

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS 11/3/14
 DATE

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

545A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
NOV 03 2014

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 803. Last assessed to: Dorothy M Sodaro, Sole Surviving Trustee of The Sodaro 2005 Revocable Family Trust dated 12-27-2005. District 5/5 [\$126,493] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:
 1. Approve the claim from Dorothy M Sodaro aka Dorothy M Sodaro Trustee, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541101013-8;
 (continued on page two)

BACKGROUND:
Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the March 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. 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 6, 2012, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.
 (continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 126,493	\$	\$ 126,493	\$	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale				Budget Adjustment: N/A	
				For Fiscal Year: 14/15	

C.E.O. RECOMMENDATION: APPROVE
 BY: Samuel Wong 12/2/14
 Samuel Wong
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: December 9, 2014
 xc: Treasurer, Auditor

Kecia Harper-Ihem
 Clerk of the Board
 By: Kecia Harper-Ihem
 Deputy

Prev. Agn. Ref.: District: 5/5 Agenda Number:

9-30

A-30 Positions Added
 4/5 Vote Change Order

Departmental Concurrence

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 803. Last assessed to: Dorothy M Sodaro, Sole Surviving Trustee of The Sodaro 2005 Revocable Family Trust dated 12-27-2005. District 5/5 [\$126,493] Fund 65595 Excess Proceeds from Tax Sale.

DATE: NOV 03 2014

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Authorize and direct the Auditor-Controller to issue a warrant to Dorothy M Sodaro, aka Dorothy M Sodaro Trustee in the amount of \$126,493.61 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

BACKGROUND:

Summary (continued)

The Treasurer-Tax Collector has received one claim for excess proceeds:

1. Claim from Dorothy M Sodaro aka Dorothy M Sodaro Trustee based on a Trustee's Deed Upon Sale recorded July 18, 2011 as Instrument No. 2011-0312777.

Pursuant to Section 4675 (a) of the California Revenue and Taxation Code, it is the recommendation of this office that Dorothy M Sodaro aka Dorothy M Sodaro Trustee be awarded excess proceeds in the amount of \$126,493.61. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

Impact on Citizens and Businesses

Excess proceeds are being released to the last assessee of the property.

ATTACHMENTS (if needed, in this order):

Copies of the Excess Proceeds Claim form and supporting documentation are attached.

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

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

2012 JUN -3 AM 9:08

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 803 Assessment No.: 541101013-8

Assessee: SODARO, DOROTHY M TR

Situs: 210 N SAN GORGONIO AVE BANNING

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 342,365³⁸ 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. 2012-0219325, recorded on May 11, 2012. A copy of this document is attached here to. 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.

PLEASE SEE ATTACHED DOCUMENTATION

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

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

Executed this 30 day of June, 2012 at San Bernardino County Ca.
County, State

Dorothy M. Sodaro
Signature of Claimant

Signature of Claimant

DOROTHY M SODARO
Print Name

Print Name

HCI BOX 7506
Street Address

Street Address

FOSMUD TRLO, Ca 92252
City, State, Zip

City, State, Zip

760-366-3806
Phone Number

Phone Number

AP

Recording requested by:

DOC # 2011-0312777 ✓

07/18/2011 08:00A Fee: 25.00

Page 1 of 1

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder

X When Recorded Mail to:
Dorothy Sodaro, Ttee
HC1 Box 750C
Joshua Tree Ca 92252



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			1						
M	A	L	465	426	PCOR	NCOR	SMP	NCHG	EXAM
T:							CTY	UNI	029

MAIL TAX STATEMENTS TO ABOVE

TRUSTEE'S DEED UPON SALE

T.S. No 1050590

25

APN: 541-101-013-8 ✓

T.R.A. No. 001-020

The undersigned grantor declares:

- 1) The grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$346,291.43
- 3) The amount paid by the grantee at the trustee's sale was.....\$339,665.38
- 4) The documentary transfer tax is.....\$None
- 5) Said property is in () unincorporated area: (XX) City of Banning and

Richard M. Ghan, Trustee (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to Dorothy M. Sodaro, Sole Surviving Trustee of The Sodaro 2005 Revocable Family Trust dated 12-27-2005 (herein called Grantee), all of its right, title and interest in and to that certain property situated in the City of Banning, County of Riverside, State of California, described as follows:

The South 90 feet of the West 115 feet of Lot 11 in Block 3 as shown by amended map of Banning Land Company on File in Book 9, Page 44 of Maps, San Bernardino County Records.

TRUSTEE STATES THAT:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 2-25-2005 and executed by Juan Manuel Ortega and Martha Ortega, husband and wife as joint tenants, as Trustor, and Recorded 4-5-2005 as Instrument No. 0264256 of Official Records of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices and the posting and publication of copies of the Notice of Sale which was recorded has been complied with.

Said property was sold by said Trustee at public auction on 6-23-2011 at the place named in the Notice of Sale, in the County of Riverside, California, in which the property is situated.

Grantee being the highest bidder at such sale, became the purchaser of said property and paid therefor to said Trustee the amount Bid \$339,665.38, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: 6-23-2011

Richard M. Ghan
Richard M. Ghan, Trustee

State of California

County of SAN BERNARDINO NOTARY

On 7-11-11 before me, S. Scott Public (here insert name and title of the officer), personally appeared RICHARD M. GHAN 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 [Signature] (Seal)



THIS IS AN ACCOMMODATION RECORDING ONLY. IT HAS NOT BEEN ABSTRACTED AS TO ITS CONTENT OR THE EFFECT IT MAY PRESENT UPON RECORDING.
NORTH AMERICAN TITLE CO.

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

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



**COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

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

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

June 6, 2012

SODARO, DOROTHY M TR
HC1 BOX 750C
JOSHUA TREE, CA 92252

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 541101013-8 Item: 803
Situs Address: 210 N San Gorgonio Ave Banning
Assessee: Sodaro, Dorothy M Tr
Date Sold: March 20, 2012
Date Deed to Purchaser Recorded: May 11, 2012
Final Date to Submit Claim: May 13, 2013

Dear Sir or Madame:

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

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

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

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

Sincerely,

DON KENT
TREASURER-TAX COLLECTOR

By Adrian Potenciano
Deputy



Jack

LARRY W. WARD
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951)486-7000

www.riversideacr.com

5/17/2012

COURTESY NOTICE

Document: 2012-0219325

SODARO DOROTHY M
HC1 BOX 750C
JOSHUA TREE CA 92252

CONFIRMATION OF RECORDING OF A DOCUMENT

Dear Homeowner,

The Assessor-County Clerk-Recorder of the County of Riverside is committed to protecting its residents from fraudulent land transactions. In that regard, we are monitoring all recordings of Deeds and Deeds of Trust and other similar documents and are sending out Courtesy Notices regarding recent property recording transactions.

Our records indicate that a document affecting your real property was recently recorded. A copy of the first two pages of the document is shown on the reverse side.

IF THE TRANSACTION IS CORRECT, NO ACTION IS REQUIRED ON YOUR PART.

If you are unaware of this transaction, you may wish to telephone the County of Riverside District Attorney's Real Estate Fraud Unit at 1-877-723-7779. You may also fill out a Special Prosecution Complaint Form, which can be forwarded to the District Attorney's office. This form may be found on the District Attorney's website at: http://www.rivcodat.org/pdf/SPS_ComplaintForm.pdf. You may also telephone your local law enforcement agency to have this matter investigated.

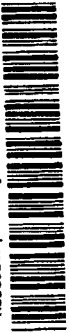
Sincerely,
County of Riverside
By:

Larry Ward
Assessor-County Clerk-Recorder

LANDMARK VIEW INC.
15910 VENTURA BLVD. # 1728
ENCINO, CA 91436

DOC # 2012-0219325
05/11/2012 03:58P Fee:25.00
Page 1 of 1 Doc 1 Tax Paid
Recorded in Official Records
County of Riverside

Assessor, County Clerk & Recorder
Larry W. Ward



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	485	428	PCOR	NCOR	SMF	NCHG	EXAM
SMF FEE									UNI
T:									026

25
C 026

TRA 001-020
Doc. Trans. Tax - computed on full value of property conveyed \$ 209.00
Don Kent Tax Collector
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2005-2006
and for nonpayment were duly declared to be in default 2006-541101013-0000
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and
LANDMARK VIEW INC., A CORPORATION

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing
before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real
property described herein which the SELLER sold to the PURCHASER at a public auction held on
pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6,
Chapter 7, Revenue and Taxation Code, for the sum of \$190,000.00

NO TAXING AGENCY objected to the sale.
In accordance with law, the SELLER, hereby grants to the PURCHASER that real
property situated in said county, State of California, last assessed to
SODARO, DOROTHY M TR, described as follows:
541101013-8
Assessor's Parcel Number

IN THE CITY OF BANNING
THE SOUTH 90 FEET OF THE WEST 115 FEET OF LOT 11 IN BLOCK 3, IN THE CITY OF BANNING, AS SHOWN BY AMENDED
MAP OF THE BANNING LAND COMPANY ON FILE IN BOOK 8, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY,
CALIFORNIA

By: *Don Kent*
Tax Collector

State of California Executed on
County of Riverside MARCH 20, 2012

By: *Larry W. Ward*
Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for
Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

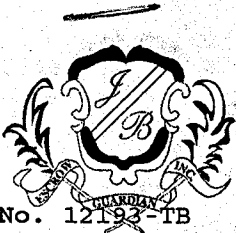
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Larry W. Ward, Assessor, Clerk Recorder

By: *Larry W. Ward*
Deputy Seal



This page intentionally left blank



Guardian Escrow, Inc.
 3559 West Ramsey Street, Suite D-3
 Banning, California 92220-3507
 (951) 849-4505 FAX (951) 849-9262

Escrow No. 12193-TB
 Reference: 210 San Gorgonio Avenue
 Banning, CA 92220

Estimated Close Date: April 1, 2005
 Report Print Date: March 16, 2005
 Page 1

**Seller
 ESTIMATED CLOSING STATEMENT**

SELLER:
 PAUL SODARO
 DOROTHY SODARO
 HC1 Box 75C
 Joshua Tree, CA 92252

Consideration:

Total Consideration

500,000.00

Existing & New Encumbrances:

New Encumbrance

PAUL SODARO & DOROTHY SODARO

460,000.00

Prorations:

County Taxes

at \$ 1248.05 per 6 months
 From 04/01/05 to 07/01/05

624.03

Disbursements Paid:

Required withholding

pd to: Franchise Tax Board ***

16,670.00

Title Charges:

Owner's Title Policy

1,046.40

Taxes: Paid by Title Company

1,248.05

County Document Transfer Tax

550.00

Record Release/Reconveyance

25.00

Escrow Fees:

Escrow Fees

975.00

Prepare Note and Trust Deed

50.00

Prepare Grant Deed

25.00

Notary Fee

20.00

FTB processing fee

45.00

Check Herewith

\$ 19,969.58

Totals

\$ 500,624.03 \$ 500,624.03

COPY

NOTICE: This estimated closing statement is subject to changes, corrections or additions at the time of final computation of closing escrow statement.

NOTE SECURED BY DEED OF TRUST**INSTALLMENT NOTE - INTEREST INCLUDED**

\$460,000.00

BANNING, CALIFORNIA**FEBRUARY 25, 2005**

In installments as herein stated, for value received, I/We, promise to pay to

PAUL SODARO and DOROTHY SODARO, husband and wife as joint tenants

or order, at Banning, California, or as further designated by payee, the principal sum of Four Hundred Sixty Thousand And 00/100 Dollars, with interest from April 6, 2005 on the unpaid principal at the rate of nine (9.00) per cent per annum; principal and interest payable in installments of Five Thousand Eight Hundred Twenty Seven And 09/100 Dollars (\$5,827.09), OR MORE, on the 6th day of each calendar month, beginning on the 6th day of May, 2005 and continuing until paid.

A late charge equal to six (6) per cent of the installment will be paid for any installment paid after ten (10) days from the installment due date.

The Deed of Trust securing this note contains the following provision for acceleration of maturity: "If the Trustor shall sell, convey or alienate said property or any part thereof, or any interest therein, or shall be divested of his title in any manner or way, whether voluntary or involuntary, any indebtedness or obligation secured hereby, irrespective of the maturity dates expressed in any note evidencing the same, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable."

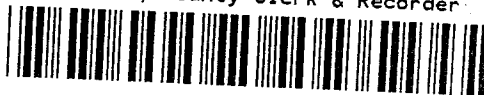
Each payment shall be credited first on interest then due and the remainder on principal; and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment of principal or interest, the whole sum of principal and interest shall, at the option of the holder of this note, become immediately due. Principal and interest payable in lawful money of the United States. If action be instituted on this note, the undersigned promise(s) to pay such sum as the Court may adjudge as attorney's fees. This note is secured by a DEED OF TRUST to Old Republic Title Company.


 JUAN MANUEL ORTEGA


 MARTHA ORTEGA

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

RECORDING REQUESTED BY:
OLD REPUBLIC TITLE COMPANY
AND WHEN RECORDED MAIL TO:
PAUL SODARO
DOROTHY SODARO
HC1 Box 75C
Joshua Tree, CA 92252



M	S	U	PAGE							
✓	2		5			1				
										EH
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

A.P.N.: 541-101-013-8

Title Order

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this Twenty-Fifth day of February, 2005, between

TRUSTOR: JUAN MANUEL ORTEGA and MARTHA ORTEGA, husband and wife as joint tenants

whose address is 13770 Santa Ysabel Drive, Desert Hot Springs, CA 92240, and

TRUSTEE: Old Republic Title Company, and

BENEFICIARY: PAUL SODARO and DOROTHY SODARO, husband and wife as joint tenants

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of Banning, County of Riverside, State of California, described as:

The South 90 feet of the West 115 feet of Lot 11 in Block 3 as shown by Amended Map of Banning Land Company on file in Book 9, Page 44 of Maps, San Bernardino County Records.

If the Trustor shall sell, convey or alienate said property or any part thereof, or any interest therein, or shall be divested of his title in any manner or way, whether voluntary or involuntary, any indebtedness or obligation secured hereby, irrespective of the maturity dates expressed in any note evidencing the same, at the option of the holder hereof, and without demand or notice, shall immediately become due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$460,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

Initials: JMO MIO

IRREGULAR AMORTIZATION CALCULATION
 (Using Daily Simple Interest Calculated on the Remaining Principal)

Client: DOROTHY SODARO
 Loan: JUAN & MARTHA ORTEGA

ID#: - -
 Account No:

Start Date: 10/29/2008
 Days Per Year: 365

Starting Loan Amount: \$336,965.38
 Deferred Interest Balance:

No	Payment Date	Payment Amount	Int Rate	- This Payment Paid - Interest	Principal	Remaining Principal	Deferred Interest
1	01/03/2009	3000.00	9.000	3000.00	0.00	336965.38	2483.77
2	02/03/2009	3000.00	9.000	2575.71	0.00	336965.38	-424.29
3	03/09/2009	3000.00	9.000	2824.97	0.00	336965.38	-175.03
4	04/11/2009	3000.00	9.000	2741.88	0.00	336965.38	-258.12
5	05/18/2009	3000.00	9.000	3000.00	0.00	336965.38	74.23
6	06/17/2009	3000.00	9.000	2492.62	0.00	336965.38	-507.38
7	07/27/2009	3000.00	9.000	3000.00	0.00	336965.38	323.49
8	08/31/2009	3000.00	9.000	2908.06	0.00	336965.38	-91.94
9	09/30/2009	-180.00	9.000	0.00	0.00	337145.38	2492.62
10	10/02/2009	3000.00	9.000	166.26	0.00	337145.38	-2833.74
11	10/31/2009	-180.00	9.000	0.00	0.00	337325.38	2410.82
12	11/30/2009	-180.00	9.000	0.00	0.00	337505.38	2495.28
13	12/31/2009	-180.00	9.000	0.00	0.00	337685.38	2579.84
2009 Totals		26280.00		22709.50	0.00		4290.50
14	01/05/2010	3500.00	9.000	416.32	0.00	337685.38	-3083.68
15	01/30/2010	-180.00	9.000	0.00	0.00	337865.38	2081.62
16	02/15/2010	3500.00	9.000	1332.95	0.00	337865.38	-2167.05
17	02/28/2010	-180.00	9.000	0.00	0.00	338045.38	1083.02
18	03/08/2010	3500.00	9.000	666.83	0.00	338045.38	-2833.17
19	03/31/2010	-180.00	9.000	0.00	0.00	338225.38	1917.13
20	04/22/2010	3500.00	9.000	1834.76	0.00	338225.38	-1665.24
21	04/30/2010	-180.00	9.000	0.00	0.00	338405.38	667.18
22	05/25/2010	3500.00	9.000	2086.06	0.00	338405.38	-1413.94
23	05/31/2010	-180.00	9.000	0.00	0.00	338585.38	500.65
24	06/30/2010	-180.00	9.000	0.00	0.00	338765.38	2504.60
25	07/30/2010	3500.00	9.000	2505.94	0.00	338765.38	-994.06
26	07/31/2010	-180.00	9.000	0.00	0.00	338945.38	83.53
27	08/31/2010	-180.00	9.000	0.00	0.00	339125.38	2590.84
28	09/30/2010	-180.00	9.000	0.00	0.00	339305.38	2508.60
29	10/07/2010	3500.00	9.000	585.65	0.00	339305.38	-2914.35
30	10/31/2010	-180.00	9.000	0.00	0.00	339485.38	2007.94
31	11/30/2010	-180.00	9.000	0.00	0.00	339665.38	2511.26
32	12/31/2010	-180.00	9.000	0.00	0.00	339845.38	2596.35
2010 Totals		22340.00		9428.51	0.00		15071.49
33	01/31/2011	-180.00	9.000	0.00	0.00	340025.38	2597.72
34	02/28/2011	-180.00	9.000	0.00	0.00	340205.38	2347.57
35	03/31/2011	-180.00	9.000	0.00	0.00	340385.38	2600.47
36	04/30/2011	-180.00	9.000	0.00	0.00	340565.38	2517.92
37	05/31/2011	-180.00	9.000	0.00	0.00	340745.38	2603.23
38	06/30/2011	-180.00	9.000	0.00	0.00	340925.38	2520.58
39	07/31/2011	-180.00	9.000	0.00	0.00	341105.38	2605.98
40	08/31/2011	-180.00	9.000	0.00	0.00	341285.38	2607.35
41	09/30/2011	-180.00	9.000	0.00	0.00	341465.38	2524.58
42	10/31/2011	-180.00	9.000	0.00	0.00	341645.38	2610.11
43	11/30/2011	-180.00	9.000	0.00	0.00	341825.38	2527.24
44	12/31/2011	-180.00	9.000	0.00	0.00	342005.38	2612.86
2011 Totals		-2160.00		0.00	0.00		0.00
45	01/31/2012	-180.00	9.000	0.00	0.00	342185.38	2614.23

Prepared By:

RARICK & ASSOCIATES
 56913 YUCCA TRAIL, STE A
 YUCCA VALLEY CA 92284
 Tel: (760) 228-1829 Fax: (760) 369-7360

06-19-2012

IRREGULAR AMORTIZATION CALCULATION
 (Using Daily Simple Interest Calculated on the Remaining Principal)

Client: DOROTHY SODARO
 Loan: JUAN & MARTHA ORTEGA

ID#: - -
 Account No:

Start Date: 10/29/2008
 Days Per Year: 365

Starting Loan Amount: \$336,965.38
 Deferred Interest Balance:

Page 2

No	Payment Date	Payment Amount	Int Rate	- This Payment Paid - Interest	Principal	Remaining Principal	Deferred Interest
46	02/29/2012	-180.00	9.000	0.00	0.00	342365.38	2446.86
	2012 Totals	-360.00		0.00	0.00		0.00

LOAN SUMMARY

Regular Interest Paid:	\$32,138.01	Deferred Interest Unpaid:	\$50,287.48
Deferred Interest Paid:	\$19,361.99	Principal Applied:	\$0.00
Total Interest Paid:	\$51,500.00	Remaining Principal:	\$342,365.38

Prepared By:

RARICK & ASSOCIATES
 56913 YUCCA TRAIL, STE A
 YUCCA VALLEY CA 92284
 Tel: (760) 228-1829 Fax: (760) 369-7360

06-19-2012

ABSTRACT OF TRUST
Certification

We, the undersigned, declare as follows:

1. That PAUL SODARO and DOROTHY M. SODARO are husband and wife and reside at 61060 Navajo Trail, Joshua Tree, California and are the Settlers of the SODARO 2005 Revocable Family Trust dated 12-27 2005.

2. That PAUL SODARO and DOROTHY M. SODARO, are the current Trustees of the SODARO 2005 Revocable Family Trust dated 12-27, 2005.

3. Attached is a true and correct copy of the portion of the trust instrument which provides that the declarants are the Settlers and Trustees.

4. That all property, real and personal, transferred to this Trust and listed on Schedule A, is the community property of the Settlers regardless of the manner in which title was held or acquired prior to transfer to this Trust.

5. The Successor Trustees of the SODARO 2005 Family Trust dated 12-27, 2005 are KURT SODARO and KAREN SODARO, in that order.

6. The beneficiaries of the SODARO 2005 Family Trust dated 12-27, 2005 are the Settlers' children, namely, KURT SODARO, KAREN SODARO and KATHY OLSON, or the survivor of them, in equal shares, share and share alike.

7. A beneficiary must survive the Settlor by thirty (30) days.

8. The incapacity of a Settlor to serve as Trustee of the Trust shall be determined by the non incapacitated Settlor and declared by him/her in writing, under penalty of perjury. This writing shall suffice for the non incapacitated Settlor to serve as sole Trustee of the Trust. The incapacity of the Settlor or Settlers shall be determined by the primary physician of the incapacitated Settlor or Settlers and declared by said physician in writing under penalty of perjury, if the Successor Trustee is to serve as Trustee of the Trust. This writing shall suffice for the Successor Trustee to serve as Trustee of the Trust.

9. This trust may be revoked by the Settlers at any time.

10. The tax identification of the trust is [REDACTED] and [REDACTED]

11. Title to assets to this trust shall be taken as PAUL SODARO and DOROTHY M. SODARO, Trustees of the SODARO 2005 Revocable Family Trust dated 12.27, 2005.

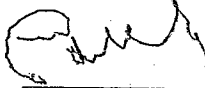
12. Attached is a true and correct copy of the portion of the trust instrument which lists the powers of the trustee.

13. This Trust contains a HIPAA waiver at Article XXIV.

14. This Trust is created to hold the Settlor's combined estate and provide continuity of management of the estate both during the Settlor's lifetimes and upon the Settlor's deaths and to avoid probate of the estate.

15. This trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Abstract of Trust certification to be incorrect.

16. This Abstract of Trust certification is being signed by the Settlor and all currently acting trustees of the trust.



PAUL SODARO, Settlor/Trustee

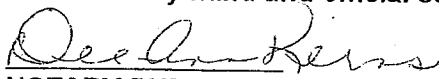


DOROTHY M. SODARO, Settlor/Trustee

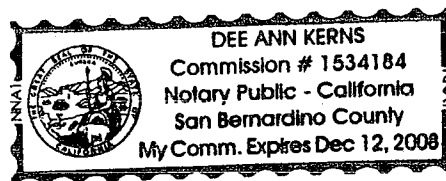
State of California)
) ss.
County of San Bernardino)

On Dec. 27, 2005 before me Dee Ann Kerns
personally appeared PAUL SODARO and DOROTHY M. SODARO, personally-known-to-me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the instrument in their authorized capacities and that by their signatures on the instrument the persons or the entities on behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC



RECORDING REQUESTED BY
LEGAL DOCUMENT SERVICES

AND WHEN RECORDED MAIL TO:
PAUL AND DOROTHY SODARO, TSTE
HC1 BOX 750C
JOSHUA TREE, CA 92252

Title Order No. _____
Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Assignment of Deed of Trust


FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to PAUL SODARO AND DOROTHY M. SODARO, TRUSTEES OF THE SODARO 2005 REVOCABLE FAMILY TRUST all beneficial interest under that certain Deed of Trust dated FEBRUARY 25, 2005, executed by JUAN MANUEL ORTEGA AND MARTHA ORTEGA, HUSBAND AND WIFE AS JOINT TENANTS, Trustor, to PAUL SODARO AND DOROTHY SODARO, HUSBAND & WIFE AS JOINT TENANTS, Trustee, and recorded as Instrument No. 2005-0264256 on APRIL 5, 2005 in Book N/A, Page N/A, of Official Records in the County Recorder's office of RIVERSIDE County, California, describing land therein as:

THE SOUTH 90 FEET OF THE WEST 115 FEET OF LOT 11, BLOCK 3 AS SHOWN BY AMENDED MAP OF BANNING LAND COMPANY ON FILE IN BOOK 9, PAGE 44 OF MAPS.

APN: 0541-101-013-8

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated Dec. 27, 2005



PAUL SODARO
DOROTHY SODARO

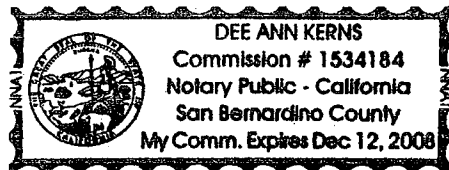
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE *San Bernardino*

On Dec. 27, 2005, before me, the undersigned, a Notary Public in and for said State, personally appeared PAUL SODARO AND DOROTHY SODARO

personally-known-to-me (or proven 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 Dee Ann Kerns



(This area for official notarial seal)

STATE OF CALIFORNIA


CERTIFICATION OF VITAL RECORD

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

3200833008089

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY AND ERASURES, WHITEDOUTS OR ALTERATIONS VS-1 (REV 1/04)		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT — FIRST (Given) PAUL		2. MIDDLE -		3. LAST (Family) SODARO	
AKA. ALSO KNOWN AS — Include full AKA (FIRST, MIDDLE, LAST)				4. DATE OF BIRTH mm/dd/yyyy 05/21/1935	
5. AGE Yrs. 73		IF UNDER ONE YEAR Months Days Hours Minutes		6. SEX M	
9. BIRTH STATE/FOREIGN COUNTRY IL		10. SOCIAL SECURITY NUMBER [REDACTED]		11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS (at Time of Death) MARRIED		7. DATE OF DEATH mm/dd/yyyy 07/30/2008		8. HOUR (24 Hours) 1310	
13. EDUCATION — Highest Level/Degree (see worksheet on back) 07		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) SICILIAN, ITALIAN	
17. USUAL OCCUPATION — Type of work for most of life. DO NOT USE RETIRED OWNER		18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) FURNITURE STORE		19. YEARS IN OCCUPATION 26	
20. DECEDENT'S RESIDENCE (Street and number or location) 61060 NAVAJO TRAIL					
21. CITY JOSHUA TREE		22. COUNTY/PROVINCE SAN BERNARDINO		23. ZIP CODE 92252	
24. YEARS IN COUNTY 26		25. STATE/FOREIGN COUNTRY CA			
26. INFORMANT'S NAME, RELATIONSHIP DOROTHY SODARO, WIFE			27. INFORMANT'S MAILING ADDRESS (Street and number or rural route number, city or town, state, ZIP) HC1 BOX 750-C, JOSHUA TREE, CA 92252		
28. NAME OF SURVIVING SPOUSE — FIRST DOROTHY		29. MIDDLE -		30. LAST (Maiden Name) SNODGRASS	
31. NAME OF FATHER — FIRST PIETRO		32. MIDDLE -		33. LAST SODARO	
34. BIRTH STATE ITALY		35. NAME OF MOTHER — FIRST CARMELA		36. MIDDLE -	
37. LAST (Maiden) VINCERE		38. BIRTH STATE IL			
39. DISPOSITION DATE mm/dd/yyyy 08/06/2008		40. PLACE OF FINAL DISPOSITION JOSHUA TREE MEMORIAL PARK 60121 29 PALMS HWY, JOSHUA TREE, CA 92252			
41. TYPE OF DISPOSITION(S) CR/BU		42. SIGNATURE OF EMBALMER NOT EMBALMED		43. LICENSE NUMBER -	
44. NAME OF FUNERAL ESTABLISHMENT JOSHUA TREE MORT AND CREMATORY		45. LICENSE NUMBER FD1393		46. SIGNATURE OF LOCAL REGISTRAR ERIC K. FRYKMAN, M.D.	
47. DATE mm/dd/yyyy 08/06/2008					
101. PLACE OF DEATH ODYSSEY HOUSE		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> P <input type="checkbox"/> ER/OP <input type="checkbox"/> DCA <input checked="" type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other		103. IF OTHER THAN HOSPITAL, SPECIFY ONE	
104. COUNTY RIVERSIDE		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number or location) 74350 COUNTRY CLUB DRIVE		106. CITY PALM DESERT	
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. IMMEDIATE CAUSE (Final disease or condition resulting in death) (A) CARDIOPULMONARY ARREST (B) PERIPHERAL VASCULAR DISEASE (C) DIABETES (D) _____ Sequentially, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST		108. DEATH REPORTED TO CORONER? Time Interval Between Onset and Death: (A) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (B) YRS (C) YRS (D) _____		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				113A. 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: _____ Decedent Last Seen Alive: _____		115. SIGNATURE AND TITLE OF CERTIFIER ARVINDER SINGH BIR M.D.		116. LICENSE NUMBER A91355	
117. DATE mm/dd/yyyy 07/17/2008		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE ARVINDER SINGH BIR M.D. PO BOX 3373, PALM DESERT, CA 92211		117. DATE mm/dd/yyyy 08/03/2008	
119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED		120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy	
122. HOUR (24 Hours)					
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		FAX AUTH. #	
				CENSUS TRACT	
 *0120080008089675*					

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.

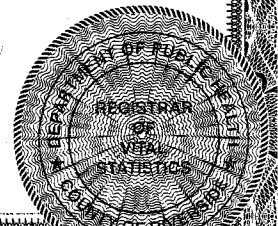
Aug 13, 2008

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



DATE ISSUED

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



**Dorothy Sodaro
HC1 Box 750C
Joshua Tree, Ca. 92252**

June 19, 2012

Attention: Excess Proceeds
Adrian Potenciano – Deputy
Don Kent, Treasurer-Tax Collector
Post Office Box 12005
Riverside, Ca. 92502-2205

Re: Sodaro, Dorothy M Tr
Assessment No.: 541101013-8 Item: 803
Situs Address: 210 N San Gorgonio Ave, Banning
Date Sold: March 20, 2012
Final Date to Submit Claim: May 13, 2013

To Whom It May Concern:

Dorothy Sodaro was the 1st Trust Deed holder on this property immediately prior to the tax lien sale. We are attaching per your letter the following in order to prove her claim:

1. Form SCO 8-21 (1-99)
2. County of Riverside letter dated June 6, 2012
3. County of Riverside Confirmation of Recording a Document
4. Escrow closing statement
5. Note secured by deed of trust
6. Short form deed of Trust and Assignment of rents
7. Amortization schedule showing actual payments received
8. Abstract of Trust Certificate
9. Assignment of Deed of Trust
10. Paul Sodaro death certificate

The Amortization schedule shows a negative of \$180.00 on many months. This is due to the late charge allowed to be charged by Mrs Sodaro for non-payment. The loan balance outstanding prior to the tax lien sale was \$342,365.38.

As this note was transferred into their trust, we are enclosing a copy of the abstract of trust certification showing Dorothy Sodaro has authority to collect proceeds in regard to this note.

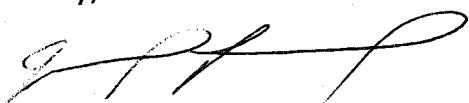
Paul Sodaro has passed away and a copy of the death certificate is being attached here to.

We will provide you with any additional documentation required upon your request.

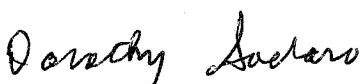
Please contact Jack Rarick EA, my Accountant at 760.228.1829, with any additional information needed to resolve this matter.

Thank you for your assistance in helping Dorothy Sodaro receive some monies in regard to her note.

Sincerely,



Jack Rarick EA



Dorothy Sodaro