
QUALITY LOAN SERVICE CORP 2141 5TH AVE, SAN DIEGO, CA 92101

XX **By First Class Mail.** I am readily familiar with the office's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with the U.S. Postal Service with postage thereon fully prepaid in the County of Riverside, California, in the ordinary course of business.

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

EXECUTED ON June 14, 2012, in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT


By: Brenda Peeler, Code Enforcement Aide



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

AFFIDAVIT OF POSTING OF NOTICES

June 19, 2012

RE CASE NO: CV0900025

I, Edward Delgado, hereby declare:

I am employed by the Riverside County Code Enforcement Department; that my business address is 38686 El Cerrito Road, Suite 200, Palm Desert, California 92211.

That on 06/18/12 at 12:35pm, I securely and conspicuously posted Demand for Payment Statement of Abatement Costs Notice of Special Tax Assessment at the property described as:

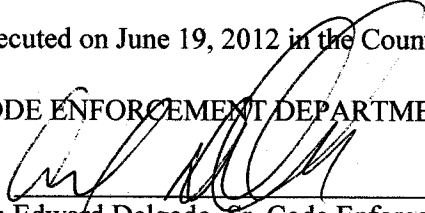
Property Address: 87010 CENTER ST, THERMAL

Assessor's Parcel Number: 757-022-012

I declare under the penalty of perjury that the foregoing is true and correct.

Executed on June 19, 2012 in the County of Riverside, California.

CODE ENFORCEMENT DEPARTMENT



By: Edward Delgado, Sr. Code Enforcement Officer

EXHIBIT “F”



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

**BOARD OF SUPERVISORS
REQUEST FOR PUBLIC HEARING
ON STATEMENT OF ABATEMENT COSTS
AND SPECIAL TAX ASSESSMENT**

NORMANDO M MAGANA
P O BOX 476
THERMAL, CA 92274

Subject Property: 87010 CENTER ST, THERMAL
Case No(s): CV09-00025
APN No(s): 757-022-012

Javier Magana

I, Gloria Magana, hereby request a public hearing before the Board of
Supervisors (Please PRINT your name here)

regarding case number(s) CV09-00025

I request notice of the Board of Supervisors hearing date, time, and location (which shall not be less than 10 days from the submission of this request) to be mailed to me at the following address:

Return Mailing Address: 81-333 Alberta Ave
Indio, CA 92201

Signed: *Gloria Magana* Date: 6/19/2012
(Please SIGN your name here)

Print: Javier & Gloria Magana
(Please PRINT your name here)

You may contact me at the following daytime phone number: (760) 972-8578 or (760) 342-9220

IMPORTANT
Keep a copy of this form and mail the original to:
Riverside County Code Enforcement Department
P.O. BOX 1469
Riverside, CA 92502-1469

RECEIVED JUN 26 2012
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