

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS  
 DATE: 1/2/15

Departmental Concurrence

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

331A



**FROM:** Don Kent, Treasurer/Tax Collector

**SUBMITTAL DATE:**

**JAN 12 2015**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 182, Item 221. Last assessed to: Luvorne Jones Jeffery 50% interest and Kimberly Pumphery, a married woman as her sole and separate property. District 5 [\$25,477] Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the three claims from the County of Riverside, Treasurer Tax-Collector for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541133018-2;

(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 16, 2009 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 05, 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.

(continued on page two)

Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 25,477	\$ 0	\$ 25,477	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

**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: 3/12/15  
 Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
 Nays: None  
 Absent: None  
 Date: March 24, 2015  
 xc: Treasurer, Auditor

Kecia Harper-Ihem  
 Clerk of the Board

By: Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

**9-20**

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

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 182, Item 221. Last Assessed to: Luvorne Jones Jeffery 50% interest and Kimberly Pumphery, a married woman as her sole and separate property. District 5 [\$25,477] Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** JAN 12 2015

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:**

2. Approve the claim from Global Discoveries, Ltd. assignee for Armando Williams for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541133018-2;
3. Approve the claim from the City of Banning for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541133018-2;
4. Approve the claim from Barbara J. Cole AKA Barbara Jean Cole, heir to the Estate of Luvorne Jones Jeffery, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541133018-2;
5. Deny the claim from Tressie Jones;
6. Deny the claim from the John De Hart, attorney for Armando Williams;
7. Authorize and direct the Auditor-Controller to issue warrants to the County of Riverside, Treasurer-Tax Collector in the amount of \$4,575.37, Global Discoveries, Ltd. assignee for Armando Williams in the amount of \$12,739.00, the City of Banning in the amount of \$2,120.00, and Barbara J. Cole AKA Barbara Jean Cole in the amount of \$6,043.62 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 eight claims for excess proceeds:

1. Claim from the County of Riverside, Treasurer-Tax Collector based on a Certificate of Lien recorded January 11, 2006 as Instrument No. 2006-0026385.
2. Claim from the County of Riverside, Treasurer-Tax Collector based on a Certificate of Lien recorded January 11, 2006 as Instrument No. 2006-0026387.
3. Claim from Global Discoveries, Ltd. assignee for Armando Williams based on an Assignment of Right to Collect Excess Proceeds dated May 21, 2009, a Short Form Deed of Trust and Assignment of Rents recorded June 27, 2007 as Instrument No. 2007-0417388, and a Lost Note Affidavit dated May 21, 2009.
4. Claim from the County of Riverside, Treasurer-Tax Collector based on a Certificate of Lien recorded April 30, 2008 as Instrument No. 2008-0221484.
5. Claim from the City of Banning based on Notice of Abatement/Assessment Lien recorded November 04, 2008 as Instrument No. 2008-0586448.
6. Claim from Barbara J. Cole AKA Barbara Jean Cole, heir to the Estate of Luvorne Jones Jeffery based on an Order Determining Succession to Real Property recorded September 30, 1991 as Instrument No. 337981, an Affidavit for Collection of Personal Property Pursuant to California Probate Code 13100-13116 dated November 18, 2014, and the death certificate of Luvorne Jeffery.
7. Claim from Tressie Jones, heir to the Estate of Luvorne J. Jeffery based on based on an Order Determining Succession to Real Property recorded September 30, 1991 as Instrument No. 337981, an Affidavit for Collection of Personal Property Pursuant to California Probate Code 13100-13116 dated November 18, 2014, and the death certificate of Luvorne Jeffery.
8. Claim from John De Hart, attorney for Armando Williams based on a Short Form Deed of Trust with Assignments of Rents recorded June 27, 2007 as Instrument No. 2007-0417388.

Pursuant to Section 4675 (a) & (b) & (e) & (f) of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Riverside, Treasurer-Tax Collector be awarded excess proceeds in the amount of \$4,575.37, Global Discoveries, Ltd. assignee for Armando Williams be awarded excess proceeds in the amount of \$12,739.00, the City of Banning be awarded excess proceeds in the amount of \$2,120.00, and Barbara J. Cole AKA Barbara Jean Cole, heir to the Estate of Luvorne Jones Jeffery be awarded excess proceeds in the amount of \$6,043.62. The claim from Tressie Jones be denied since it has been determined that Tressie Jones was not a party of interest since Barbara J. Cole aka Barbara Jean Cole was the heir to the Estate of Luvorne Jones Jeffery through probate code 6402 and so there are no funds for consideration for the claim from Tressie Jones. The claim from John De Hart, attorney for Armando Williams be denied since Armando Williams had previously assigned his right to claim excess proceeds to Global Discoveries, Ltd.

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 182, Item 221. Last Assessed to: Luvorne Jones Jeffery 50% interest and Kimberly Pumphery, a married woman as her sole and separate property. District 5 [\$25,477] Fund 65595 Excess Proceeds from Tax Sale.

**DATE: JAN 12 2015**

**PAGE: Page 3 of 3**

Supporting documentation has been provided. The Tax Collector requests approval of the above recommend motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Citizens and Businesses**

Excess proceeds are being released to the lien holders, the beneficiary of the deed of trust, and the heir of the last assessee of the property.

**ATTACHMENTS (if needed, in this order):**

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

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

To: Don Kent, Treasurer and Tax Collector

Re: Claim for Excess Proceeds

TC 182 Item 221 Assessment No.: 541133018-2

Assessee: JEFFREY LUVORNE JONES ESTATE OF & PUMPHERY, KIMBERLY

Situs: 307 N EVANS ST BANNING

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

2009 JUL -6 PM 9:55  
TREASURER & COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1469.54 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. 2009026385; recorded on 1-11-06. 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.

See Attached

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

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

Executed this 22 day of June, 2009 at Riverside, CA  
County, State

Cosme Aguilera, Deputy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Phone Number

Return to  
DON KENT  
County Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, California 92502-2205

ASMTNBR: 001180010-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,469.54  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547562 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2004-2005 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14442 STR: 47938 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003825  
YRCOMENT: TAX RATE 0122259

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
\* \* \* \* \* E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CITY: 33 LIEN NBR: 0295900 DOC: 000020060026385  
PRNT: 01/01/2006 RECD: 01/11/2006 RELD:  
NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

State of California ) ss  
County of Riverside )  
I HEREBY CERTIFY that this is a full and correct copy  
of the tax record described thereon which is on file in  
this office and of which I am legal custodian.

Dated this 22 day of June, 2009  
DON KENT, TREASURER-TAX COLLECTOR

*Don Kent*

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
10/04/2005	TAXES		848.23	848.23
11/30/2005	DELQ PENALTY		84.82	933.05
01/01/2006	LIEN FEES		13.00	946.05
01/01/2006	MISC FEES		40.00	986.05
03/16/2009	ACCRUED PENALTY		483.49	1,469.54

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

JEFFERY LUVORNE JONES ESTATE OF  
BARBARA COLE  
410 N WEST GUTHRIE  
IDABEL OK 74745

Doc #. 2006-0026385  
01/11/2006 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records  
County of Riverside  
== Larry W Ward ==

Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

**CERTIFICATE OF LIEN**

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.  
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0295900

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

**NAME AND ADDRESS**

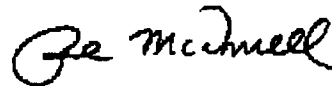
JEFFERY LUVORNE JONES ESTATE OF  
COLE BARBARA  
410 N WEST GUTHRIE  
IDABEL OK 74745

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2005-2006	001-020	001180010-3	\$848.23	\$84.82	\$0.00	\$11.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 01/01/2006



Paul McDonnell, Tax Collector

ASMTNBR: 001180010-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,479.54  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547562 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2004-2005 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14442 STR: 47938 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003825  
YRCOMENT: TAX RATE 0122259

\* \* \* \* \*                   \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
                          E N F O R C E M E N T   A C T I O N S                   \* \* \* \* \*

CTY: 33       LIEN NBR: 0295900 DOC: 000020060026385  
  PRNT: 01/01/2006 RECD: 01/11/2006 RELD:  
NAME:        COLE, BARBARA  
NAME:        JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS:     410 N WEST GUTHRIE IDABEL OK 747450000

\* \* \* \* \*                   \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
  INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \*   C H A R G E S   A N D   P A Y M E N T   H I S T O R Y   \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
10/04/2005	TAXES		848.23	848.23
11/30/2005	DELQ PENALTY		84.82	933.05
01/01/2006	LIEN FEES		23.00	956.05
01/01/2006	MISC FEES		40.00	996.05
03/16/2009	ACCRUED PENALTY		483.49	1,479.54

ASMTNBR: 001180010-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,479.54  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547562 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2004-2005 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14442 STR: 47938 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003825  
YRCOMENT: TAX RATE 0122259

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
\* \* \* \* \* E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0295900 DOC: 000020060026385  
PRNT: 01/01/2006 RECD: 01/11/2006 RELD:

NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

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INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
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11/30/2005	DELQ PENALTY		84.82	933.05
01/01/2006	LIEN FEES		23.00	956.05
01/01/2006	MISC FEES		40.00	996.05
03/16/2009	ACCRUED PENALTY		483.49	1,479.54



INQUHIST 001180010-3 2005

12/17/2014 07:22:57 PAGE: 1

ASMTNBR: 001180010-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,479.54  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547562 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2004-2005 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14442 STR: 47938 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003825  
YRCOMENT: TAX RATE 0122259

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
\* \* \* \* \* E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0295900 DOC: 000020060026385  
PRNT: 01/01/2006 RECD: 01/11/2006 RELD:

NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
				TAX CODE 0-00
10/04/2005	TAXES		848.23	848.23
11/30/2005	DELQ PENALTY		84.82	933.05
01/01/2006	LIEN FEES		23.00	956.05
01/01/2006	MISC FEES		40.00	996.05
03/16/2009	ACCRUED PENALTY		483.49	1,479.54

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 221 Assessment No.: 541133018-2

Assessee: JEFFREY LUVORNE JONES ESTATE OF & PUMPHERY, KIMBERLY

Situs: 307 N EVANS ST BANNING

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

2009 JUL -5 11 05  
RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$1454.60 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. 2006026387, recorded on 1-11-2006. 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.

See Attached

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

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

Executed this 22 day of June, 2009 at Riverside, CA  
County, State

Cosmo Aguilera, Deputy  
Signature of Claimant

Signature of Claimant

Print Name  
Return to  
DON KENT  
County Treasurer-Tax Collector  
Street Address P.O. Box 12005  
Riverside, California 92502-2005  
City, State, Zip

Print Name  
Street Address  
City, State, Zip

Phone Number

Phone Number

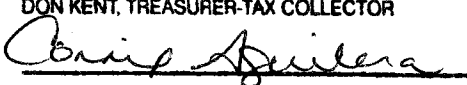
ASMTNBR: 001180009-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,454.60  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547561 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2003-2004 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14176 STR: 47059 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003824  
YRCOMENT: TAX RATE 0123000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
\* \* \* \* \* E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0295899 DOC: 000020060026387  
PRNT: 01/01/2006 RECD: 01/11/2006 RELD:  
NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

State of California ) ss  
County of Riverside )  
I HEREBY CERTIFY that this is a full and correct copy  
of the tax record described thereon which is on file in  
this office and of which I am legal custodian.  
Dated this 22 day of June, 2009  
DON KENT, TREASURER-TAX COLLECTOR  


\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
10/04/2005	TAXES		839.29	839.29
11/30/2005	DELQ PENALTY		83.92	923.21
01/01/2006	LIEN FEES		13.00	936.21
01/01/2006	MISC FEES		40.00	976.21
03/16/2009	ACCRUED PENALTY		478.39	1,454.60

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

JEFFERY LUVORNE JONES ESTATE OF  
BARBARA COLE  
410 N WEST GUTHRIE  
IDABEL, OK 74745

Doc # 2006-0026387  
01/11/2006 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records

County of Riverside

== Larry W Ward ==

Assessor, County Clerk and Recorder

\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

### CERTIFICATE OF LIEN

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.  
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA |  
COUNTY OF RIVERSIDE | SS

No. 0295899

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

#### NAME AND ADDRESS

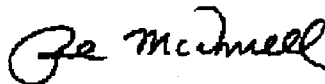
JEFFERY LUVORNE JONES ESTATE OF  
COLE BARBARA  
410 N WEST GUTHRIE  
IDABEL OK 74745

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2005-2006	001-020	001180009-3	\$839.29	\$83.92	\$0.00	\$11.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 01/01/2006



Paul McDonnell, Tax Collector

Public Record

ASMTNBR: 001180009-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,464.60  
ESCAPE-FM: 541133018-2 TRA: 001-020 BILLNBR: 200547561 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2003-2004 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14176 STR: 47059 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003824  
YRCOMENT: TAX RATE 0123000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0295899 DOC: 000020060026387  
PRNT: 01/01/2006 RECD: 01/11/2006 RELD:  
NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
10/04/2005	TAXES		839.29	839.29
11/30/2005	DELQ PENALTY		83.92	923.21
01/01/2006	LIEN FEES		23.00	946.21
01/01/2006	MISC FEES		40.00	986.21
03/16/2009	ACCRUED PENALTY		478.39	1,464.60

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

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)



**COUNTY OF RIVERSIDE  
TREASURER AND TAX COLLECTOR**

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

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

June 4, 2009

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

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 541133018-2      Item: 221  
Situs Address: 307 N Evans St Banning  
Assessee: Jeffrey Luvorne Jones Estate Of & Pumphery, Kimberly  
Date Sold: March 16, 2009  
Date Deed to Purchaser Recorded: May 5, 2009  
Final Date to Submit Claim: May 5, 2010

Dear Sir or Madame:

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

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

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

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

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Desiree Taylor  
Deputy

ASMTNBR: 001180009-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,464.60  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547561 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
ASMTDESC: ESC ASMT 2003-2004 0531.00 541133018-2 001-020  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
VALUE(S): LND: 14176 STR: 47059 HXD: 7000

ASR RT: 0531.00 ORG-DT: 06/09/2005 COMP-DT: 10/04/2005 NBR: 0003824  
YRCOMENT: TAX RATE 0123000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
E N F O R C E M E N T      A C T I O N S      \* \* \* \* \*

CTY: 33      LIEN NBR: 0295899 DOC: 000020060026387  
PRNT: 01/01/2006 RECD: 01/11/2006 RELD:  
NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S      A N D      P A Y M E N T      H I S T O R Y      \* \* \* \* \*

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03/16/2009	ACCRUED PENALTY		478.39	1,464.60

ASMTNBR: 001180009-3 YR: 2005 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,464.60  
ESCAPE-FM:541133018-2 TRA: 001-020 BILLNBR: 200547561 TAX CODE 0-00

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ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
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YRCOMENT: TAX RATE 0123000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
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PRNT: 01/01/2006 RECD: 01/11/2006 RELD:  
NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
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01/01/2006	MISC FEES		40.00	986.21
03/16/2009	ACCRUED PENALTY		478.39	1,464.60



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 221 Assessment No.: 541133018-2

Assessee: JEFFREY LUVORNE JONES ESTATE OF & PUMPHERY, KIMBERLY

Situs: 307 N EVANS ST BANNING

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$1621.23 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. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

See Attached

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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 22 day of June, 2009 at Riverside, CA  
County, State

Donnie Aquilera, Deputy  
Signature of Claimant

\_\_\_\_\_  
Signature of Claimant

Print Name \_\_\_\_\_

Print Name \_\_\_\_\_

Street Address \_\_\_\_\_  
Return to  
DON KENT  
County Treasurer-Tax Collector  
P.O. Box 12005  
Riverside, California 92502-2205

Street Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone Number \_\_\_\_\_

Phone Number \_\_\_\_\_

2009 JUL - 5 PM 09:55  
RECORDERS - TAX COLLECTION

ASMTNBR: 052165213-5 YR: 2001 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,621.23  
PARENT: 541133018-2 TRA: 001-020 BILLNBR: 006601280 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
MAILADDR: 410 N WEST GUTHRIE IDABEL OK 74745  
SITUS: 307 N EVANS ST BANNING 92220  
PRCLDESC: LOT 39 MB 020/069 MEX AMERI  
ID INFO: DUE TO CONVEYANCE NBR: 9001499 EFFECTIVE DATE: 02/27/2002  
CONVEY: D50 9001499 02/2002

VALUE(S): LND: 14017 STR: 46554 2001  
VALUE(S): LND: 13898 STR: 46136 2002

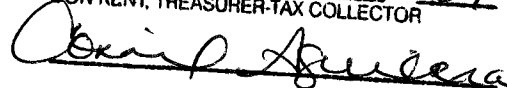
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E N F O R C E M E N T      A C T I O N S      \* \* \* \* \*

CTY: 33 LIEN NBR: 0338897 DOC: 000020080221484  
PRNT: 02/28/2006 RECD: 04/30/2008 RELD:

NAME: COLE, BARBARA  
NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

State of California ) ss  
County of Riverside )  
I HEREBY CERTIFY that this is a full and correct copy  
of the tax record described thereon which is on file in  
this office and of which I am legal custodian.

Dated this 22 day of June, 2009  
DON KENT, TREASURER-TAX COLLECTOR



\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
INPUT/PAY-DT: 03/16/2009  
\* \* \* \* \* C H A R G E S      A N D      P A Y M E N T      H I S T O R Y      \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
10/05/2005	TAXES		936.25	936.25
12/11/2005	DELQ PENALTY		93.62	1,029.87
02/28/2006	LIEN FEES		13.00	1,042.87
02/28/2006	MISC FEES		58.75	1,101.62
03/16/2009	ACCRUED PENALTY		519.61	1,621.23

THIS IS TO INFORM YOU THAT A TAX LIEN HAS BEEN FILED WITH RESPECT TO UNSECURED PROPERTY

When recorded, mail to:

JEFFERY LUVORNE JONES ESTATE OF  
BARBARA COLE  
410 N WEST GUTHRIE  
IDABEL OK 74745

Doc #. 2008-0221484  
04/30/2008 08:00A Fee: NC  
Page 1 of 1

Recorded in Official Records  
County of Riverside  
== Larry W Ward ==

Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

**CERTIFICATE OF LIEN**

(Recorded pursuant to Revenue and Taxation Code Section 2191.3 et seq.  
and without acknowledgement pursuant to Government Code Section 27282)

STATE OF CALIFORNIA | SS  
COUNTY OF RIVERSIDE

No. 0338897

I, Paul McDonnell, Tax Collector of the County of Riverside, State of California, hereby certify that there are, on record in my office, unpaid taxes which were duly assessed, computed and levied for the fiscal year shown below pursuant to Section 2151 et seq. of the Revenue and Taxation Code.

The person(s) shown below is (are) liable to said County for the unpaid amounts set forth below plus any other penalties and charges which may accrue pursuant to law.

**NAME AND ADDRESS**

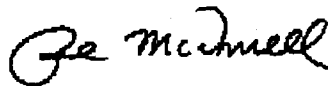
JEFFERY LUVORNE JONES ESTATE OF  
410 N WEST GUTHRIE  
IDABEL OK 74745

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2001-2003	001-020	052165213-5	\$936.25	\$93.62		\$13.00

Upon recordation of this certificate of lien, the total amount required to be paid constitutes a lien upon all personal property and real property now owned or subsequently acquired by the person(s) named herein before the date on which this lien expires.

This lien has the force, effect and priority of judgement lien for ten years from the recording of this instrument, unless sooner released or otherwise discharged.

Executed on 04/22/2008



Paul McDonnell, Tax Collector

ASMTNBR: 052165213-5 YR: 2001 INPUT/PAY-DT: 03/16/2009 BAL-DUE: 1,631.23  
PARENT: 541133018-2 TRA: 001-020 BILLNBR: 006601280 TAX CODE 0-00

ASSESSEE: COLE, BARBARA  
ASSESSEE: JEFFERY LUVORNE JONES ESTATE OF  
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NAME: JEFFERY LUVORNE JONES ESTATE OF  
ADDRESS: 410 N WEST GUTHRIE IDABEL OK 747450000

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02/28/2006	MISC FEES		58.75	1,111.62
03/16/2009	ACCRUED PENALTY		519.61	1,631.23



**CLAIM SUMMARY**

To: Riverside County Treasurer and Tax Collector

Assessors Parcel Number: 541-133-018-2  
Last Assessee: Jeffrey Luvorne Jones Estate Of Pumphery Kimberly  
Sale Date: 3/16/2009  
Item Number: 221  
Tax Sale Number: 182  
Deadline Date: 5/5/2010

RECEIVED  
RIVERSIDE COUNTY  
TREASURER AND TAX COLLECTOR  
MAY 11 2010 10:07 AM

Dear Treasurer/Tax Collector:

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

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

1. Short Form Deed of Trust and Assignment of Rents naming Armando Williams as Beneficiary as Document#2007-0417388, Recorded in Riverside County on 6/27/2007.
2. Lost Note Affidavit
3. Statement of Amount Due & Owing
4. Amount Due & Payable Calculation
5. Assignment of Excess Proceeds signed by Armando Williams
6. Claim Form(s) signed by Global Discoveries
7. Photo ID for Assignor: Armando Williams to follow

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

- One warrant in the amount of \$13,003.50 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](mailto: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).



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 541-133-018-2, Tax Sale Number, Item 221 TC # 182 sold at public auction on 3/16/2009. I understand that the total of excess proceeds available for refund is \$ 26,007.00+/-, 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.

[Signature] 5-21-09  
(Signature of Party of Interest/Assignor) (Date)

Armando Williams  
(Name Printed)

Tax ID/SS# [Redacted]

269 S. Beverly Drive #736  
(Address)

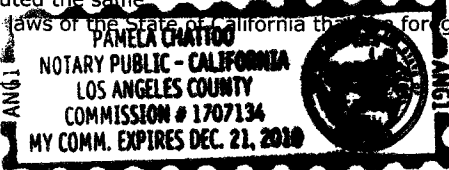
Beverly Hills, CA 90212  
(City/State/Zip)

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

(310) 717-9939  
(Area Code/Telephone Number)

On MAY 21 2009, before me, PAMELA CHATTOC, a Notary Public in and for said State, personally appeared ARMANDO WILLIAMS 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.  
Pamela ChattoC  
(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)

Jed Byerly, Chief Operating Officer  
(Name Printed)

Tax ID/SS# 77-0558969

Global Discoveries, Ltd.  
(Address)

STATE OF CALIFORNIA )  
COUNTY OF Stanislaus )

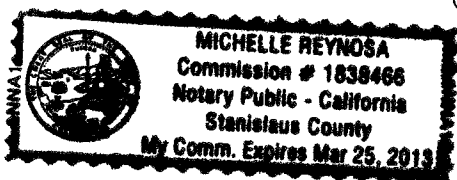
P.O. Box 1748  
Modesto, California 95353-1748  
(City/State/Zip)

Phone: (209) 593-3913

On 6/5/2009, 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)



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Armando Williams
269 S. Beverly Dr. #736
Beverly Hills, Ca 90212



Table with columns: S, R, U, PAGE, SIZE, DA, MISC, LONG, RFD, COPY, M, A, L, 465, 426, PCOR, NCOR, SMF, NCHG, EXAM, T, CTY, UNI. Includes handwritten numbers 2, 1, 4, 23, 04, and a circled 'C' with '049'.

Title Order No.
Escrow No.

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this June, day of 20, 2007, between Kimberly Pumphery, herein called TRUSTOR, whose address is 307 No. Evans Street, Banning, Ca 92220, GATEWAY TITLE COMPANY, a California Corporation, herein called TRUSTEE, and Armando Williams, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in 307 No. Evans Street, Banning Ca 92220 County, California, described on "Exhibit A" attached hereto

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

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of (\$80,000.00) 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, which evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

Table listing counties and their corresponding book and page numbers for recording reference.

(which provisions identical in all counties, are printed on the attached page to this form) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that said Trustor will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. The Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

STATE OF CALIFORNIA

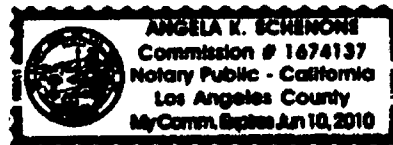
COUNTY OF LOS Angeles ) ss.

On June 20, 2007 before me, Angela K. Schenone, notary public personally appeared, Kimberly Pumphery

Handwritten signature of Kimberly Pumphery

Notary Stamp or Seal

personally known to me (or proved to me 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



**Exhibit 'A'**

Lot 39 of Mexican American tract as recorded in Book 20, Page 69 of Maps of the records in the office of the County Recorder of Riverside County.

DOD 110

LOST NOTE AFFIDAVIT

The undersigned Affiant(s) states as follows:

1. Affiant(s) has exercised due diligence to locate the lost Note.
2. The Affiant(s) is the owner of the note secured by the Deed of Trust, executed by Kimberly Pumphery, as Trustor(s), to Gateway Title Company, as Trustee, in favor of Armando Williams, as Beneficiary. The Deed of Trust was recorded in Riverside County, California, on as Instrument Number(s) 2007-0417388, to secure a lien against the property(ies) identified by Assessors Parcel Number(s) 541-133-018-2.
3. The terms of the original Note are as follows:
  - a) Date of the Note is 6/20/2007.
  - b) Interest rate is 5% per annum.
  - c) Original Loan amount was \$80,000.00.
  - d) First Payment was due on 08/01/2007.
  - e) Payments are due on the 1<sup>st</sup> day of each month.
  - f) Monthly payment amount is \$1,509.70. (P&I)
  - g) Late payment penalty is 3% of the monthly payment if not received within 15 days from the due date.

The affiant(s) affirms, under penalty of perjury under the laws of the State of California that the foregoing is true and correct to the best of my knowledge.

5-21-09  
 DATE: MONTH, DAY, YEAR

[Signature]  
 Armando Williams

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

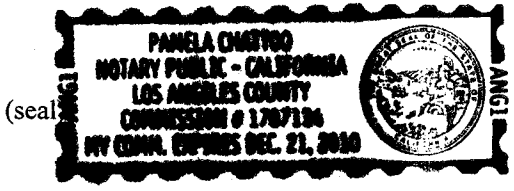
State of CALIFORNIA)  
 County of LOS ANGELES)

On MAY 21 2009 before me, PAMELA CHATTO, NOTARY PUBLIC, personally appeared  
 (Date) (here insert name and title of the officer)

ARMANDO WILLIAMS, 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.  
Pamela Chatto  
 Signature of Notary Public



STATEMENT OF AMOUNT DUE AND OWING

The undersigned hereby states that the original amount of the lien or security interest against Assessor's Parcel Number(s) 541-133-018-2 was \$80,000.00. The amount still due and owing as of the 3/16/2009 sale of the tax-defaulted property by the Riverside County Tax Collector was at least \$87,900.63.

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

5-21-09  
DATE: MONTH, DAY, YEAR

*Armando Williams*  
Armando Williams

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of CALIFORNIA )

County of LOS ANGELES )

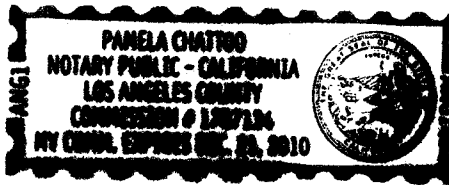
On MAY 21, 2009 before me, PAMELA CHATTOO, NOTARY PUBLIC personally appeared  
(Date) (here insert name and title of the officer)

ARMANDO WILLIAMS, 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.

*Pamela Chattoo*  
Signature of Notary Public (seal)



### Amount Due And Payable Calculation

Trustor(s) or Debtor(s): Kimberly Pumphery  
Beneficiary(ies) or Creditor(s): Armando Williams  
Instrument Number: 2007-0417388  
County: Riverside  
APN: 541-133-018-2

Original Principal Balance of Loan: \$80,000.00  
Interest Rate: 5%  
Payment Received: \$0.00

Last Payment Received Date: 6/20/2007  
Interest Accrual to Date: 3/16/2009  
Total in Years: 1.74

Total Interest Due: \$6,955.56

Monthly Payment: \$1,509.70  
Late Payment Penalty-Percent: 3%

OR

Late Payment Penalty-Flat Fee: \$0.00

Total Late Fees: \$945.07

Interest and Late Payments Due: \$7,900.63  
Additional Costs Due: \$0.00  
Unpaid Principal Balance Due: \$80,000.00

**Total Due to Date: \$87,900.63**

STATEMENT OF AMOUNT DUE AND OWING

The undersigned hereby states that the original amount of the lien or security interest against Assessor's Parcel Number(s) 541-133-018-2, Situs Address: 307 N EVANS ST, BANNING, CA 92220 was \$80,000.00. The amount still due and owing as of the 3/16/2009 sale of the tax-defaulted property by the Riverside County Tax Collector was at least \$87,900.63; no further payments were received after this date.

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

SEPT. 19, 2012  
DATE: MONTH, DAY, YEAR

Armando Williams  
Armando Williams

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of CALIFORNIA )

County of LOS ANGELES )

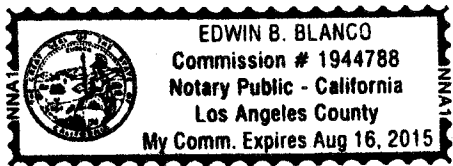
On 09-19-2012 before me, EDWIN B. BLANCO, NOTARY PUBLIC personally appeared  
(Date) (here insert name and title of the officer)

ARMANDO R. WILLIAMS, 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/het/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.

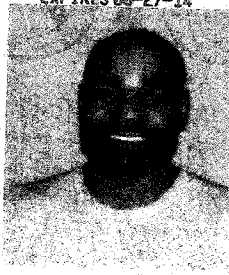
WITNESS my hand and official seal.

[Signature] (seal)  
Signature of Notary Public




[Signature]  
09-19-2012

**DMV CALIFORNIA DMV**  
IDENTIFICATION CARD  
EXPIRES 08-27-14




ARMANDO R WILLIAMS  
269 S BEVERLY DR 736  
BEVERLY HILLS CA 90212

SEX: M    HAIR: BLK    EYES: BRN  
HT: 6-00    WT: 200    DOB: 08-27-67



05/19/2009 587 19 FD/14



EDWIN B. BLANCO  
Commission # 1944788  
Notary Public - California  
Los Angeles County  
My Comm. Expires Aug 16, 2015

**Green, Shawana**

---

**From:** ucarewecare@twc.com  
**Sent:** Thursday, August 14, 2014 7:36 AM  
**To:** Green, Shawana  
**Subject:** Excess proceeds claim

August 14, 2014

Dear Shawana:

Per your message received on August 12, 2014 regarding statement of amount is Still due as of March 16, 2009, I have not received no payments since I filed claim.

Sincerely,

Armando Williams  
(310)562-5162

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 221 Assessment No.: 541133018-2

Assessee: JEFFREY LUVORNE JONES ESTATE OF & PUMPHERY, KIMBERLY

Situs: 307 N EVANS ST BANNING

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

2009 JUN 11 AM 10:27  
PROPERTY COLLECTOR  
TREASURER TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2,120.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0586448, recorded on 11/4/2008. 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.

- Board-up invoice from contractor. 7/31/08
- Unpaid invoice to property owner dated 9/11/08
- Recorded document 2008-0586448 dated 11/4/08

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 \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ County, State

Signature of Claimant

Signature of Claimant

City of Banning  
Print Name

\_\_\_\_\_  
Print Name

99 E. Ramsey St. PO Box 998  
Street Address

\_\_\_\_\_  
Street Address

Banning CA 92220  
City, State, Zip

\_\_\_\_\_  
City, State, Zip

951.922.2066  
Phone Number

\_\_\_\_\_  
Phone Number



**WHEN RECORDED RETURN TO:**

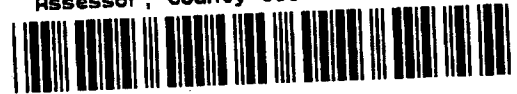
**CITY OF BANNING  
Attn: Code Enforcement Division  
P.O. Box 998  
Banning, CA 92220**

**DOC # 2008-0586448**

**11/04/2008 08:00A Fee:NC  
Page 1 of 1**

**Recorded in Official Records  
County of Riverside**

**Larry W. Ward  
Assessor, County Clerk & Recorder**



This document is recorded at the request of City of Banning, pursuant to Government Code §6103. No fee shall be charged therefore.

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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**M**  
053

**NOTICE OF ABATEMENT/ASSESSMENT LIEN**

PURSUANT TO THE AUTHORITY contained in Chapter 8.48 of the Code of the City of Banning, City of Banning, California, and in California Government Code, Sections 38773 and 38773.1, the City of Banning, did cause a nuisance to be abated on the premises described below and did assess the costs incurred of such abatement upon the premises described below.

Of said costs there remains unpaid to the City of Banning the sum of **TWO THOUSAND ONE HUNDRED TWENTY AND 00/100\*\*\*DOLLARS (\$2,120.00)**, together with interest calculated thereon at the legal rate of interest from September 11, 2008, until said amount has been paid in full and this lien discharged of record.

The real property upon which the nuisance was abated is that certain premises situated in the City of Banning, County of Riverside, State of California, and more particularly described as follows:

Address: 307 N. Evans Street

APN: 541-133-018

Legal description: **LOT 39 MB 020/069 MEX AMERI**

The name and address of the owner of record of such premises described above is:

**Jeffrey Luvorne Jones, Estate of  
Pumphery, Kimberly  
307 N. Evans Street  
Banning, CA 92220**

**NOTICE; THIS PROPERTY MAY BE SOLD AFTER 3 YEARS BY THE TAX COLLECTOR FOR UNPAID DELINQUENT ASSESSMENTS (GOV. CODE §38773.5)**

DATE: 9-23-08

BY: Brenda Salf  
MAYOR OF THE CITY OF BANNING

ATTEST:

W. A. Calderon

CITY CLERK OF THE CITY OF BANNING

# Ralph Wright General Contractor

951-453-6030

ralph\_wright@yahoo.com

City of Banning  
99 E. Ramsey Street  
PO. Box 998  
Banning, CA. 92220

Date: July 31, 2008  
Invoice# 100031

Re. Public nuisance security abatement and property clean up

Property: 307 N Evans Street, Banning, CA. 92220

Thank you for the opportunity to quote the City of Banning on the above. All clean up shall include weed/trash abatement and haul away of refuse. Please find the detail below for your consideration.

<u>Item</u>	<u>Description</u>	<u>Qty.</u>	<u>Price</u>	<u>Ext \$</u>
1)	Window 3' x 3' or smaller	2	\$ 120.00 ea.	\$ 240.00
2)	Windows larger than 3' x 3'	5	\$ 150.00 ea	\$ 750.00
3)	Standard Door up to 48"	5	\$ 150.00 ea.	\$ 750.00
4)	Garage Door 16' x 7'	0	\$ 200.00 ea.	\$ 0.00
5)	Painting all board up wood only	1	\$ 100.00	\$ 100.00
6)	Property Clean up	8	\$ 35.00 per hr.	\$ 280.00
Total Due				\$ 2,120.00

Terms: Net 30 Days

OK'D FOR PAYMENT

Ralph P. Wright  
Owner  
License # 380903

ACCT# 260.9270.490.23.08  
PO # \_\_\_\_\_  
AMT \$2,120.00  
BY \_\_\_\_\_  
DEPT. Bldg.

PO. Box # 836  
Banning, CA  
92220-0006

# CITY OF BANNING

## PUBLIC NUISANCE ABATEMENT INVOICE

BILL TO	Jeffrey Luvorne Jones, Estate of Pumphery, Kimberly 307 N. Evans Street Banning, CA 92220	VIOLATION ADDRESS	307 N. Evans Street Banning, CA 92220	Invoice #	001
				Invoice Date	9/11/08
				APN	541-133-018

CASE NUMBER	OFFICER ASSIGNED	CERTIFIED MAIL RECEIPT NUMBER
BU	Richard De La Cruz	7005 1160 0000 1114 7437

DESCRIPTION	UNIT(S)	UNIT PRICE	TOTAL
Board-Up Fee		Various	\$2,120.00
Total due in 15 days from receipt of invoice. Please make check payable to the <b>City of Banning</b> and enclose bottom portion of this invoice with payment. If payment is not received within 15 days, a tax lien will be levied against the property upon which the violation exists, and other remedies may be sought as provided by law.			<b>BALANCE DUE</b> \$2,120.00

**YOU HAVE THE RIGHT TO A HEARING REGARDING THE REQUIREMENTS OF THIS NOTICE BY FILING A WRITTEN REQUEST FOR HEARING AND THE \$264.00 HEARING FILING FEE WITH THE CITY CLERK IN ACCORDANCE WITH SECTION 8.48.430 OF THE CITY CODE WITHIN 10 DAYS AFTER THE DATE OF THE SERVING, PUBLISHING, OR POSTING OF THIS NOTICE TO ABATE PUBLIC NUISANCE, WHICHEVER IS LATER.**

✂ Please return the portion below with your payment.

### REMITTANCE

Case Number	BU	Date	
Violation Address	307 N. Evans Street	Amount Enclosed	



Community Development Dept.  
Code Enforcement Division  
P.O. Box 998  
Banning, CA 92220

PHONE (951) 922-2066  
FAX (951) 922-3128  
E-MAIL ce@ci.banning.ca.us  
WEB SITE <http://www.ci.banning.ca.us>

## Potenciano, Adrian

---

**From:** Sandra Calderon <[scalderon@ci.banning.ca.us](mailto:scalderon@ci.banning.ca.us)>  
**Sent:** Thursday, August 29, 2013 5:42 PM  
**To:** Potenciano, Adrian  
**Subject:** parcel #541133018-2

Good afternoon Adrian,

I received your fax regarding parcel number 541-133-018 - 307 N. Evans St. Banning.

As of today the City of Banning has not received any payments on the Notice of Abatement/Assessment Lien recorded November 4, 2008 as instrument No. 2008-0586448.

Thank you,

Sandra Calderon  
Office Specialist  
Code Enforcement Division  
City of Banning  
99 E. Ramsey St.  
Banning, CA 92220  
(951) 922-2066 direct  
(951) 922-3128 fax  
Email: [scalderon@ci.banning.ca.us](mailto:scalderon@ci.banning.ca.us)



The City of Banning promotes and supports a high quality of life that ensures a safe and friendly environment, fosters new opportunities and provides responsive, fair treatment to all and is the pride of its citizens.

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

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)



**COUNTY OF RIVERSIDE  
TREASURER AND TAX COLLECTOR**

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

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

June 4, 2009

CITY OF BANNING, CODE ENFORCEMENT  
P.O. BOX 998  
BANNING, CA 92220

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 541133018-2      Item: 221  
Situs Address: 307 N Evans St Banning  
Assessee: Jeffrey Luvorne Jones Estate Of & Pumphery, Kimberly  
Date Sold: March 16, 2009  
Date Deed to Purchaser Recorded: May 5, 2009  
Final Date to Submit Claim: May 5, 2010

Dear Sir or Madame:

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

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

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

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

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Desiree Taylor  
Deputy

TRANSACTION REPORT

P. 01

AUG-27-2013 TUE 12:02 PM

FOR: RIV CO TREAS TAX COLL 951 955 3990

SEND

DATE START	RECEIVER	TX TIME	PAGES	TYPE	NOTE	M#	DP
AUG-27 12:00 PM	919519223128	1'09"	6	FAX TX	OK	623	

TOTAL : 1M 9S PAGES: 6



Riverside County Treasurer-Tax Collector  
4080 Lemon St. • Riverside, CA 92501  
(951) 955-3900

# Fax

To: Sandra Calderon	From: Adrian Potenciano
Fax: (951) 922-3128	Date: August 27, 2013
Phone: (951) 922-2066	Pages: 6 (including cover)
Re: Parcel # 541133018-2	CC:

Urgent   
 For Review   
 Please Comment   
 Please Reply   
 Please Recycle,

Hello Sandra,

I am currently working on a claim from the City of Banning regarding excess proceeds on parcel number 541133018-2, last assessed to Jeffrey Luverne Jones, Estate of and Kimberly Pumphery. I am requesting an updated statement of monies through the sale date of March 16, 2009. Please state if the city has received or not received any payments on the Notice of Abatement/Assessment Lien recorded November 4, 2008 as Instrument No. 2008-0586448. The information being requested can be faxed back to (951) 955-3990, no later than September 4, 2013.

I have attached a copy of the cities original claim. If you have any questions, please feel free to contact me.

Thank you,

*Adrian Potenciano*

Adrian Potenciano  
Tax Sale Operations  
(951) 955-3842  
APotenciano@co.riverside.ca.us



Riverside County Treasurer-Tax Collector  
4080 Lemon St. • Riverside, CA 92501  
(951) 955-3900

# Fax

To: Sandra Calderon	From: Adrian Potenciano
Fax: (951) 922-3128	Date: August 27, 2013
Phone: (951) 922-2066	Pages: 6 (including cover)
Re: Parcel # 541133018-2	CC:

Urgent     For Review     Please Comment     Please Reply     Please Recycle,

Hello Sandra,

I am currently working on a claim from the City of Banning regarding excess proceeds on parcel number 541133018-2, last assessed to Jeffrey Luvorne Jones, Estate of and Kimberly Pumphery. I am requesting an updated statement of monies through the sale date of March 16, 2009. Please state if the city has received or not received any payments on the Notice of Abatement/Assessment Lien recorded November 4, 2008 as Instrument No. 2008-0586448. The information being requested can be faxed back to (951) 955-3990, no later than September 4, 2013.

I have attached a copy of the cities original claim. If you have any questions, please feel free to contact me.

Thank you,

*Adrian Potenciano*

Adrian Potenciano  
Tax Sale Operations  
(951) 955-3842  
APotenciano@co.riverside.ca.us

## Green, Shawana

---

**From:** achacon@ci.banning.ca.us  
**Sent:** Tuesday, December 30, 2014 1:49 PM  
**To:** Green, Shawana  
**Cc:** dsavard@ci.banning.ca.us  
**Subject:** RE: Excess Proceeds # 541133018-2

Thank you Shawana for your quick response, as per your question we have not received or have records of any pay off for lien # 2008-0586448, for 307 N. Evans St APN# 541-133-018, recorded on 11-04-08. If there are any records that show different please send me a copy.

---

**From:** Green, Shawana [mailto:SSGreen@co.riverside.ca.us]  
**Sent:** Tuesday, December 30, 2014 11:33 AM  
**To:** Art Chacon  
**Cc:** Daniele Savard  
**Subject:** RE: Excess Proceeds # 541133018-2

Please see attached.

Shawana Green  
County of Riverside  
Treasurer-Tax Collector  
[ssgreen@co.riverside.ca.us](mailto:ssgreen@co.riverside.ca.us)

---

**From:** [achacon@ci.banning.ca.us](mailto:achacon@ci.banning.ca.us) [mailto:[achacon@ci.banning.ca.us](mailto:achacon@ci.banning.ca.us)]  
**Sent:** Tuesday, December 30, 2014 11:33 AM  
**To:** Green, Shawana  
**Cc:** [dsavard@ci.banning.ca.us](mailto:dsavard@ci.banning.ca.us)  
**Subject:** Excess Proceeds # 541133018-2

Mrs. Green, we received your E-Mail regarding excess proceeds through Sandra, but did not receive your attachment can you re-send it to me at [achacon@ci.banning.ca.us](mailto:achacon@ci.banning.ca.us)? PH# (951) 922-4821. Sandra Calderon is no longer working with Code Enforcement on liens and so forth. Thank You



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 221 Assessment No.: 541133018-2

Assessee: JEFFREY LUVORNE JONES ESTATE OF & PUMPHERY, KIMBERLY

Situs: 307 N EVANS ST BANNING

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

RECEIVED  
2010 MAY -5 AM 11:03  
RIVERSIDE COUNTY  
TREAS - TAX COLLECTOR

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Executed this 3 day of May, 2010 at McClinton, Oklahoma  
County, State



Barbara J. Cole  
Signature of Claimant

Tressie Jones  
Signature of Claimant

Barbara Jean Cole  
Print Name

Tressie Jones  
Print Name

49 NW Guthrie  
Street Address

410 NW Guthrie  
Street Address

Idabel, OK 74745  
City, State, Zip

Idabel, Okla 74745  
City, State, Zip

580-286-3628  
Phone Number

580-286-3628  
Phone Number

SEP 13 1991

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) <input type="checkbox"/> Recording requested by and return to: LEWIS N. WURTZEL S.B. #17480 (213) 655-7061 8907 Wilshire Blvd. Ste. 300 Beverly Hills, CA 90211		TELEPHONE NO. FOR RECORDER'S USE ONLY <b>FILED</b> RIVERSIDE COUNTY SEP 16 1991 By <i>Arthur A. Sims</i> Clerk <i>N. Turnbull</i> Deputy	
PETITIONER SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE STREET ADDRESS: 4050 Main Street MAILING ADDRESS: Same CITY AND ZIP CODE: Riverside, CA 92501 BRANCH NAME: CENTRAL		MATTER OF (NAME): EDNA MAE WATERS DECEDENT	
ORDER DETERMINING SUCCESSION TO REAL PROPERTY (Estate \$60,000 or Less)		CASE NUMBER 62342	
1. Date of hearing: Sept. 12, 1991 Time: 9:30 A.M. to: 9 P.M. THE COURT FINDS 2. All notices required by law have been given. 3. Decedent died on (date): January 31, 1991 a. <input checked="" type="checkbox"/> a resident of the California county named above. b. <input type="checkbox"/> a nonresident of California and left an estate in the county named above. c. <input type="checkbox"/> intestate <input checked="" type="checkbox"/> testate. 4. At least 40 days have elapsed since the date of decedent's death. 5. No proceeding for the administration of decedent's estate is being conducted or has been conducted in California. 6. The gross value of decedent's real and personal property in California, excluding property described in Probate Code section 13050, does not exceed \$60,000. 7. Each petitioner is a successor of decedent (as defined in Probate Code section 13006) and a successor to decedent's interest in the real property described in item 9a because each petitioner is a. <input checked="" type="checkbox"/> (will) a beneficiary who succeeded to the property under decedent's will. b. <input type="checkbox"/> (no will) a person who succeeded to the property under Probate Code sections 6401 and 6402.		RECEIVED FOR RECORD Min. Post. Clerk SEP 30 1991 Recorded in Official Records of Riverside County, California <i>W. J. [Signature]</i> Recorder Fees \$	

337981

Sept. 30, 1991

THE COURT FURTHER FINDS AND ORDERS

8. No administration of decedent's estate is necessary in California.

9. a. The following described real property is property of decedent passing to each petitioner (give legal description):  
 described in attachment 9a.  
 Lot 39 of Mexican American Tract as recorded in Book 20, Page 69 of Maps of the records in the office of the County Recorder of Riverside County APN 541-133-018

b. Each petitioner's name and specific property interest  is stated in attachment 9b  is as follows (specify):  
 Luverne Jones Jeffery is entitled to a 50% interest in the real property  
 Barbara Cole is entitled to a 50% interest in the real property

10.  Other (specify):

Date: September 16, 1991

*William H. [Signature]*  
JUDGE OF THE SUPERIOR COURT

11.  Number of pages attached:

Signature follows last attachment

Form Approved by the Judicial Council of California DE 315 (Rev. January 1, 1989)

ORDER DETERMINING SUCCESSION TO REAL PROPERTY (Probate)

Probate Code, § 13184



**EDNA MAE WATERS**  
**APRIL 23, 1913 - Idabel, Oklahoma**  
**JANUARY 31, 1991 - Banning, California**

**OBITUARY**

Edna Mae Waters, age 77 years, departed from this life Thursday, January 31, 1991. She was one of 8 children born to Nanny and Ivey Warren, Sr., on April 23, 1913 in Idabel, Oklahoma. She came to Palm Springs, California in the early 1940's and married Claude Waters in 1943. They moved to 307 North Evans Street, Banning, California where Edna has resided since 1948. She was preceded in death by Claude in 1953. There were no children from their marriage. Edna became a member of First Missionary Baptist Church after moving to Banning and served on the Usher Board. She was an active member of the church until she became ill in 1984. She did domestic work until she retired in 1984. Edna remained childless throughout her life, however she had a very special relationship with her nieces Luworne Jeffery and Barbara Cole, whom she regarded as her own. She leaves to mourn her passing; her nieces, Luworne and Barbara of Banning, two brothers, Joe D. Warren and his wife Juanita of Oklahoma City, Oklahoma and John Henry Warren and his wife Sophie Lee of Tulsa, Oklahoma. Also, a host of other nieces, nephews, relatives, and a multitude of friends.

"Thou art worthy, O Lord, to receive glory and honor and power: for thou hast created all things, and for thy pleasure they are and were created."

REV. 4:11

**SERVICE OF TRIBUTE**

1 PM Wednesday, February 6, 1991  
First Missionary Baptist Church  
Banning, California  
Reverend Terry L. Thomas, Pastor

**ORDER OF SERVICE**

Processional	Minister
Scripture Reading	Minister
Prayer	Congregation
Song "Near The Cross"	Mrs. Anne Flye
Acknowledge Cards and Flowers	Frances Stringer
Obituary	The Warren Singers
Song	Rev. Terry Thomas
Eulogy	
Recessional	

**CASKET BEARERS**

Herbert Pellum	Winslow Robertson
Richard Frierson	Jimmie Jones
William Willis	Norman Mitchell

Darrel Joe Strange, alternate

**HONORARY BEARERS**

Joe D. Warren, Jr.                                      Willis McDowell, Jr.

**PLACE OF BURIAL**

San Gorgonio Memorial Park, Banning, California

**FUNERAL DIRECTOR**

Wiefels & Son, Banning, California

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

CERTIFICATE OF DEATH

STATE OF CALIFORNIA

USE BLACK INK ONLY/NO ERASURES, WHITEOUTS OR ALTERATIONS.

Form with fields for decedent personal data, usual residence, informant, spouse and parent information, disposition, funeral director, place of death, cause of death, physician's certification, coroner's use only, and state registrar information.

1152418

CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA COUNTY OF RIVERSIDE

SS

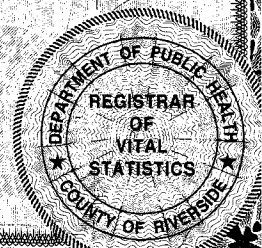
This is a true and exact reproduction of the document officially registered and placed on file in the office of County of Riverside, Department of Health.

DATE ISSUED 03/08/2002

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

Signature of Gary Feldman MD

Gary Feldman M.D. Local Registrar RIVERSIDE COUNTY, CALIFORNIA



The Lord is my shepherd;

I shall not want.

He maketh me to lie down green pastures;  
He leadeth me besides still waters.

He restoreth my soul: He leadeth me in the path  
of righteousness for His name's sake.

Yea, though I walk through the valley of the  
Shadow of death, I will fear no evil:  
for Thou art with me;  
Thy rod and Thy staff they comfort me.

Thou prepares a table before me  
In the presence of mine enemies:  
Thou anointest my head with oil;  
My cup runneth over.

Surely goodness and mercy shall follow me  
All the days of my life; and I  
Will dwell in the house of the Lord forever.

The Twenty-Third Psalms

In Loving Memory

LuVern Jones Jeffery



Sunrise  
February 22, 1927

Sunset  
February 27, 2002

Service of Tribute  
11:00 AM, Wednesday, March 6, 2002  
Wiefels & Son Memorial Chapel  
Banning, California

## Obituary

LuVern Jones Jeffery was the first of two children born February 22, 1927 in Idabel, Oklahoma, to Elder and Mrs. Henry Jones Sr. Her Father preceded her in death.

She graduated from Booker T. Washington High School in Idabel, Oklahoma.

She later married Tresses Cole. She then moved to California in 1945. Later she moved to Banning and resided here until death.

She leaves to cherish her memories, her daughter Barbara Jean Cole of Banning, California. Her mother Tressie Jones of Idabel, Oklahoma. One brother Henry & Cathy Jones Jr. of Houston, Texas. Three nephews, one niece and a host of relatives and friends. We loved her but God loved her best.

Program

Processional

Scripture: Old and New Testament

Prayer

Song

Acknowledgement

Obituary

Solo

Eulogy

Pallbearers

Ronald Warren  
Kenneth Warren  
Ted Warren

Willis McDowell  
Joe Warren  
Bobby Warren

Interment

San Gorgonio Memorial Park  
Banning, California

## Obituary

LuVern Jones Jeffery was the first of two children born February 22, 1927 in Idabel, Oklahoma, to Elder and Mrs. Henry Jones Sr. Her Father preceded her in death.

She graduated from Booker T. Washington High School in Idabel, Oklahoma.

She later married Tresses Cole. She then moved to California in 1945. Later she moved to Banning and resided here until death.

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Ronald Warren  
Kenneth Warren  
Ted Warren

Willis McDowell  
Joe Warren  
Bobby Warren

Interment

San Gorgonio Memorial Park  
Banning, California

STATE OF CALIFORNIA

KERN COUNTY DEPARTMENT OF PUBLIC HEALTH  
Notification of Birth Registration

THIS BIRTH IS REGISTERED AS INDICATED BELOW

KERN COUNTY HEALTH OFFICER AND REGISTRAR VITAL STATISTICS

STATE DIRECTOR OF PUBLIC HEALTH  
AND REGISTRAR OF VITAL STATISTICS

*William C. Buss, M.D., C.P.H.*

*Esther Williams*

PLACE OF BIRTH BAKERSETTID, CALIFORNIA

NO. 1551-2218

NAME Barbara Jean Cole

DATE OF BIRTH 13 November 1947

ADDRESS 145 Clifton Street

NAME OF FATHER Thasas Cole

CITY Bakersfield, California

MAIDEN NAME OF MOTHER Lyvorne Jones



June 30, 2014

Barbara Jean Cole  
409 NW Guthrie St  
Idabel, OK 74745-2866

Re: APN: 541133018-2  
TC 182, Item 221  
Date of Sale: March 16, 2009

Dear Barbara Jean Cole:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> change  |
| <input type="checkbox"/> Notarized Statement of different/misspelled name  | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of                             | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)            |
| <input type="checkbox"/> Certified Death Certificates for  | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator                                  |
| <input type="checkbox"/> Copy of Marriage Certificate for name   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
|  | <input checked="" type="checkbox"/> Other – Copy of Will or Trust for Luvorne Jones Jeffrey    |

If you should have any questions, please contact me at the number listed below.

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

August 13, 2014

Leotra Metoyer  
C/O Barbara Jean Cole  
6143 Cooper  
Fontana, CA 92336

Re: APN: 541133018-2  
TC 182, Item 221  
Date of Sale: March 16, 2009

Dear Barbara Jean Cole:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds by September 15, 2013. The document(s) listed below may assist the Tax Collector in making the determination.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement of different/misspelled name  | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)            |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of                             | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Certified Death Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator                                  |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Copy of Marriage Certificate for  | <input checked="" type="checkbox"/> Other – Copy of Will or Trust for Luvorne Jones Jeffrey    |

If you should have any questions, please contact me at the number listed below.

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

August 19, 2014

Henry Jones  
C/O Barbara Jean Cole  
24136 Button Hill Dr.  
Missouri City, TX 77489

Re: APN: 541133018-2  
TC 182, Item 221  
Date of Sale: March 16, 2009

Dear Barbara Jean Cole:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds by September 15, 2013. The document(s) listed below may assist the Tax Collector in making the determination.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement of different/misspelled name  | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)                |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of                             | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)     |
| <input type="checkbox"/> Certified Death Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator                                      |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Copy of Marriage Certificate for  | <input checked="" type="checkbox"/> <b>Other – Copy of Will or Trust for Luvorne Jones Jeffrey</b> |

If you should have any questions, please contact me at the number listed below.

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

September 17, 2014

Henry Jones  
C/O Barbara Jean Cole  
2430 Button Hill Dr.  
Missouri City, TX 77489

Re: APN: 541133018-2  
TC 182, Item 221  
Date of Sale: March 16, 2009

Dear Barbara Jean Cole:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds by October 17, 2013. The document(s) listed below may assist the Tax Collector in making the determination.**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement of different/misspelled name   | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)            |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of  | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Certified Death Certificates for   | <input type="checkbox"/> Court Order Appointing Administrator                                  |
| <input type="checkbox"/> Copy of Birth Certificates for   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input checked="" type="checkbox"/> Copy of Marriage Certificate for Luvorne Jones Jeffery                                      | <input type="checkbox"/> Other –   |

If you should have any questions, please contact me at the number listed below.

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

October 20, 2014

Henry Jones  
C/O Barbara Jean Cole  
2430 Button Hill Dr.  
Missouri City, TX 77489

**FINAL NOTICE**

Re: APN: 541133018-2  
TC 182, Item 221  
Date of Sale: March 16, 2009

Dear Barbara Jean Cole:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Notarized Affidavit for Collection of<br>Personal Property under California<br>Probate Code 13100 | <input type="checkbox"/> Original Note/Payment Book   |
| <input type="checkbox"/> Notarized Statement of<br>different/misspelled name  | <input type="checkbox"/> Updated Statement of Monies Owed<br>(as of dated of tax sale)            |
| <input type="checkbox"/> Notarized Statement Giving Rights to<br>Collect/Claim on behalf of   | <input type="checkbox"/> Articles of Incorporation (if applicable<br>Statement by Domestic Stock) |
| <input type="checkbox"/> Certified Death Certificates for   | <input type="checkbox"/> Court Order Appointing Administrator                                     |
| <input type="checkbox"/> Copy of Birth Certificates for   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
| <input checked="" type="checkbox"/> Copy of Marriage Certificate for Luvorne<br>Jones Jeffery   | <input type="checkbox"/> Other –  |

**If your documentation is not received within 30 days, (November 20, 2014) your claim will be denied.**

If you should have any questions, please contact me at the number listed below.

Sincerely,

*Shawana Green*

Shawana Green  
Tax Sales Operation  
(951) 955-3947  
(951) 955-3990 Fax

**Affidavit for Collection of Personal Property  
Pursuant to California Probate Code §13100-13116**

*Henny Jones, representing*  
I, Barbara Jean Cole, state as follows:

1. LURDANE JONES JEFFERY (name of decedent), died on 27 Feb 2002 (date of death) in the County of Riverside, California.
2. At least 40 days have passed since the death of the decedent, as shown by **the attached certified copy of the decedent's death certificate.**
3.  No proceeding is now being or **OR**  The decedent's Personal Representative has been conducted in California for administration of the decedent's estate.  The decedent's Personal Representative has consented in writing to the payment, transfer, or delivery of the property described in this declaration.
4. The current gross value of the decedent's real and personal property in California, excluding the property described in Probate Code §13050, does not exceed \$150,000.00.
5.  An inventory and appraisal **OR**  There is no real property in the estate. of the real property included in the decedent's estate is attached.
6. The following property is to be paid, transferred or delivered to the undersigned according to Probate Code § 13006 (describe the property to be transferred):  
Excess proceeds from tax sale  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. The successor(s) of the decedent, as defined in Probate Code § 13006 is/are:  
Barbara Jean Cole  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. I am:  
 a successor(s) of the decedent **OR**  authorized under Probate Code §13051 to the decedent's interest in the described property. to act on behalf of the decedent's successor(s) with respect to the decedent's interest in the described property.
9. No other person has a right to the interest of the decedent in the described property.
10. I request that the above-described property be paid, delivered or transferred to the undersigned.

**Affidavit for Collection of Personal Property  
Pursuant to California Probate Code §13100-13116 - continued**

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

Date 18 NOV 2014 Sign Name Henry Jones Print Name Henry Jones  
(If more than one declarant is entitled to receive the described property, all need to sign this affidavit. If this is the case, additional declarants can sign below and on an additional page.)

Date \_\_\_\_\_ Sign Name \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_ Sign Name \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_ Sign Name \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_ Sign Name \_\_\_\_\_ Print Name \_\_\_\_\_

Acknowledgement  
(By Notary Public)

TEXAS  
State of California  
County of HARRIS

)  
)  
)

On November 18, 2014 (date) before me, personally appeared Henry Jones  
[1] who proved to me on the basis of satisfactory [2] 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.

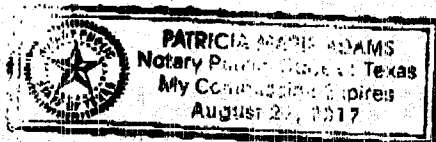
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Patricia Marie Adams  
Print Name: PATRICIA MARIE ADAMS

My commission expires:  
8/27/2017

(Seal)



**DURABLE POWER OF ATTORNEY FOR FINANCE  
OF  
BARBARA JEAN COLE**

**ARTICLE I  
Creation**

I, Barbara Jean Cole, as Principal and a resident of the State of Oklahoma designate my uncle, Henry Jones Jr. to serve as Attorney-In-Fact (my "Agent") for me and to act as the guardian or limited guardian of my estate should guardianship proceedings become necessary or desirable.

**ARTICLE II  
Effectiveness; Effective Immediately**

This Power of Attorney shall become effective immediately and shall survive and continue during any disability, incompetence, incapacity, or partial incapacity I may experience. This Power of Attorney shall not be affected by my subsequent disability or incapacity or by lapse of time. Disability, incompetence, incapacity or partial incapacity shall include, without limitation, my inability to manage my property and affairs or caring for myself effectively, for reasons such as mental illness, mental deficiency or other mental incapacity, physical illness or disability, advanced age, senility, chronic use of drugs, chronic intoxication, which may be evidenced by a written statement of my regularly attending physician or two other qualified physicians or by court order.

**ARTICLE III  
Powers**

My Agent shall have all powers of an absolute owner over my assets and liabilities, whether located within or without the State of Oklahoma, including, without limitation, the following power and authority:

**A. Power relating to real property transactions.** I empower my attorney-in-fact to:

1. accept as a gift or as security for a loan, reject, demand, buy, lease, receive, or otherwise acquire an interest in real property or a right incident to real property;
2. sell, exchange, or convey, with or without covenants; quitclaim; release; surrender; mortgage; encumber; partition; consent to partitioning; subdivide; apply for zoning, rezoning, or other governmental permits; plat or consent to platting; develop; grant options concerning; lease; sublet; or



otherwise dispose of an interest in real property or a right incident to real property;

3. release, assign, satisfy, and enforce, by litigation or otherwise, a mortgage, deed of trust, encumbrance, lien, or other claim to real property that exists or is asserted;
4. do any act of management or of conservation with respect to an interest in real property or a right incident to real property, owned or claimed to be owned by the principal, including:
  - a. insuring against a casualty, liability, or loss;
  - b. obtaining or regaining possession or protecting the interest or right, by litigation or otherwise;
  - c. paying, compromising, or contesting taxes or assessments, or applying for and receiving refunds in connection with them; and
  - d. purchasing supplies, hiring assistance or labor, and making repairs or alterations in the real property;
5. use, develop, alter, replace, remove, erect, or install structures or other improvements upon real property in or incident to which the principal has or claims to have an interest or right;
6. participate in a reorganization with respect to real property or a legal entity that owns an interest in or right incident to real property and receive and hold shares of stock or obligations received in a plan of reorganization and to act with respect to them, including:
  - a. selling or otherwise disposing of them;
  - b. exercising or selling an option, conversion, or similar right with respect to them; and
  - c. voting them in person or by proxy;
7. change the form of title of an interest in or right incident to real property;
8. dedicate to public use, with or without consideration, easements or other real property in which the principal has or claims to have an interest.

**B. Power relating to tangible personal property transactions.** I empower my attorney-in-fact to:

1. accept as a gift or as security for a loan, reject, demand, buy, receive, or otherwise acquire ownership or possession of tangible personal property or an interest in tangible personal property;
2. sell, exchange, convey with or without covenants, release, surrender, mortgage, encumber, pledge, hypothecate, create a security interest in, pawn, grant options concerning, lease, sublease to others, or otherwise dispose of tangible personal property or an interest in tangible personal property;
3. release, assign, satisfy, or enforce, by litigation or otherwise, a mortgage, security interest, encumbrance, lien, or other claim on behalf of the principal with respect to tangible personal property or an interest in tangible personal property; and
4. do an act of management or conservation with respect to tangible personal property or an interest in tangible personal property on behalf of the principal, including:
  - a. insuring against casualty, liability, or loss;
  - b. obtaining or regaining possession or protecting the property or interest, by litigation or otherwise;
  - c. paying, compromising or contesting taxes or assessments or applying for and receiving refunds in connection with taxes or assessments;
  - d. moving from place to place;
  - e. storing for hire or on gratuitous bailment; and
  - f. using, altering, and making repairs or alterations.

**C. Power relating to stock and bond transactions.** I empower my attorney-in-fact to buy, sell, and exchange stocks, bonds, mutual funds, and all other types of securities and financial instruments except commodity futures contracts; call and put options on stocks and stock indexes; receive certificates and other evidences of ownership with respect to securities; exercise voting rights with respect to securities in person or by proxy; enter into voting trusts; and consent to limitations on the right to vote.

**D. Power relating to commodity and option transactions.** I empower my attorney-in-fact to buy, sell, exchange, assign, settle, and exercise commodity futures contracts; call and put options on stocks and stock indexes traded on a regulated option exchange; and establish, continue, modify, and terminate option accounts with a broker.

**E. Power relating to banking and other financial institution transactions.** I empower my attorney-in-fact to:

1. continue, modify, and terminate an account or other banking arrangement made by or on behalf of the principal;
2. establish, modify, and terminate an account or other banking arrangement with a bank, trust company, savings and loan association, credit union, thrift company, brokerage firm, or other financial institution selected by the agent;
3. hire a safe deposit box or space in a vault;
4. contract to procure other services available from a financial institution as the agent considers desirable;
5. withdraw by check, order, or otherwise money or property of the principal deposited with or left in the custody of a financial institution;
6. receive bank statements, vouchers, notices, and similar documents from a financial institution and to act with respect to them;
7. enter a safe deposit box or vault and withdraw or add to the contents;
8. borrow money at an interest rate agreeable to the agent and pledge as security personal property of the principal necessary in order to borrow, pay, renew, or extend the time of payment of a debt of the principal;
9. make, assign, draw, endorse, discount, guarantee, and negotiate promissory notes, checks, drafts, and other negotiable or nonnegotiable paper of the principal or payable to the principal or the principal's order; receive the cash or other proceeds of those transactions; and accept a draft drawn by a person upon the principal and pay it when due;
10. receive for the principal and act upon a sight draft, warehouse receipt, or other negotiable or nonnegotiable instrument;
11. apply for and receive letters of credit, credit cards, and traveler's checks from a financial institution and give an indemnity or other agreement in connection with letters of credit; and
12. consent to an extension of the time of payment with respect to commercial paper or a financial transaction with a financial institution.

**F. Power relating to business operating transactions.** I empower my attorney-in-fact:

1. to operate, buy, sell, enlarge, reduce, and terminate a business interest;
2. to the extent that an agent is permitted by law to act for a principal and subject to the terms of the partnership agreement, to:
  - a. perform a duty or discharge a liability and exercise a right, power, privilege, or option that the principal has, may have, or claims to have under a partnership agreement, whether or not the principal is a partner;
  - b. enforce the terms of a partnership agreement by litigation or otherwise; and
  - c. defend, submit to arbitration, settle, or compromise litigation to which the principal is a party because of membership in the partnership;
3. to exercise in person or by proxy or enforce, by litigation or otherwise, a right, power, privilege, or option the principal has or claims to have as the holder of a bond, share, or other instrument of similar character and to defend, submit to arbitration, settle, or compromise litigation to which the principal is a party because of a bond, share, or similar instrument;
4. with respect to a business owned solely by the principal, to:
  - a. continue, modify, renegotiate, extend, and terminate a contract made with an individual or a legal entity, firm, association, or corporation by or on behalf of the principal with respect to the business before execution of the power of attorney;
  - b. determine:
    - (i) the location of its operation;
    - (ii) the nature and extent of its business;
    - (iii) the methods of manufacturing, selling, merchandising, financing, accounting, and advertising employed in its operation;
    - (iv) the amount and types of insurance carried;
    - (v) the mode of engaging, compensating, and dealing with its accountants, attorneys, and other agents and employees;

- c. change the name or form of organization under which the business is operated and enter into a partnership agreement with other persons or organize a corporation to take over all or part of the operation of the business; and
  - d. demand and receive money due or claimed by the principal or on the principal's behalf in the operation of the business and control and disburse the money in the operation of the business;
5. to put additional capital into a business in which the principal has an interest;
  6. to join in a plan of reorganization, consolidation, or merger of the business;
  7. to sell or liquidate a business or part of it at the time and upon the terms the agent considers desirable;
  8. to establish the value of a business under a buyout agreement to which the principal is a party;
  9. to prepare, sign, file, and deliver reports, compilations of information, returns, or other papers with respect to a business that are required by a governmental agency or instrumentality or that the agent considers desirable and to make related payments; and
  10. to pay, compromise, or contest taxes or assessments and to do any other act that the agent considers desirable to protect the principal from illegal or unnecessary taxation, fines, penalties, or assessments with respect to a business, including attempts to recover, in any manner permitted by law, money paid before or after the execution of the power of attorney.

**G. Power relating to insurance transactions.** I empower my attorney-in-fact to:

1. continue, pay the premium or assessment on, modify, rescind, release, or terminate a contract procured by or on behalf of the principal that insures or provides an annuity to either the principal or another person, whether or not the principal is a beneficiary under the contract;
2. procure new, different, and additional contracts of insurance and annuities for the principal and the principal's spouse, children, and other dependents and to select the amount, type of insurance or annuity, and mode of payment;
3. pay the premium or assessment on, modify, rescind, release, or terminate a contract of insurance or annuity procured by the agent;

4. designate the beneficiary of the contract; however, an agent may be named a beneficiary of the contract or of an extension, renewal, or substitute for the contract only to the extent that the agent was named as a beneficiary under a contract procured by the principal before executing the power of attorney;
5. apply for and receive a loan on the security of the contract of insurance or annuity;
6. surrender and receive the cash surrender value;
7. exercise an election;
8. change the manner of paying premiums;
9. change or convert the type of insurance contract or annuity, with respect to which the principal has or claims to have a power described in this section;
10. change the beneficiary of a contract of insurance or annuity; however, the agent may not be designated a beneficiary except to the extent permitted by subsection (4);
11. apply for and procure government aid to guarantee or pay premiums of a contract of insurance on the life of the principal;
12. collect, sell, assign, hypothecate, borrow upon, or pledge the interest of the principal in a contract of insurance or annuity; and
13. pay from proceeds or otherwise, compromise or contest, and apply for refunds in connection with a tax or assessment levied by a taxing authority with respect to a contract of insurance or annuity or its proceeds or liability accruing by reason of the tax or assessment.

**H. Power relating to estate, trust, and other beneficiary transactions.** I empower my attorney-in-fact to act for me in all matters that affect a trust, probate estate, guardianship, conservatorship, escrow, custodianship, or other fund from which I am or may become, or may claim to be entitled as a beneficiary to a share or payment, including to:

1. accept, reject, disclaim, receive, receipt for, sell, assign, release, pledge, exchange, or consent to a reduction in or modification of a share in or payment from the fund;
2. demand or obtain, by litigation or otherwise, money or other thing of value to which the principal is, may become, or claims to be entitled by reason

of the fund;

3. initiate, participate in, and oppose litigation to ascertain the meaning, validity, or effect of a deed, will, declaration of trust, or other instrument or transaction affecting the interest of the principal;
4. initiate, participate in, and oppose litigation to remove, substitute, or surcharge a fiduciary;
5. conserve, invest, disburse, and use anything received for an authorized purpose; and
6. transfer an interest of the principal in real property, stocks, bonds, accounts with financial institutions, insurance, and other property to the trustee of a revocable trust created by the principal as settlor.
7. This Power does NOT give my agent the power to revoke or change any estate planning or testamentary documents previously executed by me, unless the document authorizes changes with court approval.

**I. Power relating to claims and litigation.** I empower my attorney-in-fact to:

1. assert and prosecute before a court or administrative agency a claim, counterclaim, or offset, and defend against an individual, a legal entity, or government, including suits to recover property or other thing of value, to recover damages sustained by the principal, to eliminate or modify tax liability, or to seek an injunction, specific performance, or other relief;
2. bring an action to determine adverse claims, intervene in litigation, and act as amicus curiae;
3. in connection with litigation, procure an attachment, garnishment, libel, order of arrest, or other preliminary, provisional, or intermediate relief and use an available procedure to effect or satisfy a judgment, order, or decree;
4. in connection with litigation, perform any lawful act, including acceptance of tender, offer of judgment, admission of facts, submission of a controversy on an agreed statement of facts, consent to examination before trial, and binding the principal in litigation;
5. submit to arbitration, settle, and propose or accept a compromise with respect to a claim or litigation;
6. waive the issuance and service of process upon the principal; accept service of process; appear for the principal; designate persons upon whom process directed to the principal may be served; execute and file or deliver

stipulations on the principal's behalf; verify pleadings; seek appellate review; procure and give surety and indemnity bonds; contract and pay for the preparation and printing of records and briefs; and receive, execute, and file or deliver a consent, waiver, release, confession of judgment, satisfaction of judgment, notice, agreement, or other instrument in connection with the prosecution, settlement, or defense of a claim or litigation;

7. act for the principal with respect to bankruptcy or insolvency proceedings, whether voluntary or involuntary, concerning the principal or some other person, with respect to a reorganization proceeding or a receivership or application for the appointment of a receiver or trustee that affects an interest of the principal in property or other thing of value; and
8. pay a judgment against the principal or a settlement made in connection with litigation and receive and conserve money or other thing of value paid in settlement of or as proceeds of a claim or litigation.

**J. Power relating to personal and family maintenance.** I empower my attorney-in-fact to:

1. do the acts necessary to maintain the customary standard of living of the principal and the principal's spouse, children, and other individuals customarily or legally entitled to be supported by the principal, including providing living quarters by purchase, lease, or other contract or paying the operating costs, including interest, amortization payments, repairs, and taxes, on premises owned by the principal and occupied by those individuals;
2. provide for the individuals described in subsection (1) normal domestic help; usual vacations and usual travel expenses; and funds for shelter, clothing, food, appropriate education, and other current living costs;
3. pay for the individuals described in subsection (1) necessary medical, dental, and surgical care, hospitalization, and custodial care;
4. continue any provision made by the principal for the individuals described in subsection (1) for automobiles or other means of transportation, including registering, licensing, insuring, and replacing them;
5. maintain or open charge accounts for the convenience of the individuals described in subsection (1) and open new accounts the agent considers desirable to accomplish a lawful purpose; and
6. continue payments incidental to the membership or affiliation of the principal in a church, club, society, order, or other organization or



continue contributions to those organizations.

**K. Power relating to benefits from Social Security, Medicare, Medicaid, or other governmental programs or from military service.** I empower my attorney-in-fact to:

1. execute vouchers in the name of the principal for allowances and reimbursements payable by the United States or a foreign government or by a state or subdivision of a state to the principal, including allowances and reimbursements for transportation of the principal and the principal's spouse, children, and other individuals customarily or legally entitled to be supported by the principal, and for shipment of their household effects;
2. take possession and order the removal and shipment of property of the principal from a post, warehouse, depot, dock, or other place of storage or safekeeping, either governmental or private, and execute and deliver a release, voucher, receipt, bill of lading, shipping ticket, certificate, or other instrument for that purpose;
3. prepare, file, and prosecute a claim of the principal to a benefit or assistance, financial or otherwise, to which the principal claims to be entitled, under a statute or governmental regulation;
4. prosecute, defend, submit to arbitration, settle, and propose or accept a compromise with respect to any benefits the principal may be entitled to receive; and
5. receive the financial proceeds of a claim of the type described in this section and conserve, invest, disburse, or use anything received for a lawful purpose.

**L. Power relating to retirement plan transactions.** I empower my attorney-in-fact to:

1. select payment options under any retirement plan in which the principal participates, including plans for self-employed individuals;
2. designate beneficiaries under those plans and change existing designations;
3. make voluntary contributions to those plans;
4. exercise the investment powers available under any self-directed retirement plan;
5. make "rollovers" of plan benefits into other retirement plans;

6. if authorized by the plan, borrow from, sell assets to, and purchase assets from the plan; and
7. waive the right of the principal to be a beneficiary of a joint or survivor annuity if the principal is a spouse who is not employed.

**M. Power relating to tax matters.** I empower my attorney-in-fact to:

1. prepare, sign, and file federal, state, local, and foreign income, gift, payroll, Federal Insurance Contributions Act, and other tax returns; claims for refunds; requests for extension of time; petitions regarding tax matters; and any other tax-related documents, including receipts, offers, waivers, consents (including consents and agreements under Internal Revenue Code section 2032A or any successor section), closing agreements, and any power of attorney required by the internal revenue service or other taxing authority with respect to a tax year upon which the statute of limitations has not run and the following 25 tax years;
2. pay taxes due, collect refunds, post bonds, receive confidential information, and contest deficiencies determined by the internal revenue service or other taxing authority;
3. exercise any election available to the principal under federal, state, local, or foreign tax law; and
4. act for the principal in all tax matters for all periods before the internal revenue service and any other taxing authority.

**N. Power relating to Medical Care Assistance Transfers.** I empower my attorney-in-fact to make any transfer of resources not prohibited under state law as now or hereafter amended or recodified, when the transfer is for the purpose of qualifying me for state or federal medical care assistance or a limited casualty program for the medically needy, or for the purpose of preserving for my spouse, other relative or domestic partner, the maximum amount of property allowed under applicable law if an application has been made for governmental medical assistance, or in anticipation of such application and for the purpose of avoiding a Medicaid Recovery Lien.

**O. Power relating to Gift Transfers.** I empower my attorney-in-fact with the following authority with respect to gift transactions, whether the gift is to be made outright, in trust, in custodial account or otherwise, whether the object of the gift is located in the state or elsewhere:

1. make gifts from any or all of the principal's real and personal property, and in the kinds or shares that the agent considers prudent for any purpose, including that the agent or a person whom the agent has a legal obligation to support when the gift is in full or partial satisfaction of that obligation

- may be the beneficiary of the gift;
2. submit to arbitration or settle, and to propose or accept a compromise with respect to a controversy or claim that affects the gift;
  3. hire, discharge, and compensate an attorney, accountant, expert witness, or assistant when the agent considers the action to be desirable for the proper execution of the powers described in the subsection, and for the keeping of records about that action;
  4. do any other act or acts that the principal can do through an agent, with respect to any gift.

#### ARTICLE IV

##### Purposes

My Agent shall have all powers as are necessary or desirable to provide for my support, maintenance, health, emergencies, and urgent necessities.

#### ARTICLE V

##### Limitations on Powers

My Agent shall not exercise any of the powers for my Agent's own benefit or in satisfaction of a legal obligation of my Agent except and unless specifically provided for above.

#### ARTICLE VI

##### Termination and Revocation

**A. In General.** This power of attorney revokes and supersedes all prior financial powers of attorney executed by me, whether recorded or not. This power of attorney may be revoked, suspended or terminated by me at any time or by court order. If this Power of Attorney has been recorded, the written instrument of revocation may be recorded in the office of the recorder or auditor of the place where the power was recorded. Upon my death, this power of attorney shall terminate upon actual knowledge or receipt of written notice thereof by the Agent.

**B. By Guardian.** A Guardian of my estate appointed by the Court shall have the power to revoke, suspend or terminate this power of attorney, subject to the approval of the court. A Guardian of my person only shall not have the power to revoke, suspend or terminate this power.

**C. Dissolution/Legal Separation.** The designation of my spouse or domestic partner as Agent shall terminate upon the filing of a petition for dissolution of relationship,

equitable distribution of property, separation or like instrument by either me or my partner, without further notice to my Agent/spouse/domestic partner.

## **ARTICLE VII** **General Provisions**

**A. Accounting.** My Agent shall keep accurate records of my financial affairs, including documentation of all transactions in which the Agent is involved. My Agent shall account for all actions taken by my Agent for or on behalf of me upon request by me, any guardian or limited guardian of my estate or of my person, any subsequently appointed Agent, any successor Agent acting in such capacity, any primary or alternate Agent named herein, and/or to any subsequently appointed personal representative of my estate.

**B. Reliance.** Any person acting in good faith and in reasonable reliance on this power of attorney shall not incur any liability thereby, so long as such party has not received actual knowledge or actual notice of revocation, suspension or termination of this Power of Attorney by death or otherwise. Any action so taken unless otherwise invalid or unenforceable, shall be binding on my heirs, devisees, legatees, or personal representative.

**C. Indemnity.** My estate shall hold harmless and indemnify my Agent from all liability for acts or omissions done in good faith.

**D. Compensation.** My Agent serving hereunder shall NOT be entitled to receive compensation, but SHALL be entitled to reimbursement for costs expended. My Agent is authorized and encouraged when s/he deems it desirable or necessary to employ others to aid in the management of my assets, or the exercise of powers under this Power of Attorney or any Power of Attorney for Health Care that I have executed, including but not limited to, lawyers, accountants, financial advisors, physicians or other appropriate persons.

**E. Guardianship.** One of the purposes of this document is to avoid the need for a guardianship in the event of my disability or incapacity and this document should be broadly construed to accomplish that purpose. In the event a proceeding is initiated to appoint a guardian of my estate, I nominate the person designated as my Agent to serve as Guardian and if s/he is unwilling or unable to serve as Guardian, I nominate my alternate Agent above named.

If someone other than my first above-named Agent ("primary Agent") is appointed as Guardian or Limited Guardian of my estate, my primary Agent shall have the power and authority when s/he is competent, willing and able to act as Guardian to petition the Court to discharge my then appointed Guardian or Limited Guardian, and s/he shall be so appointed by the Court, unless the Court finds good cause against her/his appointment.

**F. Court Enforcement.** My Agent shall have the power to seek appropriate court orders mandating acts which my Agent deems appropriate if a third party refuses to comply with decisions made by my Agent which are authorized by this document, or enjoining acts by third parties which my Agent has not authorized. My Agent may bring legal action against any third

party who fails to comply with actions I have authorized my Agent to take and demand damages on my behalf for such noncompliance.

**G Reliance On Photocopy.** Third parties shall be entitled to rely on a photocopy of the signed Original hereof.

**H. Applicable Law.** The laws of the State of Oklahoma shall govern this Power of Attorney. This Power of Attorney is intended to be valid in any jurisdiction in which it is presented.

**I. HIPAA Release Authority.** I intend for my agent to be treated as I would be with respect to my rights regarding the use and disclosure of my individually identifiable health information or other medical records. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (aka HIPAA), 42 USC 1320d and 45 CFR 160-164. I authorize: any physician, health-care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health-care provider, any insurance company and the Medical Information Bureau Inc. or other health-care clearinghouse that has provided treatment or services to me, or that has paid for or is seeking payment from me for such services, to give, disclose and release to my agent, without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition, including all information relating to the diagnosis and treatment of HIV/AIDS, sexually transmitted diseases, mental illness, and drug or alcohol abuse.

The authority given my agent shall supersede any prior agreement that I may have made with my health-care providers to restrict access to or disclosure of my individually identifiable health information. The authority given my agent has no expiration date and shall expire only in the event that I revoke the authority in writing and deliver it to my health-care provider.

DATED this 11 day of July, 2014.

Barbara Jean Cole  
Barbara Jean Cole, Principal

Social Security Number: [REDACTED]  
Residing at:  
409 N. W. Guthrie Street  
Idabel, OK 74745

The principal is personally known to me and I believe the principal to be of sound mind. I am eighteen (18) years of age or older. I am not related to the principal by blood or marriage, or related to the attorney-in-fact by blood or marriage. The principal has declared to me that this instrument is his power of attorney granting to the named attorney-in-fact the power and authority specified herein, and that he has willingly made and executed it as his free and voluntary act for the purposes herein expressed.

Glenda Scales  
[Witness Signature]

Lottie Mae Williams  
[Witness Signature]

Glenda Scales  
[Print Name]

Lottie Mae Williams  
[Print Name]

[REDACTED]

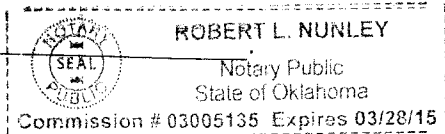
STATE OF Oklahoma }  
COUNTY OF McCurain } ss.

Before me, the undersigned authority, on this 11 day of July, 2014, personally appeared Barbara Jean Cole (principal), Glenda Scales (witness), and Lottie Mae Williams (witness), whose names are subscribed to the foregoing instrument in their respective capacities, and all of said persons being by me duly sworn, the principal declared to me and to the said witnesses in my presence that the instrument is his or her power of attorney, and that the principal has willingly and voluntarily made and executed it as the free act and deed of the principal for the purposes therein expressed, and the witnesses declared to me that they were each eighteen (18) years of age or over, and that neither of them is related to the principal by blood or marriage, or related to the attorney-in-fact by blood or marriage.

Robert L. Nunley  
Signature

Print Name: Robert L. Nunley  
Notary Public

My commission expires: \_\_\_\_\_





December 23, 2014

To Whom It May Concern:

Luvorne Jones Jeffery, my sister, referred to in the various documents stated below, is one and the same person:

Luvorne Jones Jeffery as stated in the Order Determining Succession to Real Property, Doc #337981;

Luvorne Jeffery as stated on the certificate of death issued on 3/8/2002;

Luvorne Jones as stated on the Birth Certificate of Barbara Jean Cole;

Luvorn Jones Jeffery as stated on the funeral program dated March 6, 2002

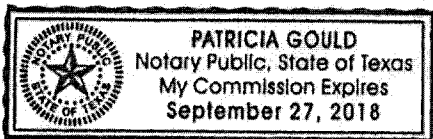
I certify that to the best of my knowledge the statements above are correct.

*Henry Jones, Jr.*  
Henry Jones, Jr.

State of Texas  
County of Harris

Before me on this day personally appeared Henry Jones, Jr, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23<sup>rd</sup> day of December, 2014



*Patricia Gould*  
Notary Public

My commission expires: 9-27-18

**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 221 Assessment No.: 541133018-2

Assessee: JEFFREY LUVORNE JONES ESTATE OF & PUMPHERY, KIMBERLY

Situs: 307 N EVANS ST BANNING

Date Sold: March 16, 2009

Date Deed to Purchaser Recorded: May 5, 2009

Final Date to Submit Claim: May 5, 2010

RIVERSIDE COUNTY  
TREASURER - TAX COLLECTOR  
2009 MAR - 7 AM 9:48

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2007-0417388, recorded on 6-27-07. 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.**

The original debt, evidenced by the document attached,  
Short Form Deed of Trust And Assignment of Rents, was \$80,000.00.  
There were no payments made. The current balance is \$80,000.00.  
I am represented by Counsel John DeHart, Esq. Make check payable  
to him for the funds.

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 26<sup>th</sup> day of June, 2007 at Los Angeles, Ca  
County State

John De Hart

Signature of Claimant's Attorney

[Signature]

Signature of Claimant

John De Hart

Print Name

17341 Rancho Rd.

Street Address

Riverside, Ca 92504

City, State, Zip

323-644-5500

Phone Number

Armando Williams

Print Name

c/o Attorney John De Hart, Esquire  
17341 Rancho Rd.

Street Address

Riverside, Ca 92504

City, State, Zip

323 644 5500 or 323-839-2068

Phone Number

DOC # 2007-0417388  
06/27/2007 08:00A Fee: 19.00

Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry M. Ward  
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Armando Williams  
269 S. Beverly Dr. #736  
Beverly Hills, Ca 90212

Title Order No.  
Escrow No.

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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### SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this June, day of 20, 2007, between Kimberly Pumphery, herefo called TRUSTOR, whose address is 307 No. Evans Street, Banning, Ca 92220, GATEWAY TITLE COMPANY, a California Corporation, herein called TRUSTEE, and Armando Williams, herein called BENEFICIARY.

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in 307 No. Evans Street, Banning Ca 92220 County, California, described on "Exhibit A" attached hereto

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

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of (\$100,000.00) 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 October 18, 1961, and in all other counties October 21, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	854	Imperial	1091	501	Modoc	184	831	San Diego		
Alpine	1	250	Inyo	147	598	Mono	52	429	Series 2	1961	183887
Amador	104	348	Kern	3427	60	Monterey	2194	538	San Francisco	A352	903
Butte	1145	1	Kings	792	833	Napa	639	86	San Joaquin	2470	311
Calaveras	145	152	Lake	362	39	Nevada	305	320	San Luis Obispo	1151	12
Colusa	296	617	Lassen	171	471	Orange	5889	611	San Mateo	4078	420
Contra Costa	3973	47	Los Angeles	F2055	899	Placer	893	201	Santa Barbara	1878	860
Del Norte	78	414	Madra	810	170	Plumas	151	5	Santa Clara	5336	341
El Dorado	588	456	Marin	1508	339	Riverside	7005	523	Santa Cruz	1431	494
Fresno	4826	372	Mariposa	77	292	Sacramento	4331	62	Shasta	684	528
Glenn	432	184	Merced	579	530	San Benito	271	383	Sierra	29	335
Humboldt	857	527	Nevada	1347	538	San Bernardino	5587	61	Siskiyou	468	181
									Solano	1103	132
									Sonoma	1851	699
									Stanislaus	1713	456
									Sutter	572	297
									Tehama	401	289
									Trinity	91	566
									Tulare	2294	275
									Tuolumne	135	47
									Ventura	2662	386
									Yolo	653	345
									Yuba	334	486

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

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

STATE OF CALIFORNIA

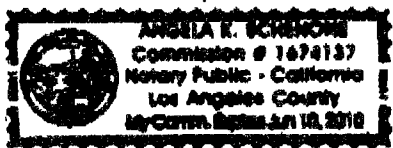
COUNTY OF Los Angeles ) SS.

On June 22, 2007 before me,  
Angela K. Schenone, Notary Public  
personally appeared, Kimberly Pumphery

Kimberly Pumphery  
Kimberly Pumphery

Notary Stamp or Seal

personally known to me (or proved to me 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  
Angela K. Schenone  
SIGNATURE

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