

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

121A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:

AUG 09 2012

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 182, Item 333.

Last assessed to: Sondra A. Levy and Jack Levy, Trustee or successor in Trust, under the Jack Levy Trust dated September 25, 2007.

RECOMMENDED MOTION: That the Board of Supervisors:

- 1) Approve the claim from the State of California, Franchise Tax Board for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 908220054-4;
- 2) Approve the claim from Arash Khakshooy, Attorney for Easy Loan Corp. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 908220054-4;

BACKGROUND: (Continued on page two)


Don Kent, Treasurer-Tax Collector

FINANCIAL DATA	Current F.Y. Total Cost:	\$ 78,714.23	In Current Year Budget:	NO
	Current F.Y. Net County Cost:	\$ 0.00	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0.00	For Fiscal Year:	2012-13

SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale

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

C.E.O. RECOMMENDATION:

APPROVE

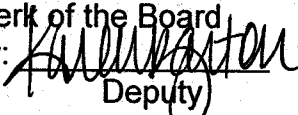
BY: 
Karen L. Johnson

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:

9.28

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FORM APPROVED COUNTY COUNSEL
BY:  DALE A. GARDNER
DATE: 7/19/12

Departmental Concurrence

Consent ☐ Policy ☒
Consent ☐ Policy ☒

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

BOARD OF SUPERVISORS

Form 11:

Page 2

(Continued)

- 3) Approve the claim from U.S. Financial Funding, LLC, Power of Attorney for Sondra A. Levy AKA Sondra Levy, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 908220054-4;
- 4) Approve the claim from Global Discoveries, Ltd., assignee for Ruth Kirschner, Successor Trustee of The Jack Levy Trust dated September 25, 2007 for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 908220054-4;
- 5) Authorize and direct the Auditor-Controller to issue warrants to the State of California, Franchise Tax Board in the amount of \$1,387.59, Easy Loan Corp. in the amount of \$16,061.94, U.S. Financial Funding, LLC, Power of Attorney for Sondra A. Levy in the amount of \$23,295.18 and Global Discoveries, Ltd., assignee for Ruth Kirschner, Successor Trustee of The Jack Levy Trust dated September 25, 2007 in the amount of \$37,969.52, 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 16, 2009 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 5, 2009. 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 4, 2009, 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 four claims for excess proceeds:

- 1) Claim from the State of California, Franchise Tax Board based on a Notice of State Tax Lien recorded December 14, 2005 as Instrument No. 2005-1031501.
- 2) Claim from Arash Khakshooy, Attorney for Easy Loan Corp. based on an Abstract of Judgment recorded May 1, 2007 as Instrument No. 2007-0290763.
- 3) Claim from U.S. Financial Funding, LLC, Power of Attorney for Sondra A. Levy AKA Sondra Levy based on an Assignment of Right to Collect Excess Proceeds dated March 1, 2010; a Grant Deed recorded February 8, 1991 as Instrument No. 46045; the death certificate of Jack Levy and a Special and Limited Power of Attorney dated September 10, 2010.
- 4) Claim from Global Discoveries, Ltd., assignee for Ruth Kirschner, Successor Trustee of The Jack Levy Trust dated September 25, 2007 based on an Assignment of Right to Collect Excess Proceeds dated July 23, 2009, a Quitclaim Deed recorded October 15, 2007 as Instrument No. 2007-0638143, the death certificate of Jack Levy, a Certification of Trustees under Trust and Declaration of Trustee dated July 23, 2009 and a Certification of Trust Agreement dated September 25, 2007.

Pursuant to Section 4675 (a) & (b) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that the State of California, Franchise Tax Board be awarded excess proceeds in the amount of \$1,387.59, Easy Loan Corp. be awarded excess proceeds in the amount of \$16,061.94, U.S. Financial Funding, LLC, Power of Attorney for Sondra A. Levy AKA Sondra Levy be awarded excess proceeds in the amount of \$23,295.18 and Global Discoveries, Ltd, assignee for Ruth Kirschner, Successor Trustee of The Jack Levy Trust dated September 25, 2007 be awarded excess proceeds in the amount of \$37,969.52. 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: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 182 Item 333 Assessment No.: 908220054-4

Assessee: LEVY, SONDR A & JACK TR

Situs: 29035 VIA ZAPATA MURRIETA

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

RECEIVED
2009 JUN 29 AM 9:54
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 16,061.94 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. 2007-0290763 recorded on 5/1/2007. 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.

① Abstract of Judgment recorded in County of Riverside 5/1/2007
Doc # 2007-0290763

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 _____ day of _____, 2009 at Los Angeles, California
County, State

Signature of Claimant

Signature of Claimant

Arash Khakshooy (Attorney for Easy Loan Corp)
Print Name

Print Name

8581 SANTA MONICA BLVD. #17
Street Address

Street Address

Los Angeles, CA 90069
City, State, Zip

City, State, Zip

310-289-0500 x317
Phone Number

Phone Number

Robert J. Colclough, III
Law Office of Robert J. Colclough, III
7120 Hayvenhurst Ave., #206
Van Nuys, CA. 91406

DOC # 2007-0290763

05/01/2007 08:00A Fee:18.00

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT									056

SPACE ABOVE THIS LINE FOR
RECORDER'S USE

18
M
056

TITLE OF DOCUMENT

ABSTRACT OF JUDGMENT

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

Recording requested by and return to:

Robert J. Colclough, III (State Bar # 180821)
The Law Offices of Robert J. Colclough, III
7120 Hayvenhurst Avenue, Suite 206
Van Nuys, CA 91406

(818) 906-0120 FAX NO.: (818) 933-3383

☐ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4050 Main Street

MAILING ADDRESS: 4050 Main Street

CITY AND ZIP CODE: Riverside 92501

BRANCH NAME: Riverside

FOR RECORDER'S USE ONLY

PLAINTIFF: Easy Loan Corporation

CASE NUMBER:

RIC462431

FOR COURT USE ONLY

**ABSTRACT OF JUDGMENT—CIVIL
AND SMALL CLAIMS**

☐ Amended

1. The ☒ judgment creditor ☐ assignee of record applies for an abstract of judgment and represents the following:

a. Judgment debtor's

Name and last known address

Sondra Levy
331 Avenida Sevilla, Unit N
Laguna Woods, California 92637

b. Driver's license No. and state:

☒ Unknown

c. Social security No.:

☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Sondra Levy: 331 Avenida Sevilla, Unit N
Laguna Woods, California 92637

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

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

3. Judgment creditor (name and address):

Easy Loan Corporation

2652 Ontario Drive, Las Vegas, California 89128

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: April 11, 2007

Robert J. Colclough, III

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 13,956.51

10. ☐ An ☐ execution lien ☐ attachment lien is endorsed on the judgment as follows:

a. Amount: \$

b. In favor of (name and address):

7. All judgment creditors and debtors are listed on this abstract.

8. a. Judgment entered on (date): March 21, 2007

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

a. ☒ not been ordered by the court.

b. ☐ been ordered by the court effective until (date):

12. a. ☒ I certify that this is a true and correct abstract of the judgment entered in this action.

b. ☐ A certified copy of the judgment is attached.

[SEAL]



This abstract issued on (date):

APR 16 2007

Clerk, by W. J. Colclough, III, Deputy

**KENOSIAN &
MIELE, LLP****Fax****To:**

Adrian

From: Arash A. Khakshooy Esq.

310-289-0500 ext 317

arash@pmgillc.com**Fax:** 951-955-3990**Pages:****Phone:****Date:****Re:** Easy loan v. Long, S**CC:**☐ **Urgent**☐ **For Review**☐ **Please Comment**☐ **Please Reply**☐ **Please Recycle****● Comments:**

Dear Adrian:

Please use the same demand previously submitted. That demand previously submitted is still good.

Thank you,

Arash A. Khakshooy

FROM

Kenosian & Miele, LLP

Attorneys at Law

8581 Santa Monica Blvd., #17
Los Angeles, California 90069

ATTN

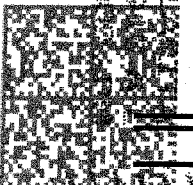
DESIREE TAYLOR

DATE

ASSESSMENT NUMBER

908220654-4

SANTA CLAY
CA 90069
12 JUN 20



HASLER

07/14/2009
Mailed From 90069

PLACE STAMP
HERE
POST OFFICE
WINDY
DEVELOP
MAILING
PROPER
POSTAGE

RIVERSIDE COUNTY TREASURER
P.O. BOX 12005
RIVERSIDE, CA 92502-2205



Visit us on-line!
www.riversidetaxinfo.com



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
COLLECTION ADVISORY TEAM, MS A-340
PO BOX 2952
SACRAMENTO CA 95812-2952

TC182 ITEM 333
June 18, 2009

CLAIM FOR EXCESS PROCEEDS

In Reply Refer to:
624:CAT:LES:LEVY

COUNTY OF RIVERSIDE
DON KENT/TREASURER-TAX COLLECTOR
PO BOX 12005
RIVERSIDE CA 92502-2205

RECEIVED
2010 JAN 28 AM 10:56
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Reference Number : 908220054-4
Taxpayer (s) : Jack Levy
FTB Account Number: [REDACTED]

I, Scott Arnold, am the Supervisor of the Collection Advisory Team of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale or tax defaulted sale on March 16, 2009.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

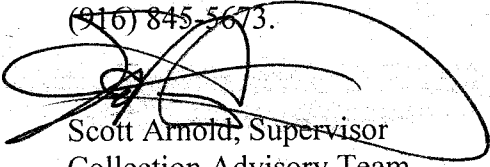
A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of Jack Levy, Account Number [REDACTED].

A perfected and enforceable state tax lien arose upon all real property of Jack Levy pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$1,385.18, as of March 16, 2009.

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

If you have any questions regarding this claim, contact Lorena E. Schubert of this department at (916) 845-5673.


Scott Arnold, Supervisor
Collection Advisory Team

State of California
Franchise Tax Board

Certificate of Tax Due and Delinquency

Filed Pursuant to Part 10.2, Division 2, Revenue and Taxation Code

State of California)
)
County of Sacramento)

The Franchise Tax Board certifies that:

The taxpayer is delinquent in payment of tax, penalties, and interest imposed upon the taxpayer under the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of tax, penalties, and interest with reference to which the taxpayer is delinquent are as follows:

JACK LEVY
40165 COLONY DR
MURRIETA, CA 92562-5529

Please note this is an alternate address that was used by the taxpayer:

<u>Tax Year</u>	<u>Tax</u>	<u>Penalties</u>	<u>Interest</u>	<u>Costs</u>	<u>Payments</u>	<u>Total</u>
1999	\$949.00	\$412.92	\$645.07	\$112.00	\$733.81	\$1,385.18
TOTAL	\$949.00	\$412.92	\$645.07	\$112.00	\$733.81	\$1,385.18

Balance reflects the total liability as of the date of the sale, March 16, 2009.

The following Certificate(s) of Amount of Tax, Penalties, and Interest Due have been filed as follows:

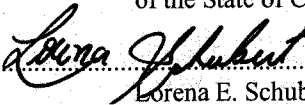
Cert. No. 05333-637954, recorded in Riverside County on December 14, 2005, for the tax year 1999, under Instrument No. 2005-1031501.

The taxpayer is indebted to the State of California in the above amount; no part of the indebtedness has been paid and the whole thereof is now due, owing and unpaid from the taxpayer to the State of California; the Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of tax, penalties, and interest.

IN WITNESS WHEREOF the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto duly authorized.

Dated June 18, 2009
 (Seal)

FRANCHISE TAX BOARD
of the State of California

BY.....
Lorena E. Schubert, Advisor
(916) 845-5673

Recording Requested by

STATE OF CALIFORNIA
FRANCHISE TAX BOARD ✓
Sacramento CA 95812-2952

And When Recorded Mail to

Special Procedures Section
PO BOX 2952
Sacramento CA 95812-2952 ✓

DOC # 2005-1031501 ✓

12/14/2005 08:00A Fee:NC

Page 1 of 1

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



NOTICE OF STATE TAX LIEN ✓

DL
M
L

FILED WITH: RIVERSIDE

CERTIFICATE NUMBER: 05333637954 ✓

The Franchise Tax Board of the State of California hereby certifies that the following named taxpayer(s) is liable under parts 10 or 11 of Division 2 of the Revenue and Taxation Code to the State of California for amount due and required to be paid by said taxpayer as follows:

Name of Taxpayer(s) : JACK LEVY ✓

FTB Account Number : [REDACTED] ✓

Social Security Number(s) : [REDACTED] ✓

Last Known Address : 29035 VIA ZAPATA
: MURRIETA CA 92563-5625 ✓

For Taxable Years : 1999

TAX	PENALTY	INTEREST	COLLECTION FEES	PAYMENTS	ADJUSTMENTS	* TOTAL
\$949.00	\$412.92	\$379.02	\$213.00	\$-733.81	\$-2.82	\$1,217.31 ✓

Further interest and fees will accrue at the rate prescribed by law until paid; that the Franchise Tax Board of the State of California complied with all of the provisions of parts 10 or 11 of Division 2 of the Revenue and Taxation Code of the State of California in computing, levying, determining and assessing the tax; the said amounts are due and payable and have not been paid. Said lien attaches to all property and rights to such property now owned or later acquired by the taxpayer.

IN WITNESS WHEREOF, the Franchise Tax Board of the State of California has duly authorized the undersigned to execute this Notice in its name.

DATED: 12/02/05

FRANCHISE TAX BOARD
of the State of California

Collection Bureau
Telephone Number: (916) 845-4350

By:

*Additional interest is accruing at the rate prescribed by law.

Authorized facsimile signature.

State of California
Franchise Tax Board

Certificate of Tax Due and Delinquency

Filed Pursuant to Part 10.2, Division 2, Revenue and Taxation Code

State of California)
)
County of Sacramento)

The Franchise Tax Board certifies that:

The taxpayer is delinquent in payment of tax, penalties, and interest imposed upon the taxpayer under the provisions of the California Revenue and Taxation Code.

The name of the taxpayer, the last known address, and the amount of tax, penalties, and interest with reference to which the taxpayer is delinquent are as follows:

JACK LEVY
40165 COLONY DR
MURRIETA CA 92562-5529

<u>Tax Year</u>	<u>Tax</u>	<u>Penalties</u>	<u>Interest</u>	<u>Fees</u>	<u>Payments</u>	<u>Total</u>
1999	\$949.00	\$412.92	\$645.48	\$114.00	\$733.81	\$1,387.59
TOTAL	\$949.00	\$412.92	\$645.48	\$114.00	\$733.81	\$1,387.59

Balance reflects the total liability as of the date of the sale March 16, 2009. The daily per diem is \$0.17.

The following Certificate(s) of Amount of Tax, Penalties, and Interest Due have been filed as follows:

Cert No. 05333637954 recorded in Riverside County on December 14, 2005 for the tax year 1999, under Instrument No. 2005-1031501.

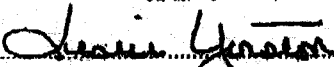
The taxpayer is indebted to the State of California in the above amount; no part of the indebtedness has been paid and the whole thereof is now due, owing and unpaid from the taxpayer to the State of California; the Franchise Tax Board has fully complied with all provisions of the Revenue and Taxation Code relating to the computation and levy of tax, penalties, and interest.

IN WITNESS WHEREOF the Franchise Tax Board has caused this Certificate to be executed in its name and on its behalf and its seal to be affixed by the undersigned, thereunto duly authorized.

Dated June 4, 2012
 (Seal)

FRANCHISE TAX BOARD
of the State of California

BY



Leslie Yorgston, Advisor
(916) 845-3561



STATE OF CALIFORNIA

FRANCHISE TAX BOARD

COLLECTION ADVISORY TEAM MS A-340

PO BOX 2952

SACRAMENTO CA 95812-2952

Date: 06/04/2012

FACSIMILE TRANSMITTAL COVER SHEET

CONFIDENTIALITY NOTE:

This telecopy may contain confidential and/or legally privileged information and is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, the employee, or agent responsible for delivering this telecopy to the intended recipient, be advised that any copying, dissemination, distribution, unauthorized inspection, or disclosure of information from this telecopy is prohibited. Persons disclosing confidential information are subject to penalties under applicable laws.

If you have received this telecopy in error, please notify the sender immediately by telephone and mail the entire facsimile message back to us at the address listed above.

Please deliver the following page(s)

TO: NAME : ADRIAN
FIRM/UNIT : RIVERSIDE COUNTY
FAX NO. : (951) 955-3990
PHONE NO.: (951) 955-3842
RE : JACK LEVY

FROM: NAME : LESLIE YORSTON
FIRM/UNIT : FTB/COLLECTION ADVISORY TEAM
FAX NO. : 916-843-8709
PHONE NO.: (916) 845-3561

Number of pages FAXED: 3 (includes this page)

Hard copy: ☒ will follow
☐ will not follow

Comments:

Here is the updated information you requested.



STATE OF CALIFORNIA
FRANCHISE TAX BOARD
COLLECTION ADVISORY TEAM, MS A-340
PO BOX 2952
SACRAMENTO CA 95812-2952

June 4, 2012

In Reply Refer To:
624:LY:LEVY

CLAIM FOR EXCESS PROCEEDS

COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR
PO BOX 12005
RIVERSIDE CA 92502-2205

APN : 908-220-054-4
Taxpayer (s) : JACK LEVY
FTB Account Number: [REDACTED]
Date Sold : March 16, 2009

I, Deborah Barrett, am the Supervisor of the Collection Advisory Team of the State of California, Franchise Tax Board and am authorized to execute this claim on behalf of said Board.

The Franchise Tax Board hereby claims any or all of the excess proceeds resulting from the trustee sale or tax defaulted sale on March 16, 2009.

The claim is based on the fact that the Franchise Tax Board was a party in interest in the property at the time of sale and the following proof is submitted to establish rights to the excess proceeds:

A Certificate of Tax Due and Delinquency reflecting the current tax indebtedness of JACK LEVY, Account Number [REDACTED]

A perfected and enforceable state tax lien arose upon all real property of JACK LEVY pursuant to Revenue and Taxation Code Section 19221.

The amount of the claim for the Franchise Tax Board is \$1,387.59, as of March 16, 2009.

I declare under penalty of perjury that the foregoing and attached supporting documents are true and correct.

If you have any questions regarding this claim, contact Leslie Yorston of this department at (916)845-3561.

Deborah Barrett, Supervisor.
Collection Advisory Team

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 182 Item 333 Assessment No.: 908220054-4

Assessee: LEVY, SONDR A & JACK TR

Situs: 29035 VIA ZAPATA MURRIETA

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

RECEIVED
2010 APR 20 PM 12:17
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 79,714.23 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. 908220054-4; recorded on May 5, 2009. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

- Copy of Deed

- Death Certificate

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 15 day of April, 2010 at Riverside California
County, State


Signature of Claimant

Signature of Claimant

Dustin Delaney
Print Name

Print Name

P.O. Box 913
Street Address

Street Address

Itasca, IL 60143
City, State, Zip

City, State, Zip

630-546-2186
Phone Number

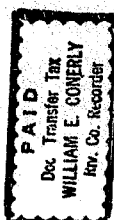
Phone Number

SCO 8-21 (1-99)

Address
updated
see attached
envelope

Order No. R-99311-2
Escrow No. 3449
Loan No.

46045 WHEN RECORDED MAIL TO:
Jack Levy
29035 Via Zapata
Murrieta CA, 92362



RECEIVED FOR RECORD
AT 2:00 O'CLOCK P.M.

FEB - 8 1991

Recorded in County of Riverside
at Murrieta County, California

By *[Signature]* Recorder
Fees *[Signature]*

+

9/2

MAIL TAX STATEMENTS TO:

Same as Above

A.P.# 914-123-020

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 99.00

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale

The undersigned
Signature of Declarant or Agent determining tax -- Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SEYMOUR ROWITT and LOIS G. ROWITT, husband and wife

hereby GRANT(S) to
JACK LEVY and SONDR A. LEVY
husband and wife as joint tenants

the real property in the ~~XXXX~~ unincorporated area of the
County of Riverside

, State of California, described as

SEE EXHIBIT 'A'

Dated January 4, 1991

STATE OF CALIFORNIA
COUNTY OF

On

before me, the undersigned, a Notary Public in and for said State, personally appeared

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.

WITNESS my hand and official seal.

Signature

Seymour Rowitt
Seymour Rowitt
Lois G. Rowitt
Lois G. Rowitt

[Signature]

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (6/82)

3000 (6/82) - (Witness) First American Title Company

STATE OF CALIFORNIA
COUNTY OF Riverside

ss.

46045

On January 17, 1991, before me, the undersigned, a Notary Public in and for said State, personally appeared Phyllis Wolfe, personally

known to me (or proved to me on the basis of the oath of

a credible witness who is personally known to me) to be the person whose name is subscribed to the within instrument, as

a witness thereto, who being by me duly sworn, deposed and said:

That he/she resides in Riverside County

and , that he/she

was present and saw SEYMOUR ROWITT AND

LOIS G. ROWITT****

personally

known to him/her to be the same person(s) described in and who executed the within instrument, as a party (ies) thereto, sign, seal and deliver the same and that said party(ies) duly acknowledged in the presence of said affiant, that he/she/they executed the same, and that said affiant, thereupon at the party(ies)' request, subscribed his/her name as a witness thereto.

WITNESS my hand and official seal.

Signature Shawn R. Smithley (This area for official notarial seal)



First American Title Insurance Company

A subsidiary of The First American Financial Corporation

46045

EXHIBIT 'A'

PARCEL 1:

Lot 232 of Tract No. 4259, in the County of Riverside, State of California, as per map recorded in Book 71 pages 1 to 12, both inclusive of Maps, in the office of the County Recorder of said County;

EXCEPTING therefrom any portion lying within the street or streets adjoining said lot;

ALSO EXCEPTING therefrom all oil, gas minerals, mineral rights and mineral waters in and under said land without the right of entry upon the surface of the property.

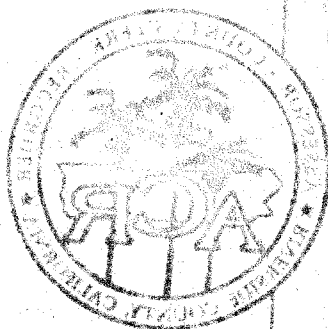
PARCEL 2:

A non-exclusive easement for ingress and egress over all street lots "B" to "T" both inclusive, and Lot "W" of Tract No. 4056, as per map recorded in Book 66, Pages 26 to 34 both inclusive of Maps, and over street Lots "A" to "L" both inclusive of Tract No. 4108, as per map recorded in Book 68, Pages 14 to 19 both inclusive of Maps, respectively, in the office of the County Recorder of Riverside County, California.

PARCEL 3:

A non-exclusive easement for ingress and egress over all street Lots "C" to "Y" both inclusive and Common Area Lots "A" and "B" as shown on the map of Tract No. 4259, in the County of Riverside, State of California, as per Map recorded in Book 71 Pages 1 to 12 both inclusive, in the office of the County Recorder of said County;

TOGETHER with the right to use all facilities located on said Lots "A" and "B" all of said rights having been reserved in the deed to Golf Knolls Association, a non-profit corporation, recorded February 24, 1972, as instrument No. 23974 of Official Records, being appurtenant to the lands described in Parcel 1.



THIS INSTRUMENT HAS BEEN FILED FOR RECORD IN MY OFFICE.
OF _____ PAGES TO BE A FULL TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE AND
RECORD IN MY OFFICE.

Assessor, County Recorder
County of Riverside, State of California
Date _____

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3200733012703

STATE OF CALIFORNIA
USE BLACK INK ONLY - NO ERASURES, WHITEOUTS OR ALTERATIONS
VS-14 (REV 1/03)

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT -- FIRST (Given) JACK		3. LAST (Family) LEVY	
2. MIDDLE -		4. DATE OF BIRTH mm/dd/yyyy 04/28/1927	
5. AGE Yrs. 80		6. SEX M	
9. BIRTH STATE/FOREIGN COUNTRY NY		10. SOCIAL SECURITY NUMBER [REDACTED]	
11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS (at Time of Death) WIDOWED	
13. DATE OF DEATH mm/dd/yyyy 12/21/2007		14. HOUR (24 Hours) 1050	
15. EDUCATION -- Highest Level/Degree (see worksheet on back) SOME COLLEGE		16. DECEDENT'S RACE -- Up to 3 races may be listed (see worksheet on back) WHITE	
17. USUAL OCCUPATION -- Type of work for most of life. DO NOT USE RETIRED POLICE OFFICER		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) CIVIL SERVICE	
19. YEARS IN OCCUPATION 33			
20. DECEDENT'S RESIDENCE (Street and number or location) 27755 WHISPER WOOD DRIVE			
21. CITY MENIFEE		22. COUNTY/PROVINCE RIVERSIDE	
23. ZIP CODE 92584		24. YEARS IN COUNTY 15	
25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP RUTH KIRSCHNER, DPOA		27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 27755 WHISPER WOOD DRIVE, MENIFEE, CA 92584	
28. NAME OF SURVIVING SPOUSE -- FIRST -		29. MIDDLE -	
30. LAST (Maiden Name) -			
31. NAME OF FATHER -- FIRST ISEARL		32. MIDDLE -	
33. LAST LEVY		34. BIRTH STATE NY	
35. NAME OF MOTHER -- FIRST LENA		36. MIDDLE -	
37. LAST (Maiden) RUDNICK		38. BIRTH STATE RUSSIA	
39. DISPOSITION DATE mm/dd/yyyy 12/24/2007		40. PLACE OF FINAL DISPOSITION RIVERSIDE NATIONAL CEMETERY 22495 VAN BUREN BLVD, RIVERSIDE, CA 92518	
41. TYPE OF DISPOSITION(S) BU		42. SIGNATURE OF EMBALMER NOT EMBALMED	
43. LICENSE NUMBER -			
44. NAME OF FUNERAL ESTABLISHMENT MILLER-JONES MORTUARY-SUN CITY		45. LICENSE NUMBER FD1490	
46. SIGNATURE OF LOCAL REGISTRAR ERIC K. FRYKMAN, M.D.		47. DATE mm/dd/yyyy 12/21/2007	
101. PLACE OF DEATH MANORCARE HEALTH SERVICES		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/ICU <input type="checkbox"/> DOA <input type="checkbox"/> Hospice <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
103. COUNTY RIVERSIDE		104. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) 1717 W STETSON AVENUE	
105. CITY HEMET			
106. CAUSE OF DEATH Enter the chain of events -- diseases, injuries, or complications -- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. (A) END STAGE CONGESTIVE HEART FAILURE (B) CHRONIC OBSTRUCTIVE PULMONARY DISEASE		107. TIME INTERVAL BETWEEN ONSET AND DEATH (A) YRS (B) YRS (C) YRS (D) YRS	
108. DEATH REPORTED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		109. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
110. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE			
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO			
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since: 12/05/2007 Decedent Last Seen Alive: 12/05/2007		115. SIGNATURE AND TITLE OF CERTIFIER STEPHEN HUNG-NGUYEN M.D.	
116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE STEPHEN HUNG-NGUYEN M.D. 29798 HAUN RD STE 206, SUN CITY, CA 92586		117. LICENSE NUMBER A72564	
118. DATE 12/21/2007			
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
121. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)			
122. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
123. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)			
124. SIGNATURE OF CORONER / DEPUTY CORONER		125. DATE mm/dd/yyyy	
126. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			
STATE REGISTRAR		FAX AUTH. #	
CENSUS TRACT			

0 3 3 9 5 7 9 0 6

CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED

JUL 23 2009

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

Larry W. Ward
LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA

COUNTY OF RIVERSIDE

NO ERASURES, WHITEOUTS, PHOTOCOPIES,
OR ALTERATIONS

305 2007 16 24 29
STATE FILE NUMBER

3 2007 33 01270 3
LOCAL REGISTRATION NUMBER

☐ BIRTH ☒ DEATH ☐ FETAL DEATH

TYPE OR PRINT CLEARLY IN BLACK INK ONLY - THIS AMENDMENT BECOMES AN ACTUAL PART OF THE OFFICIAL RECORD

PART I INFORMATION TO LOCATE RECORD

INFORMATION AS IT APPEARS ON ORIGINAL RECORD	1A. NAME—FIRST JACK		1B. MIDDLE —	1C. LAST LEVY	
	2. SEX M	3. DATE OF EVENT—MM/DD/CCYY 12/21/2007		4. CITY OF EVENT HEMET	
	6. FULL NAME OF FATHER/PARENT AS STATED ON ORIGINAL RECORD ISEARL LEVY			5. COUNTY OF EVENT RIVERSIDE	
				7. FULL NAME OF MOTHER/PARENT AS STATED ON ORIGINAL RECORD LENA RUDNICK	

PART II STATEMENT OF CORRECTIONS TO BIRTH, DEATH, OR FETAL DEATH RECORD

	8. ITEM NUMBER TO BE CORRECTED			9. INCORRECT INFORMATION THAT APPEARS ON ORIGINAL RECORD			10. CORRECTED INFORMATION AS IT SHOULD APPEAR					
LIST ONE ITEM PER LINE	12			WIDOWED			MARRIED					
	28			-			SONDRA					
	30			-			LEVY					
REASON FOR CORRECTION	11. TO CORRECT THE RECORD											

AFFIDAVITS AND SIGNATURES	We, the undersigned, hereby certify under penalty of perjury that we have personal knowledge of the above facts and that the information given above is true and correct.		
	12A. SIGNATURE OF FIRST PERSON ▶ <i>Ruth Kirschner</i>	12B. PRINTED NAME RUTH KIRSCHNER	12C. TITLE/RELATIONSHIP TO PERSON IN PART I DPOA
	12D. ADDRESS (STREET AND NUMBER, CITY, STATE, ZIP) 27755 WHISPER WOOD DRIVE MENIFEE CA 92584		12E. DATE SIGNED—MM/DD/CCYY 02/22/2008
	13A. SIGNATURE OF SECOND PERSON ▶ <i>Sondra Levy</i>	13B. PRINTED NAME SONDRA LEVY	13C. TITLE/RELATIONSHIP TO PERSON IN PART I WIFE
TWO PERSONS MUST SIGN THIS FORM TO CORRECT A BIRTH, DEATH, OR FETAL DEATH RECORD DAL	14D. ADDRESS (STREET AND NUMBER, CITY, STATE, ZIP) 331 AVENIDA SEVILLA LAGUNA WOODS CA 92637		13E. DATE SIGNED—MM/DD/CCYY 02/20/2008
STATE/LOCAL REGISTER USE ONLY	14. OFFICE OF VITAL RECORDS OR LOCAL REGISTRAR ▶ OFFICE OF VITAL RECORDS		15. DATE ACCEPTED FOR REGISTRATION 04152008

STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC HEALTH, OFFICE OF VITAL RECORDS

FORM VS 24 (REV. 1/08)



0 3 3 9 5 7 9 0 7

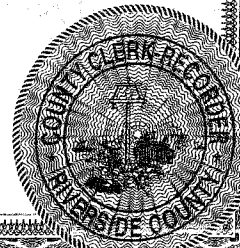
CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA



CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3200733012703

STATE FILE NUMBER		USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS VS-1 (REV 1/04)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT -- FIRST (Given) JACK		2. MIDDLE LEVY		3. LAST (Family) LEVY	
AKA, ALSO KNOWN AS -- Include full AKA (FIRST, MIDDLE, LAST)		4. DATE OF BIRTH mm/dd/yyyy 04/28/1927		5. AGE Yrs. 80	
9. BIRTH STATE/FOREIGN COUNTRY NY		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
13. EDUCATION -- Highest Level/Degree (see worksheet on back) SOME COLLEGE		14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDENT'S RACE -- Up to 3 races may be listed (see worksheet on back) WHITE	
17. USUAL OCCUPATION -- Type of work for most of life. DO NOT USE RETIRED POLICE OFFICER		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) CIVIL SERVICE		19. YEARS IN OCCUPATION 33	
20. DECEDENT'S RESIDENCE (Street and number or location) 27755 WHISPER WOOD DRIVE		21. CITY MENIFEE		22. COUNTY/PROVINCE RIVERSIDE	
23. ZIP CODE 92584		24. YEARS IN COUNTY 15		25. STATE/FOREIGN COUNTRY CA	
26. INFORMANT'S NAME, RELATIONSHIP RUTH KIRSCHNER, DPOA		27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 27755 WHISPER WOOD DRIVE, MENIFEE, CA 92584			
28. NAME OF SURVIVING SPOUSE -- FIRST ISEARL		29. MIDDLE LEVY		30. LAST (Maiden Name) LEVY	
31. NAME OF FATHER -- FIRST LENA		32. MIDDLE RUDNICK		33. LAST RUDNICK	
34. BIRTH STATE NY		35. NAME OF MOTHER -- FIRST LENA		36. MIDDLE RUDNICK	
37. LAST (Maiden) RUDNICK		38. BIRTH STATE RUSSIA		39. BIRTH DATE mm/dd/yyyy 12/24/2007	
40. PLACE OF FINAL DISPOSITION RIVERSIDE NATIONAL CEMETERY		41. TYPE OF DISPOSITION(S) BU			
42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NUMBER FD1490		44. DATE mm/dd/yyyy 12/21/2007	
45. NAME OF FUNERAL ESTABLISHMENT MILLER-JONES MORTUARY-SUN CITY		46. SIGNATURE OF LOCAL REGISTRAR ERIC K. FRYKMAN, M.D.		47. DATE mm/dd/yyyy 12/21/2007	
101. PLACE OF DEATH MANORCARE HEALTH SERVICES		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DCA <input checked="" type="checkbox"/> Hospice		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. COUNTY RIVERSIDE		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) 1717 W STETSON AVENUE		106. CITY HEMET	
107. CAUSE OF DEATH Enter the chain of events -- diseases, injuries or complications -- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without giving the etiology. DO NOT ABBREVIATE. (A) END STAGE CONGESTIVE HEART FAILURE (B) CHRONIC OBSTRUCTIVE PULMONARY DISEASE (C) CHRONIC OBSTRUCTIVE PULMONARY DISEASE (D) CHRONIC OBSTRUCTIVE PULMONARY DISEASE		Time Interval Between Onset and Death (AT) YRS (BT) YRS (CT) YRS (DT) YRS		108. DEATH REPORTED TO CORONER? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 109. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 110. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 111. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 NONE		113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO		114. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since mm/dd/yyyy --/--/2007 Decedent Last Seen Alive mm/dd/yyyy 12/05/2007		115. SIGNATURE AND TITLE OF CERTIFIER STEPHEN HUNG NGUYEN M.D. 116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE STEPHEN HUNG NGUYEN M.D. 29798 HAUN RD STE 206, SUN CITY, CA 92586		117. LICENSE NUMBER A72564 118. DATE mm/dd/yyyy 12/21/2007	
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH <input type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy 12/21/2007 122. HOUR (24 Hours) 1050	
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
125. LOCATION OF INJURY (Street and number, or location, and city, and ZIP)		126. SIGNATURE OF CORONER / DEPUTY CORONER			
127. DATE mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER			

STATE REGISTRAR	A	B	C	D	E	012007000683731*	FAX AUTH. #	CENSUS TRACT
-----------------	---	---	---	---	---	------------------	-------------	--------------

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA }
COUNTY OF RIVERSIDE } SS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.

Mar 10, 2008

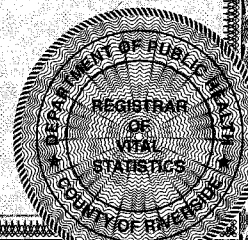
Eric Frykman, M.D., Local Registrar
RIVERSIDE COUNTY, CALIFORNIA



000634581

DATE ISSUED

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.



(Signature of Notary)

(This area for official seal)

FURTHER INSTRUCTIONS FOR COMPLETING ASSIGNMENT FORM
(See Assignment Form on Reverse Side)

RECEIVED
2010 MAR 17 PM 1:50
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

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

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

- (a) First, lien holders of record prior to the property becoming subject to the tax collector's power of sale on tax defaulted property or to any other taxing agency, the order of their priority, as to liens that were extinguished by the tax collector's issuance of the declaration of power to sell; and
- (b) Then, any person who would have retained title to all or any portion of the property should the property have been redeemed immediately prior to the sale by the tax collector."
- (c) A party of interest in the property at the time of the sale may assign his or her right to claim the excess proceeds only by a dated, written instrument that explicitly states that the right to claim the excess proceeds is being assigned, and only after each party to the proposed assignment has disclosed to each other party to the proposed assignment all facts of which he or she is aware relating to the value of the right that is being assigned (§4675).

If you consider yourself to be a party of interest in the sale of tax defaulted property as defined above, please fill out the reverse of this form. If you need help in filling out the form, please contact our office by telephone, mail, or in person. Our telephone number is (951) 955-3842. You must attach copies of documents to support your claim as a party of interest as follows:

1. In case (a), attach a copy of your trust deed or other evidence of lien or security interest, along with a statement under penalty of perjury setting forth the original amount of the lien or interest, the total amount of payments received reducing the original amount of the lien or interest, and the amount still due and payable as of the date of the sale of the tax defaulted property by the tax collector.
2. In case (b), attach copies of any other documents supporting your claim (e.g., deed, death certificate, will, court order, etc.).
3. Any person or entity who in any way acts on behalf of, or in place of, any party of interest with respect to filing a claim for any excess proceeds shall submit proof with the claim that the amount of excess proceeds has been disclosed to the party of interest and that the party of interest has been advised of his or her right to file a claim for the excess proceeds on his or her own behalf (§4675).
4. Mail completed form to:

Don Kent, Treasurer-Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Tax Enforcement Unit

PLEASE NOTE: Claims will be processed after one year has passed from the date of the recording of the deed to the purchaser. In order to receive consideration by the County Board of Supervisors, claims must be received BEFORE THE EXPIRATION OF ONE YEAR following the date of the recording of the deed to the purchaser (see the "Date Deed to Purchaser Recorded" on the attached notice). Following the Board's review, the claim will be either approved or denied. The Clerk of the Board of Supervisors will notify you of the action taken by the Board. Should the claim be approved, the Auditor-Controller will, after 90 days, issue a county warrant in payment.

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. **PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.**

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Dustin Delaney my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 908220054-4 sold at public auction on I understand that the total of excess proceeds available for refund is \$ 78,714.23 and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Sandra Levy
(Signature of Party of Interest/Assignor)

Sandra Levy
(Name Printed)

331 Ave. Sevilla
(Address)

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

Laguna Woods CA
(City/State/Zip)

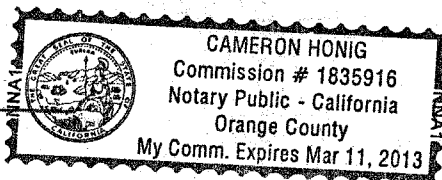
(949) 581-3706
(Area Code/Telephone Number)

On 3-1-10, before me, Cameron Honig, Notary Public, personally appeared Sandra Levy, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

(Signature of Notary)



(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature]
(Signature of Assignee)

Dustin Delaney
(Name Printed)

P.O. Box 913
(Address)

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

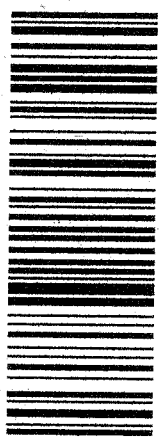
Itasca, IL 60143
(City/State/Zip)

On , before me, the undersigned, a Notary Public in and for said State, personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

DED Home inc
P.O. Box 913
Itasca, IL 60143

CERTIFIED MAIL[®]



7009 0960 0000 6951 6149



1000

92502

U.S. POSTAGE
PAID
ITASCA, IL
60143
MAR 09 10
AMOUNT

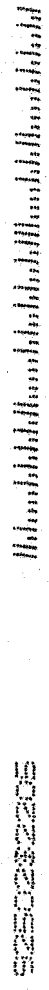
\$324
00088704-00

Attn: Tax Enforcement Unit
Don Kent, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205

TREASURER-TAX COLLECTOR

MAR 16 2010

RECEIVED



DED Home inc
P.O. Box 913
Itasca, IL 60143

Don Kent, Treasurer - Tax Collector
Attn: Tax Enforcement Unit
P.O. Box 12005
Riverside, CA 92502-2205



EH927160990US

EH927160990US



UNITED STATES POSTAL SERVICE®

Addressee Copy
Label 11-B, March 2004

Post Office To Addressee

ORIGIN (POSTAL SERVICE USE ONLY)		
PO ZIP Code	Day of Delivery	Postage
1001	<input type="checkbox"/> Next <input type="checkbox"/> 2nd <input type="checkbox"/> 2nd Del. Day	\$ 1.00
Date Accepted	Scheduled Date of Delivery	Return Receipt Fee
Mo. Day Year	Month Day	\$
10 10 10	10 10	
Time Accepted	Scheduled Time of Delivery	COD Fee
<input type="checkbox"/> AM <input type="checkbox"/> PM	<input type="checkbox"/> Noon <input type="checkbox"/> 3 PM	\$
	Military	Insurance Fee
		\$
Flat Rate <input type="checkbox"/> or Weight	Total Postage & Fees	
	\$	
lbs. ozs.	Int'l Alpha Country Code	Acceptance Emp. Initials

DELIVERY (POSTAL USE ONLY)		
Delivery Attempt	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM Employee Signature
Mo. Day		
Delivery Attempt	Time	<input type="checkbox"/> AM <input type="checkbox"/> PM Employee Signature
Mo. Day		
	Time	<input type="checkbox"/> PM

CUSTOMER USE ONLY	
<input type="checkbox"/> WAFER OF SIGNATURE (Domestic Mail Only) Additional merchandise insurance is void if customer requests waiver of signature. I wish delivery to be made without obtaining signature of addressee or addressee's agent (if delivery employee judges that article can be left in secure location) and I authorize that delivery employee's signature constitutes valid proof of delivery.	
NO DELIVERY <input type="checkbox"/> Weekend <input type="checkbox"/> Holiday <input type="checkbox"/> Mailer Signature	

FROM: (PLEASE PRINT)

PHONE ()

TREASURER TAX COLLECTOR

APR 19 2010

RECEIVED

FOR PICKUP OR TRACKING

Visit www.usps.com

Call 1-800-222-1811



ZIP + 4 (U.S. ADDRESSES ONLY. DO NOT USE FOR FOREIGN POSTAL CODES.)

					+				
--	--	--	--	--	---	--	--	--	--

FOR INTERNATIONAL DESTINATIONS, WRITE COUNTRY NAME BELOW.

--

SPECIAL and LIMITED POWER OF ATTORNEY

I, Dustin R. Delaney hereby appoint Jeffrey M. Richman and/or assigns to serve as my attorney-in-fact (my "Agent"), giving to my Agent the power to accomplish the following acts in my name and for my benefit as follows:

Agent Authority: I direct my Agent to handle all of my financial affairs related to any and all payments I receive from any government agency and grant the following powers to my Agent:

1. My Agent may receive, deposit, hold, demand, deal with and/or sue to recover any and all payments I receive from any government agency.
2. My Agent may sign, seal, execute, acknowledge, deliver and accept any and all documents and/or monetary instruments necessary to process any unclaimed funds.
3. My Agent may hire legal counsel to represent me, signing contracts or petitions, and receiving and handling such funds.

Reliance upon Representation of My Agent: No person who acts in reliance on the representations of my Agent or the authority granted under this Durable Special and Limited Power of Attorney shall incur any liability to me, my heirs, or assigns as a result of permitting my Agent to exercise any power granted under this Durable Special and Limited Power of Attorney.

Expiration of Power of Attorney: This Power of Attorney shall expire upon the completion of claim being processed and finalized.

Dated this 10th day of September, 2010.

Redate OK ML

State of Illinois : ss.

County of Dupage

I, the undersigned Notary Public in and for the State of Illinois hereby certify that on the 13th day of September, 2010, personally appeared before me Dustin R. Delaney to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Signed

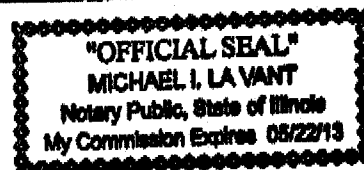
Michael I. Lavant

Notary Public in and for the State of Illinois

Residing at

Roselle Public Library, 40 S. Park St.
5-22-13 Roselle, IL 60172

My commission expires



SPECIAL and LIMITED POWER OF ATTORNEY

I, Sondra A. Levy hereby appoints Jeffrey M. Richman of U.S. Financial Funding, LLC to serve as my attorney-in-fact (my "Agent"), giving to my Agent the power to accomplish the following acts in my name and for my benefit as follows:

Agent Authority: I direct my Agent to handle all of my financial affairs related to any and all payments I receive from any government agency dealing with surplus funds or excess proceeds related to property 29035 Via Zapata Murrieta, CA 92563 in the State of California and grant the following powers to my Agent:

1. My Agent may receive, deposit, hold, demand, deal with and/or sue to recover any and all payments I receive from any government agency.
2. My Agent may sign, seal, execute, acknowledge, deliver and accept any and all documents necessary to process any unclaimed funds.
3. My Agent may hire legal counsel to represent me, signing contracts or petitions, and receiving and handling such funds.

Reliance upon Representation of My Agent: No person who acts in reliance on the representations of my Agent or the authority granted under this Durable Special and Limited Power of Attorney shall incur any liability to me, my heirs, or assigns as a result of permitting my Agent to exercise any power granted under this Durable Special and Limited Power of Attorney.

Expiration of Power of Attorney: This Power of Attorney shall expire upon the completion of claim being processed and finalized.

Dated this 10 day of September, 2010.

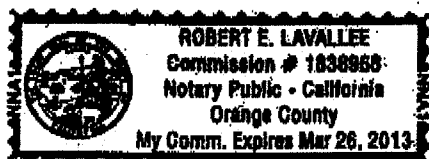
Sondra A. Levy
Sondra A. Levy

State of CALIFORNIA : ss.
County of ORANGE

I, the undersigned Notary Public in and for the State of CALIFORNIA hereby certify that on the 10th day of SEPTEMBER 2010, personally appeared before me SONDRA A. LEVY to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Signed Robert E. Lavalley

Notary Public in and for the State of CALIFORNIA



AFFIDAVIT of IDENTIFICATION

I, **Sondra A. Levy** being duly sworn, upon oath state the following:

1. My legal name is Sondra A. Levy
2. I currently reside at 313 Avenida Sevilla, Unit N, Laguna Woods, CA 92637
3. My driver's license/state identification number is [REDACTED]
4. Issued in the state of California, expiring on 7/16/2012
5. My social security number is [REDACTED]
6. [optional] I am one and the same person as Sandy Levy, Sondra Levy, S. Levy, Sondra A. Goldman
7. I once owned the following real property: 29035 Via Zapata Murrieta, CA 92563.

This affidavit is given in reference to the conveyance and sale of the following personal property:

Surplus Funds held by the State of California, County of Riverside

Dated this 10 day of September, 2010

Sondra A. Levy
Sondra A. Levy

State of CALIFORNIA

: ss.

County of ORANGE

I, the undersigned Notary Public in and for the State of CALIFORNIA hereby certify that on the 10th day of SEPTEMBER, 2010, personally appeared before me SONDRA A. LEVY to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

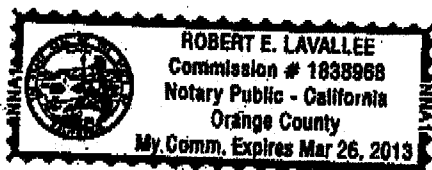
Signed

Robert E. Lavalley

Notary Public in and for the State of CALIFORNIA

residing at TRABUCO CANYON, CA 92679

My commission expires MAR 26, 2013





Elaine F. Marshall
Secretary

North Carolina

**DEPARTMENT OF THE
SECRETARY OF STATE**

PO Box 29622 Raleigh, NC 27626-0622 (919)807-2000

Date: 7/2/2012

Click here to:

[View Document Filings | File an Annual Report |](#)[Print a Pre-populated Annual Report Fillable PDF Form | Amended A Previous Annual Report |](#)**Corporation Names**

Name	Name Type
NC U.S. FINANCIAL FUNDING, LLC	LEGAL

Limited Liability Company Information

SOSID:	1120540
Status:	Current-Active
Effective Date:	10/20/2009
Annual Report Due Date:	
Citizenship:	DOMESTIC
State of Inc.:	NC
Duration:	PERPETUAL
Annual Report Status:	CURRENT

Registered Agent

Agent Name:	RICHMAN, JEFFREY M.
Office Address:	5922 WEDDINGTON- MONROE ROAD, SUITE A5-214 WESLEY CHAPEL NC 28104
Mailing Address:	5922 WEDDINGTON- MONROE ROAD, SUITE A5-214 WESLEY CHAPEL NC 28104

Principal Office

Office Address:	10612D PROVIDENCE ROAD SUITE 547 CHARLOTTE NC 28277
Mailing Address:	10612D PROVIDENCE ROAD SUITE 547 CHARLOTTE NC 28277

Officers

Title:	MANAGER
Name:	JEFFREY M RICHMAN
Business Address:	1063 ARCHERFIELD COURT WAXHAW NC 28173

This website is provided to the public as a part of the Secretary of State Knowledge Base (SOSKB) system. Version: 3036

Potenciano, Adrian

From: USFF <jeff@usfinancialfunding.com>
Sent: Monday, July 02, 2012 11:53 AM
To: Potenciano, Adrian
Subject: Levy file address update
Attachments: Delaney POA.pdf; ATT404359.htm; USFF New Logo.png; ATT404360.htm; BBB Blue.png; ATT404361.htm; UPPO LOGO jpg-1.jpg; ATT404362.htm; iaar_logo.png; ATT404363.htm

Hi Adrian,

Regarding the claim for Sondra Levy, I am updating the names and the address associated with this claim.

Please put down my name:

Jeffrey Richman
10162D Providence Road
Suite 547
Charlotte, NC 28277

Here is Power of Attorney from Dustin Delaney to me, Jeffrey Richman

CLAIM SUMMARY

To: Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 908-220-054-4
Last Assessee: Levy Sondra A & Jack
Sale Date: 3/16/2009
Tax Sale Number: TC182
Item Number: 333
Deadline Date: 5/5/2010

RECEIVED
2009 AUG 12 PM 9:31
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

Dear Treasurer/Tax Collector:

1. Claimant(s): Global Discoveries, Ltd.

The following proof of claim(s) for excess proceeds and documents are attached:

1. Quitclaim Deed quitclaiming interest to Jack Levy Trustee or Successor in Trust, under the Jack Levy Trust Dated September 25, 2007 and any amendments thereto as Document#2007-0638143, Recorded in Riverside County on 10/15/2007.
2. Certified Death Certificate for Jack Levy.
3. Certification of Trustees under Trust
4. Declaration of Trustee
5. Certification of Trust Agreement
6. Declaration of one and the Same Person
7. Marriage Certificate showing Ruth's last name change from Kirschner to Gerstenfeld
8. Assignment of Excess Proceeds signed by Ruth Kirschner as Successor Trustee of The Jack Levy Trust dated September 25, 2007
9. Claim Form(s) signed by Global Discoveries
10. Photo ID for Assignor: Ruth Esta Gerstenfeld

Upon approval, claimant(s) request that the Treasurer and Tax Collector issue its warrant(s) as follows:

- One warrant in the amount of \$39,622.00+-or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries, Ltd. and mailed to P.O. Box 1748, Modesto, California 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Chief Operating Officer, at (209) 593-3913, or e-mail to jed@globaldiscoveries.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

DOC # 2007-0638143

10/15/2007 08:00A Fee:10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

JOHN T. HRANEK
HRANEK & ASSOCIATESWhen Recorded Mail Document
and Tax Statement To:JACK LEVY
27755 Whisperwood Drive
MENIFEE, CA. 92584

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					T:		CTY	UNI	051

Escrow No.

Title Order No.

APN: 914-123-020

QUITCLAIM DEED

(11)

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City tax \$ 0.00

☐

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 MURRIETA



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

hereby remises, releases and quitclaims to JACK LEVY TRUSTEE OR SUCCESSOR IN TRUST, UNDER THE
JACK LEVY TRUST DATED SEPTEMBER 25, 2007 AND ANY AMENDMENTS THERETOthe following described real property in the City of MURRIETA
County of RIVERSIDE

State of California:

SEE EXHIBIT "A"

DATED: 9/25/07

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON 9/25/07 before me,

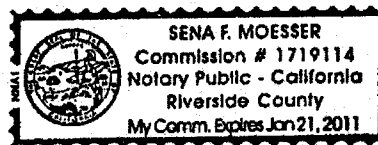
SENA F. MOESSER NOTARY PUBLIC personally appeared

JACK LEVY

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

FD-13F (Rev. 4/94)

QUITCLAIM DEED

FID-13F

EXHIBIT 'A'

CASE NUMBER:

PARCEL 1

LOT 232 OF TRACT NO. 4259 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 71 PAGES 1 TO 12 BOTH INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY:

EXCEPTING THEREFROM ANY PORTION LYING WITHIN STREET OR STREETS ADJOINING SAID LOT;

ALSO EXCEPTING THEREFROM ALL OIL, GAS, MINERAL RIGHTS AND MINERAL WATERS IN AND UNDER SAID LAND WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF THE PROPERTY.

PARCEL 2

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ALL STREET LOTS "B" TO "T" BOTH INCLUSIVE, AND LOT "W" OF TRACT NO. 4056, AS PER MAP RECORDED IN BOOK 66 IN PAGES 26 TO 34 BOTH INCLUSIVE OF MAPS, AND OVER STREET LOTS "A" TO "L" BOTH INCLUSIVE OF TRACT NO. 4108, AS PER MAP RECORDED IN BOOK 68, PAGES 14 TO 19 BOTH INCLUSIVE OF MAPS RESPECTIVELY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3

A NON EXCLUSIVE EASEMENT FOR INGRESS OR EGRESS OVER ALL STREET LOTS 'C' TO 'Y' BOTH INCLUSIVE AND COMMON AREA LOTS 'A' AND 'B' AS SHOWN ON THE MAP OF TRACT NO. 4259 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 71 PAGES 1 TO 12 BOTH INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TOGETHER WITH THE RIGHT TO USE ALL FACILITIES LOCATED ON SAID LOTS 'A' AND 'B' ALL ALL OF SAID RIGHTS HAVING BEEN RESERVED IN THE DEED TO GOLF KNOLLS ASSOCIATION, A NON PROFIT CORPORATION, RECORDED FEBRUARY 24, 1972 AS INSTRUMENT NO. 23974 OF OFFICIAL RECORDS, BEING APPURTENANT TO THE LANDS DESCRIBED IN PARCEL 1.

(COMMONLY KNOWN AS: 29035 VIA ZAPATA MURRIETA, CA 92563

CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3200733012703

STATE FILE NUMBER		USE BLACK INK ONLY / NO ERASURES, WHITEOUTS OR ALTERATIONS VS-1 (REV 1/04)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT -- FIRST (Given) JACK		2. MIDDLE -		3. LAST (Family) LEVY	
4. DATE OF BIRTH mm/dd/yyyy 04/28/1927		5. AGE Yrs. 80		6. SEX M	
9. BIRTH STATE/FOREIGN COUNTRY NY		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS (at Time of Death) WIDOWED		7. DATE OF DEATH mm/dd/yyyy 12/21/2007		8. HOUR (24 Hours) 1050	
15. EDUCATION -- Highest Level/Degree (see worksheet on back) SOME COLLEGE		14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		16. DECEDENT'S RACE -- Up to 3 races may be listed (see worksheet on back) WHITE	
17. USUAL OCCUPATION -- Type of work for most of life. DO NOT USE RETIRED POLICE OFFICER		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) CIVIL SERVICE		19. YEARS IN OCCUPATION 33	
20. DECEDENT'S RESIDENCE (Street and number or location) 27755 WHISPER WOOD DRIVE					
21. CITY MENIFEE		22. COUNTY/PROVINCE RIVERSIDE		23. ZIP CODE 92584	
24. YEARS IN COUNTY 15		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP RUTH KIRSCHNER, DPOA		27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) 27755 WHISPER WOOD DRIVE, MENIFEE, CA 92584			
28. NAME OF SURVIVING SPOUSE -- FIRST -		29. MIDDLE -		30. LAST (Maiden Name) -	
31. NAME OF FATHER -- FIRST ISEARL		32. MIDDLE -		33. LAST LEVY	
34. BIRTH STATE NY		35. NAME OF MOTHER -- FIRST LENA		36. BIRTH STATE RUSSIA	
37. LAST (Maiden) RUDNICK		38. BIRTH STATE RUSSIA			
39. DISPOSITION DATE mm/dd/yyyy 12/24/2007		40. PLACE OF FINAL DISPOSITION RIVERSIDE NATIONAL CEMETERY 22495 VAN BUREN BLVD, RIVERSIDE, CA 92518			
41. TYPE OF DISPOSITION(S) BU		42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NUMBER -	
44. NAME OF FUNERAL ESTABLISHMENT MILLER-JONES MORTUARY-SUN CITY		45. LICENSE NUMBER FD1490		46. SIGNATURE OF LOCAL REGISTRAR ERIC K. FRYKMAN, M.D.	
47. DATE mm/dd/yyyy 12/21/2007		101. PLACE OF DEATH MANORCARE HEALTH SERVICES			
102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA <input type="checkbox"/> Hospice <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> DOA <input type="checkbox"/> Hospice <input checked="" type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other			
104. COUNTY RIVERSIDE		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) 1717 W STETSON AVENUE		106. CITY HEMET	
107. CAUSE OF DEATH Enter the chain of events -- diseases, injuries, or complications -- that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. (A) END STAGE CONGESTIVE HEART FAILURE (B) CHRONIC OBSTRUCTIVE PULMONARY DISEASE (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NN) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)					

0 3 3 9 5 7 9 0 6

CERTIFIED COPY OF VITAL RECORDS
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, County Clerk-Recorder.

DATE ISSUED

JUL 23 2009

This copy is not valid unless prepared on engraved border displaying date, seal and signature of the County Clerk-Recorder.

LARRY W. WARD
ASSESSOR-COUNTY CLERK-RECORDER
RIVERSIDE COUNTY, CALIFORNIA

CERTIFICATION OF TRUSTEES UNDER TRUST
(California Probate Code Section 18100.5)

I (we), ^{successor} Ruth Kirschner as Trustee of The Jack Levy Trust dated September 25, 2007, being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust: The Jack Levy Trust

Date of Trust: September 25, 2007

Trustor(s)/Settlor(s): Jack Levy

Original Trustee(s): Jack Levy

Trust Identification, Social Security or Employer Identification _____

2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect. The name(s) of all persons who have any power to revoke the trust are: Ruth Kirschner.
3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s):

Trustees authorized to sign: Ruth Kirschner

Nature of document: Assignment of Right to Collect Excess Proceeds

Date of document: 7-23-09

4. Declarant(s) state that to the best of their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.
5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 23 day of JULY, 2009.

Ruth Kirschner

Signature

Name: Ruth Kirschner

Address: 40165 Colony Dr

City, State, Zip Murrieta CA 92562

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California

County of Riverside

On July 23, 2009 before me, Courtney Anne Byers, notary public, personally appeared
(Date) (here insert name and title of the officer)

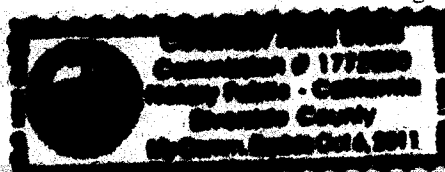
Ruth Kirschner

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Courtney Anne Byers (seal)
Signature of Notary Public



DECLARATION OF TRUSTEE

Parcel Number: 908-220-054-4

I, Ruth Kirschner ^{Successor} am the sole "Trustee" of The Jack Levy Trust, dated September 25, 2007 and retain sole power over the administration of the Trust.

As "Trustee," I have not assigned, delegated or withdrawn the power granted to me by this Trust instrument. I retain full control and continue to be the "Trustee" of The Jack Levy Trust, dated September 25, 2007.

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

Date: 7-23-09

Signature: Ruth Kirschner

Print Name: _____

Address: 40165 Colony Dr
Murrieta CA 92562

STATE OF California

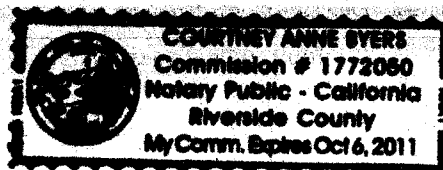
COUNTY OF riverside

On JULY 23, 2009 before me, Courtney Anne Byers, Notary Public personally appeared
(Date) (here insert name and title of the officer)
Ruth Kirschner, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed
to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Courtney Anne Byers (seal)
Signature of Notary Public



WHEN RECORDED MAIL TO:
JACK LEVY

SPACE ABOVE FOR RECORDERS USE

CERTIFICATION OF TRUST AGREEMENT

THIS CERTIFICATION is made and entered into on Sept 25, 2007 between **JACK LEVY**, of the County of **RIVERSIDE**, State of **CALIFORNIA**, herein designated as Trustor; and **JACK LEVY**, of the County of **RIVERSIDE**, State of **CALIFORNIA**, herein designated as Trustee. The name of the trust is **THE JACK LEVY TRUST**, dated Sept 25, 2007.

IT IS AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Description of Trust: The parties hereto desire to confirm the establishment of a revocable trust on the date first above written, and amendments thereto, for the benefit of Trustor and containing, among others, the following provisions:

2. Initial Trustee. **JACK LEVY** is designated as sole Trustee, to serve until the death, resignation or incompetency.

3. Successor Trustees. Upon removal of **JACK LEVY** as Trustee, the successor Trustee is designated as **RUTH KIRSCHNER**. Upon removal of **RUTH KIRSCHNER** as Trustee, the successor Trustee is designated as **BERNHARD LEVY**.

4. Trustor's Right of Withdrawal. The Trustor retains the unlimited right to withdraw income and principal from the trust.

HRANEK & ASSOCIATES

Phone: 951-679-6774

5. Trust Irrevocable Upon Death of Trustor. Upon the death of the Trustor, the trust becomes irrevocable.

6. Trustee's Powers. The Trustee, or the successor Trustee, shall have the power and authority to manage and control the trust property in such manner as the Trustee or successor Trustee may deem advisable, and shall have, enjoy and exercise all powers and rights over and concerning property and the proceeds thereof as fully and amply as though the Trustee were the absolute and unqualified owner of same, including, but not limited to, the following:

(a) **Power to Manage Trust Property.** The power to grant, exchange, lease, sell and convey real and personal property;

(b) **Power to Borrow.** The power to borrow money and to obligate the trust estate by mortgage, deed of trust, pledge or otherwise;

(c) **Power to Invest.** The power to invest in commodities of every nature, corporate obligations of every kind, precious metals such as gold or silver, stocks, preferred or common, to buy stocks, bonds, commodities and similar investments on margin or other leveraged accounts, to open, operate and maintain a securities brokerage account wherein any securities may be bought and/or sold on margin, and to hypothecate, borrow upon, purchase and/or sell existing securities in such account as the Trustee may deem appropriate or useful, except to the extent that such management would cause includability of any irrevocable trust in the estate of a Trustee;

(d) **Power to Delegate.** To perform or to delegate to any trustee or non-trustee any non-discretionary power, including the power to singularly or jointly open, close or transfer any type of bank account and savings and loan association account, sign checks, drafts, withdrawal slips or other documents, give instructions for the receipt or delivery of securities or other property, give instructions for the payment or the receipt of money and, singularly or with others, have access to any safe deposit box or other place containing property of this trust.

7. Distribution After Death of Trustor. Following the death of the Trustor, the trust continues or is distributed in whole or in part for the benefit of other named beneficiaries according to the terms of the trust.

8. Real & Personal Property. All personal property transferred into the trust shall remain personal property and all real property transferred into the trust shall remain real property.

9. Trustee's Power to Transfer Assets. Unless otherwise indicated to a prospective transferee, the Trustee has full power to transfer assets held in the name of the trust, and subsequent transferees shall be entitled to rely upon such transfers, provided the chain of title is not otherwise deficient.

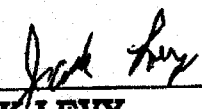
10. Governing Law. This trust shall be governed by the laws of the State of **CALIFORNIA**.

11. Spendthrift Provision. This trust contains a spendthrift provision.

12. Trust Agreement to Govern. The use of this Abstract of Trust Agreement is for convenience only, and the Trust Agreement is solely controlling as to provisions and interpretations, and any conflict between this Abstract and the Trust Agreement shall be decided in favor of the Trust Agreement.

IN WITNESS WHEREOF, JACK LEVY, Trustor, and JACK LEVY, as Trustee, as evidence of acceptance of the responsibilities of Trustee hereunder, has signed this Trust Certification.

TRUSTOR:



JACK LEVY

HRANEK & ASSOCIATES

Phone: 951-679-6774

Page - 35

TRUSTEE:

Jack Levy
JACK LEVY

STATE OF CALIFORNIA)

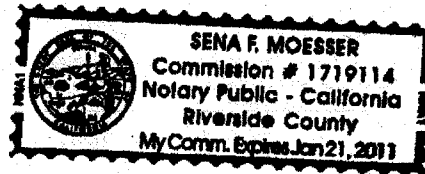
: SS.

COUNTY OF RIVERSIDE)

On Sept 25, 2007, before me, Sena F Moesser,
the undersigned, a Notary Public in and for said County and
State, personally appeared **JACK LEVY**, ~~known to me~~ (or proved
me on the basis of satisfactory evidence) to be the person(s) whose
name(s) are subscribed to the within instrument, and
acknowledged to me that 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.

Sena F Moesser
Notary Public



HRANEK & ASSOCIATES

Phone: 951-679-6774

Page - 36

DECLARATION
OF ONE AND THE SAME PERSON

I, Ruth Kirschner, do hereby declare:

1. I am over the age of 18 and a resident of Murrieta, California. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person as Ruth Kirschner, Ruth E. Kirschner, Ruth Esta Kirschner.
3. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 908-220-054-4, on 7-23-09.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 23 day of July, 2009, at Hemet, California.

x Ruth Kirschner
Ruth Kirschner as Trustee of The Jack Levy Trust dated September 25, 2007
40165 Colony Drive SUCCESSOR
Murrieta, CA 92562

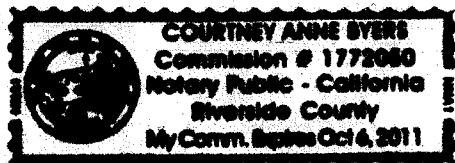
JURAT

State of California
County of Riverside

Subscribed and sworn to (or affirmed) before me on this

23 day of JULY, 20 09, by
Date Month Year
Ruth Kirschner
Name of Signer

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



Signature Courtney Anne Byers
Signature of Notary Public

(Place Notary Seal Above)

State of Nevada

Marriage Certificate

State of Nevada }
County of Clark } ss:

No. 20081002000745490

This is to certify that the undersigned, Ray Heidi J. Walls
(PRINT NAME AND TITLE OF OFFICIAL PERFORMING MARRIAGE)

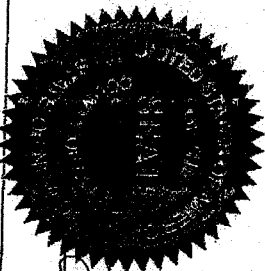
did on the 2nd day of October, 2008
at Vegas Weddings Las Vegas, Nevada,
(ADDRESS OR CHURCH)
join in lawful wedlock

of MURRIETA State/Country of CALIFORNIA

and RUTH ESTA KIRSCHNER

of MENEFEE State/Country of CALIFORNIA

with their mutual consent, in the presence of MRS. [Signature]
(WITNESS) mon & sons



Shirley B. Piquette
Shirley B. Piquette, County Clerk

Rev. Heidi J. Walls
(Signature of Official performing Marriage) (black ink only)
10013 Stanton Summit
Address of Official performing Marriage
North Las Vegas, NV 89031
City, State and Zip Code

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to GLOBAL DISCOVERIES, LTD. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 908-220-054-4, Tax Sale Number TC182, Item 333 sold at public auction on 3/16/2009. I understand that the total of excess proceeds available for refund is \$ 79,244.00+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VALUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

Ruth Kirschner
(Signature of Party of Interest/Assignor) (Date)

Tax ID/SS# [REDACTED]

Successor
Ruth Kirschner as Trustee of The Jack Levy Trust dated September 25, 2007
(Name Printed)

40165 Colony Drive
(Address)

Murrieta, CA 92562
(City/State/Zip)

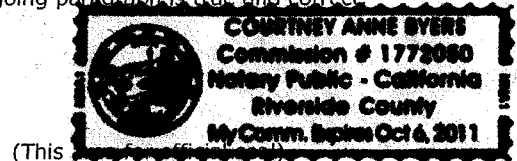
STATE OF CALIFORNIA riverside) ss.
COUNTY OF

(Area Code/Telephone Number)

On JULY 23, 2009 before me, the undersigned, a Notary Public in and for said State, personally appeared ea Ruth Kirschner Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Courtney Anne Byers
(Signature of Notary)



(This

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

Jed Byerly
(Signature of Assignee)

Jed Byerly, Chief Operating Officer
(Name Printed)

Tax ID/SS# [REDACTED]

Global Discoveries, Ltd.
(Address)

STATE OF CALIFORNIA) ss.
COUNTY OF Stanislaus)

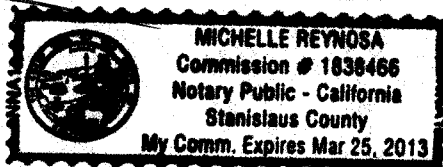
P.O. Box 1748
Modesto, California 95353-1748
(City/State/Zip)

Phone: (209) 593-3913

On 7-30-2009, before me, the undersigned, a Notary Public in and for said State, personally appeared ***Jed Byerly*** Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

[Signature]
(Signature of Notary)



(This area for official seal)

CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 908-220-054-4

Tax Sale Number: TC182

Item Number: 333

Date of Sale: 3/16/2009

The undersigned claimant, Global Discoveries, Ltd., claims \$39,622.00+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 30th day of July, 2009 at Modesto, California.

By: [Signature]
Jed Byerly, Chief Operating Officer
Global Discoveries, Ltd. Tax ID # 77-0558969
P.O. Box 1748
Modesto, CA 95353-1748
(209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California

County of Stanislaus

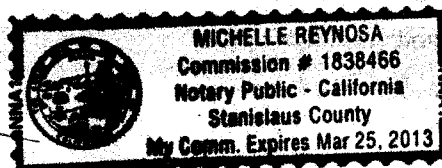
On 7-30-2009 before me, Michelle Reynosa, Notary Public, personally appeared
(Date) (here insert name and title of the officer)

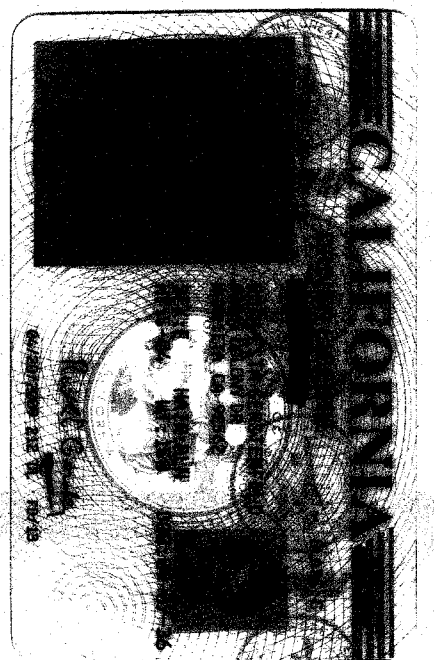
Jed Byerly, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

[Signature] (seal)
Signature of Notary Public





FAX**Date:** 5/7/2012**Pages including cover sheet:** 8

To:	Adrian Potenciano
Phone	
Fax Number	+1 (951) 955-3906

From:	C. DANIEL CARROLL
	McCANN
	2755 Jefferson Street Suite :
	Carlsbad
	CA 92008
Phone	+1 (760) 771-0780
Fax Number	(888) 771-0781

NOTE:

Please see the attached letter and call me if you have any questions.
Thank you.

McCANN & CARROLL

A Partnership of Professional Law Corporations

Law Offices of Kevin E. McCann, APC
2755 Jefferson Street, Suite 211
Carlsbad, CA 92008-1715
(760) 729-3400 Telephone
(760) 729-4808 Facsimile
kmc@webcc.net

Law Offices of C. Daniel Carroll, APC
54-974 Oak Tree
La Quinta, CA 92253
(760) 771-0780 Telephone
(888) 771-0781 Facsimile
cdc@DanCarrollLaw.com

PLEASE RESPOND TO LA QUINTA OFFICE

May 7, 2012

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
4080 Lemon St. 4th Floor
Riverside, California 92502

SENT BY FACSIMILE
(951) 955 - 3906

Re: Assessors Parcel Number: 908-220-054-4
Property Address: 29035 Via Zapata, Murrieta, California
Last Assessee: Jack Levy and Levy Sondra A. Levy
Sale Date: March 16, 2009
Item Number: 333

Dear Ms. Potenciano:

I represent Global Discoveries, Ltd. ["Global"] with respect to its excess proceeds claim relating to Riverside County Tax Assessor's Parcel Number 908-220-054-4 ["the Subject Property"]. The Subject Property was sold by the County at its Tax Sale on March 16, 2009 as Item Number 333. As a result of the sale the County holds excess proceeds for distribution in the amount of \$79,244.00. Global has asked that I correspond with you regarding issues which you have raised to Global's excess proceeds claim arising from the tax sale of the Subject Property.

Ownership of the Subject Property

The history of the ownership of the Subject Property is:

- Jack Levy ["Jack"] and Sondra A. Levy ["Sondra"], husband and wife, acquired the Subject Property as Joint Tenants pursuant to a Grant Deed recorded in the Official Records of Riverside County on February 8, 1991 as Document No. 046045.
- On May 12, 2000, Sondra filed for dissolution of her marriage to Jack. According to the Court's docket, Sondra never served the Petition for Dissolution of Marriage on Jack, and no hearings were ever held in the proceeding.
- At some point, Jack moved out of the Subject Property and established a new residence at 27755 Whisperwood Drive, Menifee, California 92584.

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
May 7, 2012
Page 2

- On September 25, 2007, Jack established the Jack Levy Trust Dated September 25, 2007 ["the Trust"].¹ Jack was the Trustor and the original Trustee of the Trust. Jack's friend Ruth Kirschner ["Ruth"] was the first Successor Trustee of the Trust.²
- On September 25, 2007, Jack conveyed his interest in the Subject Property to the Trust by a Quitclaim Deed which was recorded in the Official Records of Riverside County on October 15, 2007 as Document No. 2007-0638143.³ As will be explained below, the recordation of this deed severed the joint tenancy between Jack and Sondra, and thereafter the Trust and Sondra held title to the Subject Property as joint tenants.
- Jack died on December 21, 2007.⁴
- Sondra's dissolution proceeding was dismissed by the Court on October 3, 2008.
- On March 16, 2009, the County sold the Subject Property at its annual tax sale.
- On July 23, 2009, Ruth as Trustee of the Trust assigned the rights to claim the Trust's 50% interest in the excess proceeds from the tax sale to Global.⁵

Global's Excess Proceeds Claim

On July 30, 2009, Global filed a claim as the assignee of the Trust. The Claim included:

- the Claim Form executed by Jed Byerly, Global's Chief Operations Officer
- the Assignment of Right to Collect Excess Proceeds executed by Ruth as Trustee of the Trust

¹ A Certification of Trust Agreement executed by Jack on September 25, 2007, a Certification of Trustees under Trust (California Probate Code Section 18100.5) executed by Ruth on July 23, 2009, and a Declaration of Trustee executed by Ruth on July 23, 2009, were submitted with Global's Claim.

² Ruth married Irwin Lawrence Gerstenfeld on October 2, 2008, and is now known as "Ruth Gerstenfeld." Copies of the Gerstenfeld's Marriage Certificate, Ruth's California Drivers License, and a Declaration of One and the Same Person executed by Ruth were submitted with Global's Claim.

³ A copy of the recorded Deed was submitted with Global's Claim.

⁴ A copy of Jack's Death Certificate was submitted with Global's Claim.

⁵ The original Assignment of Right to Collect Excess Proceeds was submitted with Global's Claim. The Assignment was on a standardized form which Global has used and the County has accepted on tens if not hundreds of prior claims.

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
May 7, 2012
Page 3

- the September 25, 2007 Quitclaim Deed by which Jack conveyed his 50% interest in the Subject Property to the Trust
- A Certification of Trust Agreement executed by Jack on September 25, 2007, a Certification of Trustees under Trust (California Probate Code Section 18100.5) executed by Ruth on July 23, 2009, and a Declaration of Trustee executed by Ruth on July 23, 2009
- Jack's Death Certificate [Ruth was the informant]
- Ruth's Marriage Certificate for her 2008 marriage to Irwin Gerstenfeld
- a Declaration of One and the Same Person executed by Ruth attesting to her identity, and
- a photocopy of Ruth's California Drivers License

These documents establish that the Trust was the owner of a 50% tenants in common interest in the Subject Property prior to the County's tax sale, and prior to its recordation of its deed to the tax sale purchaser, and also establish Ruth's status as the Successor Trustee of the Trust and a proper claimant of the excess proceeds pursuant to *California Revenue and Taxation Code*, Sections 4675 (e)(1) and (f).

Legal Analysis

Global advises that you have questioned the Trust's status as a 50% tenant in common owner of the Subject Property, and whether the Trust is entitled to any of the subject excess proceeds. Based upon California law I do not believe that this is subject to question or dispute. Let me explain:

The termination of joint tenancies is governed by *California Civil Code*, Section 683.2, which sets forth the requirements for severing a joint tenancy, which provides, in pertinent part:

"(a) Subject to the limitations and requirements of this section, in addition to any other means by which a joint tenancy may be severed, a joint tenant may sever a joint tenancy in real property as to the joint tenant's interest without the joinder or consent of the other joint tenants by any of the following means:

(1) Execution and delivery of a deed that conveys legal title to the joint tenant's interest to a third person, whether or not pursuant to an agreement that requires the third person to reconvey legal title to the joint tenant.

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
May 7, 2012
Page 4

(2) Execution of a written instrument that evidences the intent to sever the joint tenancy, including a deed that names the joint tenant as transferee, or of a written declaration that, as to the interest of the joint tenant, the joint tenancy is severed.”

Estate of Mitchell (1999) 76 Cal.App.4th 1378 mirrors Section 683.2, and provides that a joint tenant may sever a joint tenancy in real property unilaterally by (1) executing and delivering a deed to a third person, (2) executing a deed to him- or herself, (3) executing a written declaration of severance, or (4) executing any other written instrument evidencing an intent to sever the joint tenancy.

Severance of a joint tenancy extinguishes right of survivorship, and the remaining owners hold title as tenants in common. *Re v. Re* (1995) 39 Cal.App.4th 91, 95 - 96. As the *Re* Court stated:

“A joint tenancy is a unique combination of rights which can only be created by written instrument. [California Civil Code, Section] 683.5 *Estate of MacDonald* (1990) 51 Cal.3d 262, 271; *California Trust Co. v. Bennett* (1949) 33 Cal.2d 694, 697; *Estate of Seibert* (1990) 226 Cal.App.3d 338, 341. The California Supreme Court has held: “[F]our unities are essential to an estate in joint tenancy: unity of interest, unity of time, unity of title, and unity of possession. The requirement of four unities reflects the basic concept that there is but one estate which is taken jointly; **if an essential unity is destroyed the joint tenancy is severed and a tenancy in common results.**” *Tenhet v. Boswell* (1976) 18 Cal.3d 150, 155; *Hammond v. McArthur* (1947) 30 Cal.2d 512, 514. **Severance of the joint tenancy extinguishes the right of survivorship which is the principal feature of the estate.** *Estate of Propst* (1990) 50 Cal.3d 448, 455; *Tenhet v. Boswell*, supra, 18 Cal.3d at p. 155. As our Supreme Court observed in *Estate of Propst*, supra, 50 Cal.3d at page 455, “**[A] joint tenant’s right of survivorship is an expectancy that is not irrevocably fixed upon the creation of the estate; it arises only upon success in the ultimate gamble - survival - and then only if the unity of the estate has not theretofore been destroyed by voluntary conveyance; by partition proceedings, by involuntary alienation under an execution, or by any other action which operates to sever the joint tenancy.**” Section 683.2, subdivision (a)(1) and (2) provides that, in addition to any other means, a joint tenancy may be severed by a conveyance of title by a deed to third party. Also, it may be severed by execution of a written instrument that establishes intent to sever the joint tenancy.” [Emphasis added.]

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
May 7, 2012
Page 5

With respect to real property, California courts have consistently applied the common law principle that an indisputable right of each joint tenant is the power to convey his or her separate estate by way of gift or otherwise without the knowledge or consent of the other joint tenant and to thereby terminate the joint tenancy. *Estate of Propst* (1990) 50 Cal.3d 448, 456.

This is true even where the joint tenants are husband and wife, and even though they are engaged in dissolution proceedings. *Estate of Grigsby* (1982) 134 Cal.App.3d 611. In *Grigsby*, the spouses owned their marital home as joint tenants. The wife unilaterally severed the joint tenancy by deeding her interest in the property to a straw man, who immediately deeded it back to her. Days later, the wife died, leaving her interest in the property to her sister by will. The husband claimed that the wife's attempt to sever the joint tenancy was ineffective, and that he therefore took her 50% interest by right of survivorship. The appellate court rejected the husband's claim.

The *Grigsby* court held the wife could unilaterally sever the joint tenancy. It acknowledged that "[t]he policy and purpose of section 1242 of the Civil Code is to prevent the destruction or encumbrance of a homestead by either spouse acting alone" *Estate of Grigsby, supra*, 134 Cal.App.3d at 616 - 617. The *Grigsby* court explained, however, that " . . . the termination of the joint tenancy merely changes the form of ownership and permits the cotenant to exercise his right to make a testamentary disposition of his property." *Estate of Grigsby, supra*, 134 Cal.App.3d at 618. The *Grigsby* court concluded: "We hold that the decedent did not intend to and did not injure, destroy, terminate, or encumber the homestead by exchanging deeds with the straw man. We hold that she did not intend to and did not 'transfer' her title to the property, but rather that she intended to and did convert a joint tenancy to a tenancy in common." *Estate of Grigsby, supra*, 134 Cal.App.3d at 618.

Grigsby is directly on point with this matter. Jack's actions herein were taken solely to terminate the joint tenancy, and to ensure that his interest in the Subject Property passed to his heirs, and not to Sondra from whom he was separated and who had previously filed to dissolve their marriage. Pursuant to *Grigsby*, this was a perfectly legal and ethical transaction by Jack to protect his rights. The result of Jack's recordation of his 2007 Quitclaim Deed to the Trust is that the Trust now owns 50% of the Subject Property as tenants in common with Sondra, who owns the remaining 50% tenants in common interest.

Pursuant to *California Revenue and Taxation Code*, Section 4675, the parties' interests were "of record" prior to the County's tax sale, and prior to its recordation of its deed to the tax sale purchaser. As such, both the Trust and Sondra are parties of interest, and each is entitled to claim and receive 50% of the excess proceeds. I trust that the County will make its distributions in accordance with these well-settled legal principles. Should you disagree, I would ask that you please provide me with the rationale for the County's position.

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
May 7, 2012
Page 6

CPRA Request

I hereby make a California Public Records Act ("CPRA") [*California Government Code*, Sections 6250 to 6278.48] request on behalf of Global for the following documents and records held by the County of Riverside.

1. Any and all claims which the County has received from any person or entity for the excess proceeds from its tax sale of Riverside County Tax Assessor's Parcel Number 908-220-054-4.
2. Any and all documents and/or correspondence which the County has received from any person or entity regarding the excess proceeds from its tax sale of Riverside County Tax Assessor's Parcel Number 908-220-054-4.
3. Any and all documents and/or correspondence which the County has sent to any person or entity regarding the excess proceeds from its tax sale of Riverside County Tax Assessor's Parcel Number 908-220-054-4.
4. Any and all documents and/or correspondence which the County has received from any person or entity regarding the tax sale of Riverside County Tax Assessor's Parcel Number 908-220-054-4.
5. Any and all documents and/or correspondence which the County has sent to any person or entity regarding the tax sale of Riverside County Tax Assessor's Parcel Number 908-220-054-4.
6. Any and all title reports or other documents which the County relied upon to determine the identity and/or address of the parties of interest entitled to notice of the right to claim the excess proceeds from the tax sale of Riverside County Tax Assessor's Parcel Number 908-220-054-4 pursuant to *California Revenue and Taxation Code*, Section 4676.

Legal Authority for CPRA Request

Public policy requires all public records and documents to be available for public inspection to prevent secrecy in public affairs. When there is no contrary statute or countervailing public policy, the right to inspect public records must be freely and liberally allowed. *Copley Press, Inc. v. Superior Court* (1998) 63 Cal. App. 4th 367. All public records, therefore, are subject to disclosure unless the Legislature has expressly provided to the contrary. *Haynie v. Superior Court* (2001) 26 Cal. 4th 1061, 1068; *Williams v. Superior Court* (1993) 5 Cal. 4th 337, 346; *Teamsters Local 856 v. Priceless, LLC* (2003) 112 Cal. App. 4th 1500, 1510. *California Government Code*, Section 6255 places the burden of justification on the agency seeking to withhold disclosure. See, e.g., *New York Times Co. v. Superior Court* (1990) 218 Cal.App.3d 1579.

Adrian Potenciano
County of Riverside
Treasurer-Tax Collector
May 7, 2012
Page 7

The Public Records Act does not differentiate among those who seek access to public information. It imposes no limits upon who may seek information or what he may do with it. *California Government Code*, Section 6257.5; *American Civil Liberties Union Foundation v. Deukmejian* (1982) 32 Cal.3d 440, 451; see also *Black Panther Party v. Kehoe* (1974) 42 Cal.App.3d 645, 656. What is material is the public interest in disclosure, not the private interest of the requesting party; Section 6255 does not take into consideration the requesting party's profit motives or needs. *State Board of Equalization v. Superior Court* (1992) 10 Cal.App.4th 1177, 1190 - 1191; see also, Comment, The California Public Records Act: The Public's Right of Access to Governmental Information (1976) 7 Pacific L.J. 105, 118 - 119.

As used in the CPRA, the term "public records" includes any writing containing information relating to the conduct of the public's business prepared, owned, used, or retained by any state or local agency regardless of physical form or characteristics. *California Government Code*, Section 6252(e). As used in the CPRA, the term "local agency" includes a county; city, whether general law or chartered; city and county; school district; municipal corporation; district; political subdivision; or any board, commission or agency thereof; other local public agency; or entities that are legislative bodies of a local agency. *California Government Code*, Section 6252(a). As used in the CPRA, the term "member of the public" means any person, except a member, agent, officer, or employee of a federal, state, or local agency acting within the scope of his or her membership, agency, office, or employment.

In light of the statutory definitions and the case and statutory law providing for broad rights of inspection, it is clear that the records which my clients and I are requesting are reviewable pursuant to the CPRA. They are "public records" held by a "local agency" (i.e., the Riverside County Treasurer-Tax Collector). Global and I are clearly "members of the public."

Based upon the foregoing, will you please provide me with copies of the requested documents as soon as possible. My client is prepared to pay the County's costs of copying the documents.

Thank you for your assistance this matter. Please call me if you have any questions.

Very truly yours,

McCANN & CARROLL



C. DANIEL CARROLL
Law Offices of C. Daniel Carroll, APC

cc: Client

7008 1830 0003 7498 3030



0003945878 AUG 07 2009
MAILED FROM ZIP CODE 95354

Global Discoveries
1120 13th Street, Suite A
Modesto, CA 95354

Desiree Taylor
Treasurer & Tax Collector
RIVERSIDE COUNTY
4080 Lemon St. 4th Floor
Riverside, CA 92502

