

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

133A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
AUG 08 2012

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 179, Item 176.
Last assessed to: John Georges, DG Properties, LP.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from Duane V. Chamlee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 575200034-0;
- 2) Deny the claim from Norman Minkow;

(Continued on page two)

BACKGROUND: (Continued on page two)


Don Kent, Treasurer-Tax Collector

FINANCIAL
DATA

Current F.Y. Total Cost: \$ 17,555.62
Current F.Y. Net County Cost: \$ 0.00
Annual Net County Cost: \$ 0.00


In Current Year Budget: NO
Budget Adjustment: N/A
For Fiscal Year: 2012-13

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale

Positions To Be Deleted Per A-30 ☐
Requires 4/5 Vote ☐

C.E.O. RECOMMENDATION:

APPROVE


BY: 
Karen L. Johnson

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: September 25, 2012
xc: Treasurer, Auditor

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 3/3

Agenda Number:

9.16

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL

BY:  DALE A. GARDNER

DATE: 8/8/12
Departmental Concurrence

Consent ☐ Policy ☒
Consent ☐ Policy ☒

Dep't Recomm.:
Per Exec. Ofc.:

BOARD OF SUPERVISORS

Form 11:

Page 2

RECOMMENDED MOTION: (Continued)

- 3) Deny the claim from John Georges;
- 4) Authorize and direct the Auditor-Controller to issue a warrant to Duane V. Chamlee in the amount of \$17,555.62, no sooner than ninety days from the date of this order, unless pursuant to the California Revenue and Taxation Code Section 4675, an appeal has been filed in Superior Court.

BACKGROUND: (Continued)

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 March 17, 2008 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 12, 2008. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 9, 2008, 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.

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

- 1) Claim from Duane V Chamlee based on a Short Form Deed of Trust and Assignment of Rents recorded March 6, 2001 as Instrument No. 2001-089289.
- 2) Claim from Norman Minkow based on a Deed of Trust with Assignment of Rents recorded June 3, 2005 as Instrument No. 2005-0442607.
- 3) Claim from John Georges based on a Quitclaim Deed recorded June 1, 2005 as Instrument No. 2005-0436509.

Pursuant to Section 4675 (a) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that Duane V Chamlee be awarded excess proceeds in the amount of \$17,555.62. Since the claim from Duane V Chamlee exceeds the amount of excess proceeds available there are no monies available for consideration for the claims from Norman Minkow and John Georges. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 179 Item 176 Assessment No.: 575200034-0

Assessee: GEORGES, JOHN

Situs: NONE

Date Sold: March 17, 2008

Date Deed to Purchaser Recorded: May 12, 2008

Final Date to Submit Claim: May 12, 2009

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$28,617.12 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. 2001-089289; recorded on 03/06/2001. 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.

NOTE SECURED BY DEED OF TRUST

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (PG 1 & 2)

STATEMENT OF FACTS UNDER PENALTY OF PERJURY

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 01 day of MAY, 2009 at RIVERSIDE CALIFORNIA
County, State

D V Chamlee
Signature of Claimant

Signature of Claimant

DUANE V CHAMLEE
Print Name

Print Name

11039 MOUNTAIN CREST DR
Street Address

Street Address

MORENO VALLEY, CA 92557
City, State, Zip

City, State, Zip

951-247-4415
Phone Number

Phone Number

RECEIVED
2009 MAY -5 PM 1:00
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

AND WHEN RECORDED MAIL TO:

NAME **DUANE V. CHAMLEE**
ADDRESS
CITY & STATE **11039 MOUNTAIN CREST DRIVE
MORENO VALLEY, CA 92557**

Title Order No. **33001724 -DE**
Escrow No. **14701-G**
Assessor's Parcel No. **575-200-034-0**
Date **February 21, 2001**

DOC 2001-089289

03/06/2001 08:00A Fee:23.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
1	2		4		1				
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust is made this Twenty-First day of February, 2001 between
JOHN H. GEORGES DBA D.G. PROPERTIES and **STRAWBERRY CREEK CORPORATION**, a
California corporation, herein called TRUSTOR,

whose address is P.O. BOX 390210, ANZA, CA 92539,

RECON ENTERPRISES, INCORPORATED, a California Corporation, herein
called TRUSTEE, and

DUANE V. CHAMLEE, a married man as sole and separate property herein
called BENEFICIARY.

Witnesseth: Trustor **IRREVOCABLY GRANTS, TRANSFERS, AND ASSIGNS TO
TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in RIVERSIDE County,
CA., described as:

PARCEL 120, AS SHOWN BY RECORD OF SURVEY, RECORDED IN BOOK 34, PAGES 59
AND 60 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7
SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE
SOUTH 0 DEGREES 08' 51" EAST, 415.51 FEET ALONG THE WEST LINE OF SAID LOT
120; THENCE NORTH 7 DEGREES 59' 58" EAST, 419.87 FEET TO A POINT ON THE
NORTH LINE OF SAID LOT 120; THENCE SOUTH 89 DEGREES 43' 35" WEST, 59.50
FEET ALONG THE NORTH LINE OF SAID LOT 120, TO THE POINT OF BEGINNING.

This Deed of Trust is given and accepted as a portion of the purchase
price.

This Deed of Trust is given and accepted upon the express provision that
should the property hereinbefore described, or any part thereof, be
conveyed or alienated by Trustor, either voluntarily or by operation of
law, without Beneficiary's written consent, then all sums secured hereby
shall, at Beneficiary's option, become immediately due and payable.

INITIALS:

CONTINUED ON PAGE 2

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

Page 2

Title Order No. 33001724
Assessor's Parcel No. 575-200-034

Escrow No. 14701-G
Date February 21, 2001

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.
For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$16,150.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured. To Protect the Security of this Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Imperial	1091	501	Modoc	184	851	San Francisco	A332	905	Solano	1105	182
Alpine	1	250	Inyo	147	598	Mono	52	429	San Joaquin	2470	311	Sonoma	1851	689
Amador	104	348	Kern	3427	60	Monterey	2194	538	San Luis Obispo	1151	12	Stanislaus	1715	456
Butte	1145	1	Kings	792	833	Napa	639	86	San Mateo	4078	420	Sutter	572	297
Calaveras	145	152	Lake	362	39	Nevada	305	320	Santa Barbara	1878	860	Tehama	401	289
Colusa	296	617	Lassen	171	471	Orange	5889	611	Santa Clara	5336	341	Trinity	93	366
Contra Costa	3978	47	Los Angeles	T2055	899	Placer	895	301	Santa Cruz	1431	494	Tulare	2294	275
Del Norte	78	414	Madera	810	170	Phumas	151	5	Shasta	684	538	Tuolumne	135	47
El Dorado	568	456	Marin	1508	339	Riverside	3005	523	Sierra	1961, Page 183887		Ventura	2662	386
Fresno	4626	572	Mariposa	77	292	Sacramento	4331	62	Siskiyou	29	335	Yolo	653	245
Glenn	422	184	Mendocino	579	530	San Benito	271	383		468	181	Yuba	334	486
Humboldt	657	527	Merced	1547	538	San Bernardino	5567	61						

(which provisions, identical in all counties, are printed on Page 3 hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

Signature of Trustor

JOHN H. GEORGES DBA D.G. PROPERTIES

STRAWBERRY CREEK CORPORATION

BY

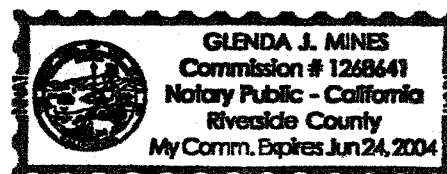
STATE OF CALIFORNIA,
COUNTY OF Riverside } SS.

On 2-23-2001 before me, a Notary Public in and for said State, personally appeared JOHN H. GEORGES DBA D.G. PROPERTIES and, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Glenda J. Mines

FOR NOTARY SEAL OR STAMP



DO NOT DESTROY THIS ORIGINAL NOTE: When paid, said original note, together with the Deed of Trust securing same, must be surrendered to Trustee for cancellation and retention before reconveyance will be made.

NOTE SECURED BY DEED OF TRUST
(INSTALLMENT - INTEREST ONLY)

\$16,150.00

San Jacinto, California

February 21, 2001

On or before MARCH 6, 2002, for value received we, jointly and severally, promise to pay to DUANE V. CHAMLEE, a married man as sole and separate property or order, at a place designated by the beneficiary from time to time the sum of SIXTEEN THOUSAND ONE HUNDRED FIFTY AND NO/100 DOLLARS with interest from MARCH 6, 2001 on the unpaid principal at the rate of EIGHT PERCENT (8%) per annum; interest payable monthly beginning APRIL 6, 2001 and continuing monthly thereafter until MARCH 6, 2002 at which time all amounts of unpaid principal plus accrued interest thereon shall become immediately due and payable.

This Note is given and accepted as a portion of the purchase price.

The Deed of Trust securing this Note contains the following recital: "This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part thereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable."

Payments received later than 10 days after due shall incur a late charge of 6% of installment due.

Each payment shall be credited first on interest then due and the remainder on principal. Interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due, the whole sum of principal and interest shall become immediately due at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note, I/we promise to pay such sum as the Court may fix as attorney's fees. This note is secured by DEED OF TRUST to RECON ENTERPRISES, INCORPORATED, a California corporation, as Trustee.


JOHN H. GEORGES DBA D.G. PROPERTIES

STRAWBERRY CREEK CORPORATION

BY: 

Paul McDonnell, Treasurer and Tax Collector

Date: May 01, 2009

With reference to the following:

Parcel 160, Book 34, pages 59 and 60 of records of survey, Riverside county Records Office.

Note Secured by Deed of Trust in the amount of \$16,150.

Amount of principle paid on note: \$48.99

Amount of principle and interest owed as of March 1, 2008: \$28,617.12

I certify under penalty of perjury the above information true and correct to the best of my knowledge.



Duane V Chamlee

11039 Mountain Crest Dr

Moreno Valley, CA 92557

County Administrative Center- 4th Floor
080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900 (760) 863-8900
(951) 955-3990 - Fax

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org



**COUNTY OF RIVERSIDE
TREASURER AND TAX COLLECTOR**

Palm Springs Office
997 E Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

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

June 9, 2008

Duane V. Chamlee
11039 Mountain Crest Drive
Moreno Valley, CA 92557

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 575200034-0 Item: 176
Situs Address: None
Assessee: Georges, John
Date Sold: March 17, 2008
Date Deed to Purchaser Recorded: May 12, 2008
Final Date to Submit Claim: May 12, 2009

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to call upon our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

PAUL MCDONNELL
TREASURER-TAX COLLECTOR

By Desiree Taylor
Deputy

Don Kent, Treasurer
County of Riverside
4080 Lemon Street, 4th Floor
Riverside, CA 92502

July 23, 2012

RECEIVED

2012 JUL 30 AM 8:02

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Attn: Adrian Potenciano
Tax Enforcement Unit

RE: Apn 575200034-0
TC 179 Item 176
Date of Sale: March 17, 2008

Mr. Potenciano:

In response to your Email request of July 19, 2012, I have attached the payment paperwork from this sale.

Basically Mr. Georges made the six payments in 2001 and then made no further payments thereafter.

The current balance as of ^{MARCH 2012} ~~April~~ ^{73 2012} 17, 2008 is 27,693.24 and is still due and payable.

Thank you for your assistance in this issue.

Sincerely,

DV Chamlee

Duane V Chamlee
11039 Mountain Crest Dr
Moreno Valley, CA 92557
951-247-4413

ANZA ESCROW 14701 PAYMENT SCHEDULE 2001-2002

PARCEL
Interest Only Loan \$16,150.00

MONTH	AMT	DATE	CHECK #	PRINC	INT. DUE	INTEREST PAID	UNPAID INTEREST	LATE FEE	LOAN BALANCE
APR	155.04	3/20	7019	47.37	107.67	107.67	0.00	0.00	16,102.63
MAY	107.67	5/12	7039	0.32	107.35	107.67	0.00	0.00	16,102.31
JUN	107.67	6/26	7063	0.32	107.35	107.67	0.00	0.00	16,101.99
JUL	107.67	7/15	7070	0.32	107.35	107.67	0.00	0.00	16,101.67
AUG	107.67	8/16	7081	0.33	107.34	107.67	0.00	0.00	16,101.34
SEP	107.67	9/16	7095	0.33	107.34	107.67	0.00	0.00	16,101.01
OCT	0				107.34	0.00	107.34	6.46	16,214.81
NOV	0				108.10	0.00	108.10	6.46	16,329.37
DEC	0				108.86	0.00	108.86	6.46	16,444.69
JAN	0				109.63	0.00	109.63	6.46	16,560.78
FEB	0				110.41	0.00	110.41	6.46	16,677.65
MAR	0				111.18	0.00	111.18	6.46	16,795.29
TOTALS	693.39			48.99	1,299.92	646.02	655.52	38.76	\$16,795.29

ANZA ESCROW 14701 PAYMENT SCHEDULE 2002-2003

PARCEL

New Loan Brought Forward \$16,795.29

MONTH	AMT	DATE	CHECK #	PRINC	INT. DUE	INTEREST PAID	UNPAID INTEREST	LATE FEE	LOAN BALANCE
APR	0				111.97	0.00	111.97	6.46	16,913.72
MAY	0				112.76	0.00	112.76	6.46	17,032.94
JUN	0				113.55	0.00	113.55	6.46	17,152.95
JUL	0				114.35	0.00	114.35	6.46	17,273.76
AUG	0				115.16	0.00	115.16	6.46	17,395.38
SEP	0				115.97	0.00	115.97	6.46	17,517.81
OCT	0				116.79	0.00	116.79	6.46	17,641.05
NOV	0				117.61	0.00	117.61	6.46	17,765.12
DEC	0				118.43	0.00	118.43	6.46	17,890.01
JAN	0				119.27	0.00	119.27	6.46	18,015.74
FEB	0				120.10	0.00	120.10	6.46	18,142.31
MAR	0				120.95	0.00	120.95	6.46	18,269.72
TOTALS					1,396.91	0.00	1,396.91	77.52	\$18,269.72

ANZA ESCROW 14701 PAYMENT SCHEDULE 2003-2004

PARCEL

New Loan Brought Forward \$18,269.72

MONTH	AMT	DATE	CHECK #	PRINC	INTEREST			LATE FEE	LOAN	
					INT. DUE	PAID	UNPAID INTEREST		BALANCE	
APR	0				121.80	0.00	121.80	6.46	18,397.98	
MAY	0				122.65	0.00	122.65	6.46	18,527.09	
JUN	0				123.51	0.00	123.51	6.46	18,657.06	
JUL	0				124.38	0.00	124.38	6.46	18,787.90	
AUG	0				125.25	0.00	125.25	6.46	18,919.61	
SEP	0				126.13	0.00	126.13	6.46	19,052.20	
OCT	0				127.01	0.00	127.01	6.46	19,185.67	
NOV	0				127.90	0.00	127.90	6.46	19,320.03	
DEC	0				128.80	0.00	128.80	6.46	19,455.29	
JAN	0				129.70	0.00	129.70	6.46	19,591.45	
FEB	0				130.61	0.00	130.61	6.46	19,728.52	
MAR	0				131.52	0.00	131.52	6.46	19,866.50	
TOTALS	0				1,519.28	0.00	1,519.29	77.52		\$19,866.50

ANZA ESCROW 14701 PAYMENT SCHEDULE 2004-2005

PARCEL

New Loan Brought Forward \$19,866.50

MONTH	AMT	DATE	CHECK #	PRINC	INTEREST		LATE FEE	LOAN	
					INT. DUE	PAID		UNPAID INTEREST	BALANCE
APR	0				132.44	0.00	6.46	132.44	20,005.40
MAY	0				133.37	0.00	6.46	133.37	20,145.23
JUN	0				134.30	0.00	6.46	134.30	20,285.99
JUL	0				135.24	0.00	6.46	135.24	20,427.69
AUG	0				136.18	0.00	6.46	136.18	20,570.33
SEP	0				137.14	0.00	6.46	137.14	20,713.93
OCT	0				138.09	0.00	6.46	138.09	20,858.48
NOV	0				139.06	0.00	6.46	139.06	21,004.00
DEC	0				140.03	0.00	6.46	140.03	21,150.49
JAN	0				141.00	0.00	6.46	141.00	21,297.95
FEB	0				141.99	0.00	6.46	141.99	21,446.40
MAR	0				142.98	0.00	6.46	142.98	21,595.84
TOTALS	0				1,651.82	0.00	77.52	1,651.82	\$21,595.84

PARCEL

\$21,595.84

MONTH	AMT	DATE	CHECK #	PRINC	INT. DUE	INTEREST PAID	UNPAID INTEREST	LATE FEE	LOAN BALANCE
APR	0				143.97	0.00	143.97	6.46	21,746.27
MAY	0				144.98	0.00	144.98	6.46	21,897.71
JUN	0				145.98	0.00	145.98	6.46	22,050.15
JUL	0				147.00	0.00	147.00	6.46	22,203.61
AUG	0				148.02	0.00	148.02	6.46	22,358.09
SEP	0				149.05	0.00	149.05	6.46	22,513.60
OCT	0				150.09	0.00	150.09	6.46	22,670.15
NOV	0				151.13	0.00	151.13	6.46	22,827.74
DEC	0				152.18	0.00	152.18	6.46	22,986.38
JAN	0				153.24	0.00	153.24	6.46	23,146.08
FEB	0				154.31	0.00	154.31	6.46	23,306.85
MAR	0				155.38	0.00	155.38	6.46	23,468.69
TOTALS	0				1,795.35	0.00	1,795.35	77.52	\$23,468.69

ANZA ESCROW 14701 PAYMENT SCHEDULE 2006-2007

PARCEL

New Loan Brought Forward

\$23,468.69

MONTH	AMT	DATE	CHECK #	PRINC	INT. DUE	INTEREST PAID	UNPAID INTEREST	LATE FEE	LOAN BALANCE
APR	0				156.46	0.00	156.46	6.46	23,631.61
MAY	0				157.54	0.00	157.54	6.46	23,795.61
JUN	0				158.64	0.00	158.64	6.46	23,960.71
JUL	0				159.74	0.00	159.74	6.46	24,126.91
AUG	0				160.85	0.00	160.85	6.46	24,294.28
SEP	0				161.96	0.00	161.96	6.46	24,462.64
OCT	0				163.08	0.00	163.08	6.46	24,632.18
NOV	0				164.21	0.00	164.21	6.46	24,802.85
DEC	0				165.35	0.00	165.35	6.46	24,974.66
JAN	0				166.50	0.00	166.50	6.46	25,147.62
FEB	0				167.65	0.00	167.65	6.46	25,321.73
MAR	0				168.81	0.00	168.81	6.46	25,497.00
TOTALS	0				1,950.80	0.00	1,950.80	77.52	\$25,497.00

ANZA ESCROW 14701 PAYMENT SCHEDULE 2007-2008

PARCEL

New Loan Brought Forward \$25,497.00

MONTH	AMT	DATE	CHECK #	PRINC	INT. DUE	INTEREST		LATE FEE	LOAN BALANCE
						PAID	UNPAID INTEREST		
APR	0				169.98	0.00	169.98	6.46	25,673.50
MAY	0				171.16	0.00	171.16	6.46	25,851.12
JUN	0				172.34	0.00	172.34	6.46	26,029.92
JUL	0				173.53	0.00	173.53	6.46	26,209.91
AUG	0				174.73	0.00	174.73	6.46	26,391.11
SEP	0				175.94	0.00	175.94	6.46	26,573.51
OCT	0				177.16	0.00	177.16	6.46	26,757.13
NOV	0				178.38	0.00	178.38	6.46	26,941.97
DEC	0				179.61	0.00	179.61	6.46	27,128.04
JAN	0				180.85	0.00	180.85	6.46	27,315.35
FEB	0				182.10	0.00	182.10	6.46	27,503.91
MAR	0				183.36	0.00	183.36	6.46	27,693.73
TOTALS	0				2,119.15	0.00	2,119.15	77.52	\$27,693.73

ANZA ESCROW 14701 PAYMENT RECAP 2001-2008

YEAR	PAYMENTS		INTEREST		UNPAID		LATE FEE	LOAN BALANCE
	MADE	PRINC PAID	INT. DUE	PAID	INTEREST			
2001-02	693.39	48.99	1,299.92	646.02	655.52	38.76	\$16,150.00	
2002-03	0.00	0.00	1,396.91	0.00	1,396.91	77.52	16,795.29	
2003-04	0.00	0.00	1,519.29	0.00	1,519.29	77.52	18,269.72	
2004-05	0.00	0.00	1,651.82	0.00	1,651.82	77.52	19,866.50	
2005-06	0.00	0.00	1,795.35	0.00	1,795.35	77.52	21,595.84	
2006-07	0.00	0.00	1,950.80	0.00	1,950.80	77.52	23,468.69	
2007-08	0.00	0.00	2,119.15	0.00	2,119.15	77.52	25,497.00	
TOTALS	693.39	48.99	11,733.24	646.02	11,088.84	501.88	\$27,693.73	
ORG LOAN		\$16,150.00						
ADJUST LOAN		48.99	16,101.01					
UNPAID INTEREST			11,088.84					
LATE FEE			501.88					
			<u>\$27,693.73</u>					

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 179 Item 176 Assessment No.: 575200034-0

Assessee: GEORGES, JOHN

Situs: NONE

Date Sold: March 17, 2008

Date Deed to Purchaser Recorded: May 12, 2008

Final Date to Submit Claim: May 12, 2009

RECEIVED
2008 JUN 16 PM 4:10
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ _____ from the sale of the above mentioned real property. I/We were the ☐ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on _____. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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, 2008 at VENTURA COUNTY CA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

NORTON MINKOWITZ
Print Name

Print Name

1676 RIDGECROOK PL
Street Address

Street Address

THOUSAND OAKS CA
City, State, Zip

City, State, Zip

818-371-3355
Phone Number

Phone Number

RECORDING REQUESTED BY
Mr. Norman Minkow

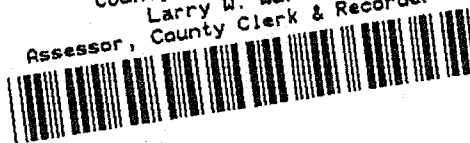
WHEN RECORDED MAIL TO
NAME Mr. Norman Minkow ✓

MAILING 1676 Alder Creek
ADDRESS

CITY, STATE Westlake Village, CA
ZIP CODE 91362

DOC # 2005-0442607
06/03/2005 08:00A Fee:25.00

Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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A	R	L			COPY	LONG	REFUND	NCHG	EXAM

26-

TITLE(S)

C
AS

DEED OF TRUST WITH ASSIGNMENT OF RENTS ✓

Order No.
Escrow No.
Loan No.

WHEN RECORDED MAIL TO:

Mr. Norman Minkow
1676 Alder Creek
Westlake Village, CA 91362

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

This DEED OF TRUST, made May 19, 2005, between

DG PROPERTIES, L.P., A GENERAL PARTNERSHIP, herein called TRUSTOR,

whose address is 40237 Tuolumne Court
(Number and Street)

Temecula
(City)

CA 92591
(State)

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called TRUSTEE, and

NORMAN MINKOW

, herein called BENEFICIARY,

WITNESSETH: That Trustor grants to Trustee in trust, with power of sale, that property in the

County of

RIVERSIDE

, State of California, described as:

SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A" AND MADE A PART HEREOF

A.P.N. 575-200-034

together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$ 27,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book

(continued on reverse side)

1158 (1/94)
Page 1 of 4



2005-0442607
06/03/2005 08:00A
2 of 4

and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	606	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1844	122	San Bernardino	6213	788	Sutter	658	565
Contra Costa	4884	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Mercad	1860	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	59	302	Santa Barbara	2065	881	Ventura	2807	237
Humboldt	901	63	Monterey	357	238	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3758	690	Orange	7182	18	San Diego					

SERIES 5 Book 1964, Page 149774

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 3 and 4 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.
On May 18, 2005 before me,
Helen M. Schilling
personally appeared John Georges

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 Helen M. Schilling

Signature of Trustor

DC PROPERTIES, LP, a General Partnership
By: John Georges



(This area for official notarial seal)



2005-0442687
66/03/2005 08:00A
3 of 4

(continued on next page)

EXHIBIT "A"

PARCEL 120, AS SHOWN BY RECORD OF SURVEY, RECORDED IN BOOK 34, PAGES 59 AND 60 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE SOUTH 0 DEGREES 08' 51" EAST, 415.51 FEET ALONG THE WEST LINE OF SAID LOT 120, THENCE NORTH 7 DEGREES 59' 58" EAST, 419.87 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 120, THENCE SOUTH 89 DEGREES 43' 35" WEST, 59.50 FEET ALONG THE NORTH LINE OF SAID LOT 120, TO THE POINT OF BEGINNING.



County Administrative Center- 4th Floor
4080 Lemon Street, P.O. Box 12005
Riverside, CA 92502-2205
(951) 955-3900 (760) 863-8900
(951) 955-3990 - Fax

E-mail: ttc@co.riverside.ca.us
www.countytreasurer.org



**COUNTY OF RIVERSIDE
TREASURER AND TAX COLLECTOR**

Palm Springs Office
997 E Tahquitz Canyon Way, Suite A
Palm Springs, CA 92262

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

June 9, 2008

Mr. Norman Minkow
1676 Alder Creek
Westlake Village, CA 91362

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 575200034-0 Item: 176
Situs Address: None
Assessee: Georges, John
Date Sold: March 17, 2008
Date Deed to Purchaser Recorded: May 12, 2008
Final Date to Submit Claim: May 12, 2009

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to call upon our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3842.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

PAUL MCDONNELL
TREASURER-TAX COLLECTOR

By Desiree Taylor
Deputy

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY
(SEE REVERSE SIDE FOR FURTHER INSTRUCTIONS)

To: Paul McDonnell, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 179 Item 176 Assessment No.: 575200034-0

Assessee: GEORGES, JOHN

Situs: NONE

Date Sold: March 17, 2008

Date Deed to Purchaser Recorded: May 12, 2008

Final Date to Submit Claim: May 12, 2009

RECEIVED
08 AUG -9 AM 7:38
RIVERSIDE COUNTY
TREASURER/TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ _____ from the sale of the above mentioned real property. I/We were the ☐ lienholder(s), ☒ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0251713 BK-PL recorded on 5/12/08. 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.

All my records have been destroyed. As per public record I
was the owner.

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint Tentants 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 21st day of July, 2008 at San Diego CA
County, State

Signature of Claimant

John Georges

Print Name

10461 Winthrop Pl.

Street Address

San Diego CA

City, State, Zip

951-536-1217

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

06/01/2005 18:00A Fee:10.00

Page 1 of 2 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

When Recorded, Mail Document
and Tax Statement To:JOHN Georges X
DG properties.
40335 WINCHESTER RD #521
TEMENICULA, CA 92591

Escrow No.

Title Order No.

APN: 575-200-034V

TRT = 071

QUITCLAIM DEED X



The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 23.10 City tax \$

☐ computed on full value of property conveyed; or☐ computed on full value less value of liens or encumbrances remaining at time of sale,☒ Unincorporated Area City of ANZA

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

STRAWBERRY CREEK CORP AND LOUIS DEMARTINO

hereby remises, releases and quitclaims to

JOHN Georges, DG properties, LPX

the following described real property in the City of ANZA
County of RIVERSIDE

State of California:

SEE EXHIBIT "ONE"

DATED: 5-27-05 X

STATE OF CALIFORNIA

COUNTY OF Riverside

ON May 27, 2005 before me,

Helen M. Schilling personally appeared

VLS LOUIS De Martino

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

MAIL TAX STATEMENT AS DIRECTED ABOVE

Louis De Martino for
STRAWBERRY CREEK CORP.
Louis De Martino

EXHIBIT "ONE"

PARCEL 120, AS SHOWN BY RECORD OF SURVEY, RECORDED IN BOOK 34, PAGES 59 AND 60 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

STARTING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY, THENCE SOUTH 0 DEGREES 08' 51" EAST, 415.81 EAST ALONG THE WEST LINE OF THE SAID LOT 120, THENCE NORTH 7 DEGREES 59' 58" EAST, 419.87 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 120, THENCE SOUTH 89 DEGREES 43' 35" WEST, 59.50 FEET ALONG THE NORTH LINE OF SAID LOT 120, TO THE POINT OF BEGINNING.

This Deed of Trust is given and accepted as a portion of the purchase price.

This Deed of Trust is given and accepted upon the express provocation that should the property hereinbefore described, or any part thereof, be conveyed to alienated by Trustor, either voluntarily or by operation of law, at the Beneficiary's option, become immediately due and payable.

