

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 DATE: 1/12/15

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

352A



FROM: Don Kent, Treasurer/Tax Collector

SUBMITTAL DATE:
JAN 12 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 935. Last assessed to: Hensel Financial, Inc., a California Corporation as Trustee. District 4 [\$9,485] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Warren C. Deutsch aka Warren C. Deutsche for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641204014-8;

(continued on page two)

BACKGROUND:

Summary

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the March 20, 2012 public auction sale. The deed conveying title to the purchasers at the auction was recorded May 11, 2012. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on June 6, 2012, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 9,485	\$ 0	\$ 9,485	\$ 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: *Samuel Wong* 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: *Kecia Harper-Ihem*
 Deputy

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

Prev. Agn. Ref.: | District: 4 | Agenda Number:

9-41

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 935. Last assessed to: Hensel Financial, Inc., a California Corporation as Trustee. District 4 [\$9,485] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JAN 12 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from Sima Abouzari for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641204014-8;
3. Approve the claim from Ali Ahmadian for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 641204014-8;
4. Deny the claim from Kathy K. Ahmadian, Trustee;
5. Deny the claim from Found Extra Money, LLC, assignee for Donald D. Hensel for Hensel Financial, Inc.;
6. Authorize and direct the Auditor-Controller to issue warrants to Warren C. Deutsch aka Warren C. Deutsche in the amount of \$3,161.95, Sima Abouzari in the amount of \$3,161.95, and Ali Ahmadian in the amount of \$3,161.94 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 five claims for excess proceeds:

1. Claim from Warren C. Deutsch aka Warren C. Deutsche based on an Abstract of Judgment recorded on May 26, 2010 as Instrument No. 2010-0244285.
2. Claim from Sima Abouzari based on an Abstract of Judgment recorded on May 26, 2010 as Instrument No. 2010-0244286.
3. Claim from Ali Ahmadian based on an Abstract of Judgment recorded on May 26, 2010 as Instrument No. 2010-0244287.
4. Claim from Kathy K. Ahmadian, Trustee based on an Abstract of Judgment recorded July 6, 2010 as Instrument No. 2010-0314443.
5. Claim from Found Extra Money, LLC, assignee for Donald D. Hensel for Hensel Financial, Inc. based on an Assignment of Right to Collect Excess Proceeds dated May 8, 2013 and a Trustee's Deed recorded on June 12, 2008 as Instrument No. 2008-0321974.

Pursuant to Section 4675 (a) & (b) & (e) of the California Revenue and Taxation Code, it is the recommendation of this office that Warren C. Deutsch aka Warren C. Deutsche be awarded excess proceeds in the amount of \$3,161.95, Sima Abouzari be awarded excess proceeds in the amount of \$3,161.95, and Ali Ahmadian be awarded excess proceeds in the amount of \$3,161.94. Since the amount claimed by Warren C. Deutsch aka Warren C. Deutsche, Sima Abouzari, and Ali Ahmadian exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from Kathy K. Ahmadian, Trustee and the claim from Found Extra Money, LLC, assignee for Donald D. Hensel for Hensel Financial, Inc. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Citizens and Businesses

Excess proceeds are being released to the lien holders 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-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 935 Assessment No.: 641204014-8

Assessee: HENSEL FINANCIAL INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 119,064.52 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. 20100623152; recorded on 5/6/10. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

JUDGEMENT OBTAINED AND RECORDED ON MAR 29, 2010
CASE # 372009-0005 7494-C4 BC-NC
(SEE ATTACHED) -

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

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

Executed this 10 day of MAY, 2010 at LOS ANGELES
County, State of CALIF.

Warren C. Deutsch, Trustee
Signature of Claimant
WARREN C. Deutsch, a sole Proprietorship
Profit SHARING PLAN

Signature of Claimant

Print Name

Print Name

2142 Gentry Park Lane #407
Street Address

Street Address

Los Angeles CA 90067
City, State, Zip

City, State, Zip

310 556 5683
Phone Number

Phone Number

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

WARREN C. DEUTSCH
2142 CENTURY PARK AVE #407
LOS ANGELES CA 90067
AND WHEN RECORDED MAIL TO:
WARREN C. DEUTSCH
2142 ENTRY PARK LANE 407
LOS ANGELES CA 90067

DOC # 2010-0244285

05/26/2010 08:00A Fee:18.00

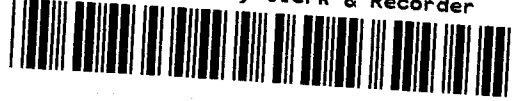
Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
W						T:	CTY	UNI	048

19

ABSTRACT OF JUDGMENT

(Please fill in document title(s) on this line)

M
029

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(Additional recording fee applies)

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

Recording requested by and return to: **Gerson Law Firm APC**
Mark M. Clairmont SBN 211128
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
(858) 452-5400

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **SAN DIEGO**

STREET ADDRESS: **325 South Melrose**
MAILING ADDRESS: **325 South Melrose**
CITY AND ZIP CODE: **Vista 92801**
BRANCH NAME: **North County Division**

FOR RECORDERS USE ONLY

PLAINTIFF: **WARREN C. DEUTSCH**

CASE NUMBER:

DEFENDANT: **HENSEL FINANCIAL, INC.**

37-2009-00057494-CU-BC-NC

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

Hensel Financial, Inc., a California corporation
2424 Vista Way, Suite 202
Oceanside, CA 92054

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): **Hensel Financial, Inc., a California corporation**
2424 Vista Way, Suite 202, Oceanside, CA 92054

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

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

3. Judgment creditor (name and address):
Warren C. Deutsche, a sole proprietorship
profit, 2142 Century Park Ln, L.A., CA 90067

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: **March 5, 2010**
Mark M. Clairmont

(TYPE OR PRINT NAME)


(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 119,064.52

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

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

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): **12/15/09**

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has
a. not been ordered by the court.

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

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

b. A certified copy of the judgment is attached.

[SEAL]



This abstract issued on (date):

MAR 29 2010

Clerk, by

 **R. GOMEZ**, Deputy

**WARRENWARREN C. DEUTSCH
PENSION AND PROFIT SHARING PLAN
2142 CENTURY PARK LANE SUITE 407
LOS ANGELES, CA. 90067
TEL: 310 556 5683
FAX: 310 788 2877
EMAIL: WDEUT93754@AOL.COM.**

10/11/14

TO WHOM IT MAY CONCERN:

I DECLARE UNDER PENALTY OF PERJURY:

- 1. MY NAME IS WARREN C. DEUTSCH.**
- 2. I FORMED A LEGAL CORPORATION UNDER THE NAME OF WARREN C. DEUTSCH LAW CORPORATION.**
- 3. MY LEGAL CORPORATION FORMED A RETIREMENT PLAN ON 5/9/97.**
- 4. THE DEPARTMENT OF THE TREASURY ISSUED A TAX ID # 95-4631470 FOR A DEFINED BENEFIT PLAN AND TRUST OF THE WARREN C. DEUTSCH LAW CORPORATION. I BECAME THE TRUSTEE OF THE PLAN AND INVESTED FOR AND MANAGED THE ASSETS.**
- 5. THE SPELLING OF MY CORPORATION AND THE DEFINED BENEFIT PLAN HAVE ALWAYS USED MY NAME AND THE SPELLING WAS ALWAYS "WARREN C. DEUTSCH" FOR EACH ENTITY.**
- 6. AT NO TIME DID I AUTHORIZE ANY ONE TO CHANGE THE SPELLING OF MY NAME OR THE PLANS NAME. FOR ANY DOCUMENTS THAT LISTS THE SPELLING AS "DEUTSCHE" IT WAS BY TYPOGRAPHICAL ERROR ONLY AND SHOULD BE CORRECTED. THE ERROR APPARENTLY OCCURRED BY A SECRETARY AT THE PENSION PLANS ATTORNEYS OFFICE WHEN THE DOCUMENTS WERE PREPARED. WARREN C. DEUTSCH AND**

WARREN C. DEUTSCHE ARE ONE AND THE SAME PERSON.

7. THE PENSION PLAN BECAME A CREDITOR OF HENSEL FINANCIAL, INC. AND AFTER HENSEL DEFAULTED ON THE DEBT WARREN C. DEUTSCH, A SOLE PROPRIETORSHIP PROFIT SHARING PLAN OBTAINED A SUPERIOR COURT JUDGMENT AGAINST HENSEL FINANCIAL, INC.

6. THE JUDGMENT HAS BEEN RECORDED IN THE RIVERSIDE, SAN DIEGO AND LOS ANGELES COURT RECORDS.

7. THE SUPERIOR COURT RECORD, ON DECEMBER 15, 2009 LISTS JUDGMENT AGAINST HENSEL FINANCIAL, INC. A CALIFORNIA CORPORATION FOR \$119,064.52 DUE TO WARREN C. DEUTSCHE, A SOLE PROPRIETORSHIP AND ANY OTHER AMOUNTS DUE THERE UNDER. THIS IS THE SAME JUDGMENT THAT WAS OBTAINED BY WARREN C. DEUTSCH, A SOLE PROPRIETORSHIP PROFIT SHARING PLAN.

8. I FILED A CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY AS TRUSTEE OF WARREN C. DEUTSCH, A SOLE PROPRIETORSHIP PROFIT SHARING PLAN ON MAY 10, 2013. (CLAIM FORM ENCLOSED)

9. THE PENSION PLAN JUDGMENT WAS OBTAINED IN THE AMOUNT OF \$119,064.52 ON 12/15/09 AND THE PROPERTY TAX SALE WAS MARCH 20, 2012. A CALIFORNIA JUDGMENT INCLUDES INTEREST OF 7% PER YEAR.

10. TOTAL AMOUNT DUE FROM DATE OF JUDGMENT TO DATE OF PROPERTY SALE:

JUDGMENT	\$119,064.52	12/15/09
INTEREST ON JUDGMENT 7%	18,591.32	3/20/12

TOTAL DUE: \$137,655.84

WARREN C. DEUTSCH, A SOLE PROPRIETORSHIP PENSION PLAN

Warren C. Deutsch 10/17/2014
BY WARREN C. DEUTSCH, TRUSTEE

NOTARY:

**Please see attached
form for notary.**

Jurat

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 17th day of October,

2014 by Warren C. Deutsch

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

Signature [Handwritten Signature] (Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages (3) Document Date 10/11/14

(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
 - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

**WARREN C. DEUTSCH
PENSION AND PROFIT SHARING PLAN
2142 CENTURY PARK LANE SUITE 407
LOS ANGELES, CA. 90067
TEL: 310 556 5683
FAX: 310 788 2877
EMAIL: WDEUT93754@AOL.COM.**

11/7/14

**SHAWANA GREEN
COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

**RE: EXCESS PROCEED CLAIM BY
WARREN C. DEUTSCH, A SOLE PROPRIETORSHIP
PENSION PLAN
(HENSEL FINANCIAL, INC)
TC 192 ASSESSMENT #: 641204014-8
DATE SOLD: MARCH 20, 2012
CLAIM FILED MAY 10, 2013**

DEAR MS. GREEN:

**PER YOUR REQUEST OF NOVEMBER 5, 2014 PLEASE NOTE THE
FOLLOWING:**

- 1. MY PENSION PLAN OBTAINED A JUDGMENT, AGAINST HENSEL FINANCIAL, INC. ON 12/15/09 IN THE AMOUNT OF \$119,064.52**
- 2. TO THIS DATE, THE DEUTSCH PENSION PLAN HAS NOT RECEIVED ANY PAYMENTS FROM HENSEL FINANCIAL, INC.**
- 3. LEGAL INTEREST ON THE JUDGMENT TO THE PENSION PLAN IS 7% FROM THE DATE OF THE JUDGMENT TO THE DATE OF THE SALE OF THE PROPERTY ON 3/20/12. (\$18,591.31)**
- 4. TOTAL CLAIMED FOR THE JUDGMENT AND INTEREST IS \$137,655.84.**

**IF ANY FURTHER INFORMATION IS NEEDED, PLEASE LET ME
KNOW.**

VERY TRULY YOURS,

Warren C. Deutsch
**WARREN C. DEUTSCH FOR
DEUTSCH PENSION PLAN**

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 935 Assessment No.: 641204014-8

Assessee: HENSEL FINANCIAL INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$98,645.53 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. 2010-0257416 recorded on MAY 21, 2010. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.


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

JUDGMENT OBTAINED AND RECORDED ON JAN 06, 2010 AND MARCH 29, 2010
CASE NUMBER 37-2009-00057495-(U-BC-NC)

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

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

Executed this 10 day of MAY, 2013 at 6230 NITA AVE. WOODLANDHILLS CA 91367
County, State


Signature of Claimant

Signature of Claimant

SIMA ABOUZARI
Print Name

Print Name

6230 NITA AVE
Street Address

Street Address

WOODLAND HILLS CA 91367
City, State, Zip

City, State, Zip

(818) 888-1046
Phone Number

Phone Number

AP

PLEASE COMPLETE THIS INFORMATION.

RECORDING REQUESTED BY:

SIMA ABOUZARI
6230 NITA AVE
WOODLAND HILLS, CA 91367

AND WHEN RECORDED MAIL TO:

SIMA ABOUZARI
6230 NITA AVE
WOODLAND HILLS
CALIFORNIA, 91367

DOC # 2010-0244286
05/26/2010

Customer Copy Label

The paper to which this label is
affixed has not been compared
with the recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

THIS SPACE FOR RECORDER'S USE ONLY

ABSTRACT OF JUDGMENT
(Please fill in document title(s) on this line)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):
 Recording requested by and return to: **Gerson Law Firm APC**
Mark M. Clairmont SBN 211128
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
(858) 452-5400

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **SAN DIEGO**
 STREET ADDRESS: **325 South Melrose**
 MAILING ADDRESS: **325 South Melrose**
 CITY AND ZIP CODE: **Vista 92801**
 BRANCH NAME: **North County Division**

FOR RECORDERS USE ONLY

PLAINTIFF: **SIMA ABOUZARI**
 DEFENDANT: **HENSEL FINANCIAL, INC.**

CASE NUMBER:
37-2009-00057495-CU-BC-NC

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
 a. Judgment debtor's

Name and last known address
Hensel Financial, Inc., a California corporation
2424 Vista Way, Suite 202
Oceanside, CA 92054

b. Driver's license no. [last 4 digits] and state: Unknown
 c. Social security no. [last 4 digits]: Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): **Hensel Financial, Inc., a California corporation**
2424 Vista Way, Suite 202, Oceanside, CA 92054

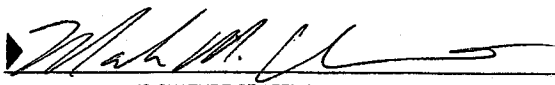
2. Information on additional judgment debtors is shown on page 2.

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

3. Judgment creditor (name and address):
Sima Abouzari 6230 Nita Avenue,
Woodland Hills, CA 91367

5. Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:

Date: **March 5, 2010**
 Mark M. Clairmont


 (SIGNATURE OF APPLICANT OR ATTORNEY)

(TYPE OR PRINT NAME)

6. Total amount of judgment as entered or last renewed:
\$ 98,645.53

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

8. a. Judgment entered on (date): **01/06/10**
 b. Renewal entered on (date):

9. This judgment is an installment judgment.

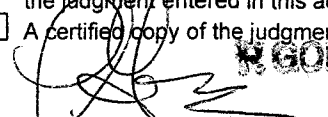
10. An execution lien attachment lien is endorsed on the judgment as follows:
 a. Amount: \$
 b. In favor of (name and address):

11. A stay of enforcement has
 a. not been ordered by the court.
 b. been ordered by the court effective until (date):

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
 b. A certified copy of the judgment is attached.



This abstract issued on (date):
MAR 29 2010

Clerk, by  , Deputy

**SIMA ABOUZARI
6230 NITA AVE
WOODLAND HILLS
CALIFORNIA, 91367**

11/7/14

**SHAWANA GREEN
COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

**RE: EXCESS PROCEED CLAIM BY
(HENSEL FINANCIAL, INC)
TC 192 ASSESSMENT #: 641204014-8
DATE SOLD: MARCH 20, 2012
CLAIM FILED MAY 10, 2013**

DEAR MS. GREEN:

**PER YOUR REQUEST OF NOVEMBER 5, 2014 PLEASE NOTE THE
FOLLOWING:**

- 1. I OBTAINED A JUDGMENT, AGAINST HENSEL FINANCIAL, INC.
ON 1/6/10 IN THE AMOUNT OF \$98,645**
- 2. TO THIS DATE, I HAVE NOT RECEIVED ANY PAYMENTS FROM
HENSEL FINANCIAL, INC.**
- 3. LEGAL INTEREST ON THE JUDGMENT IS 7% FROM THE DATE
OF THE JUDGMENT TO THE DATE OF THE SALE OF THE
PROPERTY ON 3/20/12. (\$6905.19)**
- 4. TOTAL CLAIMED FOR THE JUDGMENT AND INTEREST IS
\$98,645.53**

**IF ANY FURTHER INFORMATION IS NEEDED, PLEASE LET ME
KNOW.**

VERY TRULY YOURS,


SIMA ABOUZARI

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 935 Assessment No.: 641204014-8

Assessee: HENSEL FINANCIAL INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$195,543.45 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. 2010-0244287; recorded on 5/26/2010. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

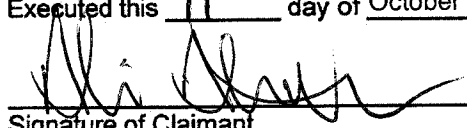
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

I, Ali Ahmadian, am a party in interest because I recorded an abstract of judgment (copy attached) against the real property interests of Hensel Financial, Inc. in Riverside County. No payments have ever been received to reduce the amount of the lien. The amount still due and payable to me as of 3/20/12 was \$195,543.45 (\$44.00 per day in interest at the rate of 10% per annum, times 794 days, plus the original judgment amount of \$160,607.45, equals \$195,543.45).

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

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

Executed this 11 day of October, 2012 at Los Angeles, Los Angeles County, California
County, State



Signature of Claimant

Signature of Claimant

Ali Ahmadian

Print Name

Print Name

2134 Patricia Avenue

Street Address

Street Address

Los Angeles, CA 90025

City, State, Zip

City, State, Zip

415-860-3943

Phone Number

Phone Number

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

Recording requested by and return to: **Gerson Law Firm APC**
Mark M. Clairmont SBN 211128
9255 Towne Centre Drive, Suite 300
San Diego, CA 92121
(858) 452-5400

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **SAN DIEGO**

STREET ADDRESS: **325 South Melrose**
MAILING ADDRESS: **325 South Melrose**
CITY AND ZIP CODE: **Vista 92801**
BRANCH NAME: **North County Division**

FOR RECORDERS USE ONLY

PLAINTIFF: **ALI AHMADIAN**

CASE NUMBER:

37-2009-00057493-CU-BC-NC

DEFENDANT: **HENSEL FINANCIAL, INC.**

FOR COURT USE ONLY

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

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

a. Judgment debtor's

Name and last known address

Hensel Financial, Inc., a California corporation
2424 Vista Way, Suite 202
Oceanside, CA 92054

b. Driver's license no. [last 4 digits] and state: Unknown

c. Social security no. [last 4 digits]: Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): **Hensel Financial, Inc., a California corporation**
2424 Vista Way, Suite 202, Oceanside, CA 92054

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

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

3. Judgment creditor (name and address):
Ali Ahmadian, 239 South Barrington Avenue,
F-3, Los Angeles, CA 90049

5. Original abstract recorded in this county:

a. Date:
b. Instrument No.:

Date: **March 5, 2010**
Mark M. Clairmont

(TYPE OR PRINT NAME)


(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 160,607.45

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

8. a. Judgment entered on (date): **01/16/10**
b. Renewal entered on (date):

9. This judgment is an installment judgment.

10. An execution lien attachment lien is endorsed on the judgment as follows:
a. Amount: \$
b. In favor of (name and address):

11. A stay of enforcement has
a. not been ordered by the court.

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

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

b. A certified copy of the judgment is attached.



This abstract issued on (date):

MAR 29 2010

Clerk, by **R. GOMEZ**, Deputy

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

**ALI AHMADIAN
2134 PATRICIA AVE.
LOS ANGELES, CA. 90025**

11/7/14

**SHAWANA GREEN
COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

RE: EXCESS PROCEED CLAIM BY

**(HENSEL FINANCIAL, INC)
TC 192 ASSESSMENT #: 641204014-8
DATE SOLD: MARCH 20, 2012
CLAIM FILED MAY 10, 2013**

DEAR MS. GREEN:

**PER YOUR REQUEST OF NOVEMBER 5, 2014 PLEASE NOTE THE
FOLLOWING:**

- 1. I OBTAINED A JUDGMENT, AGAINST HENSEL FINANCIAL, INC.
ON 1/16/10 IN THE AMOUNT OF \$160,607.45**
- 2. TO THIS DATE, I HAVE NOT RECEIVED ANY PAYMENTS FROM
HENSEL FINANCIAL, INC.**
- 3. LEGAL INTEREST ON THE JUDGMENT IS 7% FROM THE DATE
OF THE JUDGMENT TO THE DATE OF THE SALE OF THE
PROPERTY ON 3/20/12. (\$26,027.04)**
- 4. TOTAL CLAIMED FOR THE JUDGMENT AND INTEREST IS
\$186,634.49.**

**IF ANY FURTHER INFORMATION IS NEEDED, PLEASE LET ME
KNOW.**

VERY TRULY YOURS,


ALI AHMADIAN

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 935 Assessment No.: 641204014-8

Assessee: HENSEL FINANCIAL INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 440,309.24 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. 2010-0314443; recorded on July 6, 2010. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

I, Kathy K. Ahmadian, as Trustee of the Mask Trust, am a party in interest because I recorded an abstract of judgment (copy attached) against the real property interests of of Hensel Financial, Inc. in Riverside County.

No payments have ever been received to reduce the amount of the lien. The amount still due and payable to me as of 3/20/12 was \$440,309.24 (\$101.19 per day in interest, times 701 days, plus the \$369,375.05 original judgment amount, equals \$440,309.24)

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

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

Executed this 7th day of July, 2012 at Los Angeles, Los Angeles County, California
County, State

Kathy Ahmadian Trustee
Signature of Claimant

Signature of Claimant

Kathy K. Ahmadian, Trustee of the Mask Trust
Print Name

Print Name

2134 Patricia Avenue
Street Address

Street Address

Los Angeles, CA 90025
City, State, Zip

City, State, Zip

415-860-3943
Phone Number

Phone Number

DOC # 2010-0314443
07/06/2010 08:00A Fee:33.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

KATHY DOUGLAS
2134 PATRICIA AVE
LOS ANGELES CA 90025

AND WHEN RECORDED MAIL TO:

KATHY DOUGLAS
2134 PATRICIA AVE
LOS ANGELES, CA 90025

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			7						2
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	043

Space above this line for recorder's use only

(35) M

ABSTRACT OF JUDGMENT
Title of Document

TRA: _____

DTT: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3:00 Additional Recording Fee Applies)

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

Recording requested by and return to:

KATHY K. AHMADIAN
2134 PATRICIA AVE.
LOS ANGELES, CA. 90025

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO

STREET ADDRESS: 325 SOUTH MELROSE
MAILING ADDRESS: 325 SOUTH MELROSE
CITY AND ZIP CODE: VISTA, CA. 92081
BRANCH NAME: NORTHERN DISTRICT

FOR RECORDER'S USE ONLY

PLAINTIFF: KATHY KATYOON AHMADIAN, TEE MASK TRUST

CASE NUMBER:

DEFENDANT: HENSEL FINANCIAL, INC., ET AL

37-2009-00055422 CU BC NC

ABSTRACT OF JUDGMENT—CIVIL Amended
AND SMALL CLAIMS

FOR COURT USE ONLY

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

a. Judgment debtor's

Name and last known address

HENSEL FINANCIAL, INC., A CA. CORP
2424 VISTA WAY SUITE 202
OCEANSIDE, CA. 92054

b. Driver's license no. [last 4 digits] and state:

Unknown

c. Social security no. [last 4 digits]:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):

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

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

3. Judgment creditor (name and address):

KATHY K. AHMADIAN, AS TRUSTEE

OF THE MASK TRUST
2134 PATRICIA AVE. LOS ANGELES, CA 90025

Date: 5/17/10

KATHY A. AHMADIAN, TRUSTEE

(TYPE OR PRINT NAME)

5. Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Kathy K. Ahmadian Trustee

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ \$369,375.05

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

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

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): 4/19/10

b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.

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

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

b. A certified copy of the judgment is attached.



This abstract issued on (date):

MAY 25 2010

Clerk, by *J. Ruarte* Deputy

**KATHY AHMADIAN
2134 PATRICIA AVE
LOS ANGELES, CA 90025**

11/7/14

**SHAWANA GREEN
COUNTY OF RIVERSIDE
TREASURER-TAX COLLECTOR**

**RE: EXCESS PROCEED CLAIM BY
(HENSEL FINANCIAL, INC)
TC 192 ASSESSMENT #: 641204014-8
DATE SOLD: MARCH 20, 2012
CLAIM FILED MAY 10, 2013**

DEAR MS. GREEN:

**PER YOUR REQUEST OF NOVEMBER 5, 2014 PLEASE NOTE THE
FOLLOWING:**

- 1. THE MASK TRUST OBTAINED A JUDGMENT, AGAINST HENSEL
FINANCIAL, INC. ON 4/19/10 IN THE AMOUNT OF \$369,375**
- 2. TO THIS DATE, MASK TRUST HAS NOT RECEIVED ANY
PAYMENTS FROM HENSEL FINANCIAL, INC.**
- 3. LEGAL INTEREST ON THE JUDGMENT IS 7% FROM THE DATE
OF THE JUDGMENT TO THE DATE OF THE SALE OF THE
PROPERTY ON 3/20/12. (\$53,721)**
- 4. TOTAL CLAIMED FOR THE JUDGMENT AND INTEREST IS
\$423,069**

**IF ANY FURTHER INFORMATION IS NEEDED, PLEASE LET ME
KNOW.**

**VERY TRULY YOURS,
THE MASK TRUST,**

Kathy R. Ahmadian

KATHY AHMADIAN, TRUSTEE

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 192 Item 935 Assessment No.: 641204014-8

Assessee: HENSEL FINANCIAL INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$~~22,000.00 (MAX)~~ 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. 20080321974; recorded on 6/12/2008. A copy of this document is attached here to. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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

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

Executed this 10th day of MAY, 2013 at LOS ANGELES, CA
County, State

Dennis A. Mucker / FOUND EXTRA MONEY, LLC
Signature of Claimant

Signature of Claimant

DENNIS A. MUCKER
Print Name

Print Name

9420 RESEDA BLVD., # 830
Street Address

Street Address

NORTHRIDGE, CA 91324
City, State, Zip

City, State, Zip

(888) 867-4785
Phone Number

Phone Number

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to FOUND EXTRA MONEY, LLC 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 641204014-8 sold at public auction on MARCH 20, 2012. I understand that the total of excess proceeds available for refund is \$22,000.00 (approx) 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.

Donald D. Hensel
(Signature of Party of Interest/Assignor)

DONALD D. HENSEL
(Name Printed)

P.O. Box 1742
(Address)

STATE OF CALIFORNIA)
COUNTY OF San Diego) ss.

CARLSBAD, CA 92018
(City/State/Zip)

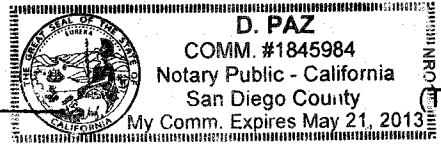
(760) 721-8400
(Area Code/Telephone Number)

On May 8, 2013 before me D. Paz Notary Public personally appeared Donald Dexter Hensel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

D. Paz
(Signature of Notary) DPGZ



(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.

Donald D. Hensel
(Signature of Assignor)
FOUND EXTRA MONEY, LLC

DENNIS A. MURKET
(Name Printed)

9420 RESEDA BLVD, #830
(Address)

STATE OF CALIFORNIA)
COUNTY OF _____) ss.

NORTHRIDGE, CA 91324
(City/State/Zip)

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

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles }

On 5/10/13 before me, Paula Gomez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Dennis A. Murkey
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

Signature Paula Gomez
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document Assignment of Right to Collect excess proceeds

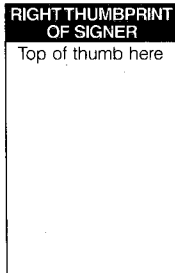
Document Date: - Number of Pages: 1

Signer(s) Other Than Named Above: -

Capacity(ies) Claimed by Signer(s)

Signer's Name: -

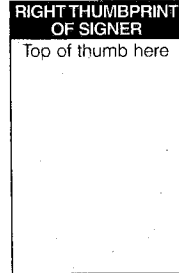
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

RECORDING REQUESTED BY

FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

AND WHEN RECORDED MAIL TO

HENSEL FINANCIAL, INC.
P.O. BOX 1742
CARLSBAD, CA 92018

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY
TITLE ORDER # 3239629

DOC # 2008-0321974

06/12/2008 08:00A Fee:12.00

Page 1 of 2

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPT		
1			2								
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		
								T	CTY	UNI	044

TRUSTEE'S FILE NO. 05-2456
APN 641-204-014

TRAM 04-033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

12

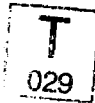
The undersigned declares that the documentary transfer tax is \$ 0.00 (Grantee herein is beneficiary), and is

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in:

unincorporated area city of Desert Hot Springs



The amount of the unpaid balance was \$200,340.65. The amount paid by Grantee was \$100,000.00

TRUSTEE'S DEED

THIS DOCUMENT IS BEING RECORDED TO CORRECT THE GRANTEE INFORMATION FOR TRUSTEE'S DEED DATED AUGUST 3, 2007 AND RECORDED AUGUST 16, 2007 AS INSTRUMENT NO. 2007-0528722.

Hensel Financial, Inc., a California Corporation, as Trustee under the Deed of Trust referred to below and herein called Trustee, does hereby grant without any covenant or warranty, expressed or implied, to Hensel Financial, Inc., a California Corporation as Trustee, herein called Grantee, the following described real property situated in the County of Riverside State of California:

LOT 3 OF DESERT SPRINGS ESTATES IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 PAGES 46 TO 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (APN 641-204-014);

This conveyance is made pursuant to the powers conferred upon Trustee by the Deed of Trust dated October 18, 2005, executed by Tania Johnson as Trustor to Hensel Financial, Inc., a California Corporation as Trustee and recorded on October 26, 2005 as document no. 2005-0882995 of Official Records in the office of the Recorder of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Beneficiary, as owner of the obligations secured by said Deed of Trust executed and delivered to Trustee a written Declaration of Default and Demand for Sale. Default under said Deed of Trust occurred as set forth in Notice of Default and Election to Sell Under Deed of Trust which was recorded in the office of the Recorder of said county. Beneficiary made due and proper demand upon Trustee to sell said property pursuant to the terms of said Deed of Trust.

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL S DIRECTED ABOVE

05-2456 Trustees Deed

Page 1 of 2

The posting and first publication of the Notice of Trustee's Sale of said property occurred not less than three months from the recording of the Notice of Default and Election to Sell Under Deed of Trust. Trustee executed its Notice of Trustee's Sale stating that it would sell, at public auction to the highest bidder for cash, in lawful money of the United States, the real property above described, which Notice of Trustee's Sale duly fixed the time and place of said sale as therein stated.

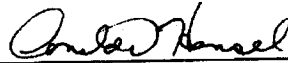
All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell Under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with.

Trustee in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on August 2, 2007.

Grantee being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$100,000.00 cash, in lawful money of the United States.

Dated JUNE 4, 2008

Hensel Financial, Inc.
A California Corporation, Trustee



By: Donald D. Hensel, President

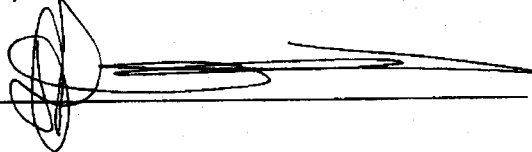
STATE OF CALIFORNIA
COUNTY OF SAN DIEGO) S.S.

On June 4, 2008 before me, MAGGIE R. WILKE a Notary Public in and for said County and State, personally appeared DONALD D. HENSEL or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL S DIRECTED ABOVE

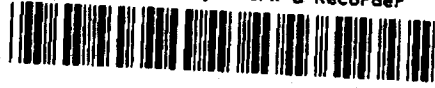
Name

Street Address

City & State

Zip

DOC # 2007-0528722
 08/16/2007 08:00A Fee:10.00
 Page 1 of 2
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

HENSEL FINANCIAL, INC.
 P.O. BOX 1742
 CARLSBAD, CA 92018

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

TRUSTEE'S FILE NO: 05-2456
 APN 641-204-014

The undersigned declares that the documentary transfer tax is \$ 0.00 (Grantee herein is beneficiary), and is
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

(10) M
 051

The land, tenements or realty is located in:

- unincorporated area city of Desert Hot Springs

The amount of the unpaid balance was \$200,340.65. The amount paid by Grantee was \$100,000.00

TRUSTEE'S DEED

HENSEL FINANCIAL, INC., a California Corporation, as Trustee under the Deed of Trust referred to below and herein called TRUSTEE, does hereby grant without any covenant or warranty, expressed or implied, to HENSEL FINANCIAL INC., a California corporation herein called GRANTEE, the following described real property situated in the County of Riverside State of California:

LOT 3 OF DESERT SPRINGS ESTATES IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 27 PAGES 46 TO 48 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY (APN 641-204-014);

This conveyance is made pursuant to the powers conferred upon TRUSTEE by the Deed of Trust dated October 18, 2005, executed by Tania Johnson as Trustor to Hensel Financial, Inc., a California Corporation as Trustee and recorded on October 26, 2005 as document no. 2005-0882995 of Official Records in the office of the Recorder of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Beneficiary, as owner of the obligations secured by said Deed of Trust executed and delivered to TRUSTEE a written Declaration of Default and Demand for Sale. Default under said Deed of Trust occurred as set forth in Notice of Default and Election to Sell Under Deed of Trust which was recorded in the office of the Recorder of said county. Beneficiary made due and proper demand upon TRUSTEE to sell said property pursuant to the terms of said Deed of Trust.

The posting and first publication of the Notice of Trustee's Sale of said property occurred not less than three months from the recording of the Notice of Default and Election to Sell Under Deed of Trust. TRUSTEE executed its Notice of Trustee's Sale stating that it would sell, at public auction to the highest bidder for cash, in lawful money of the United States, the real property above described, which Notice of Trustee's Sale duly fixed the time and place of said sale as therein stated.

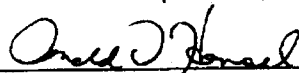
All requirements of law regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell Under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of Notice of Trustee's Sale have been complied with.

TRUSTEE in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on August 2, 2007.

GRANTEE being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$100,000.00 cash, in lawful money of the United States.

Dated AUGUST 3, 2007

Hensel Financial, Inc.
A California Corporation, Trustee

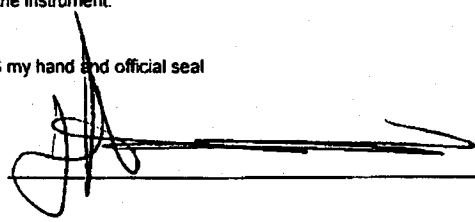

By: Donald D. Hensel, President

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } S.S.

On AUGUST 3, 2007 before me, MAGGIE R. WILKE a Notary Public in and for said County and State, personally appeared DONALD D. HENSEL personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature





MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City & State Zip

FOUND EXTRA MONEY, LLC
UNCLAIMED MONEY CONSULTANTS
WWW.FoundExtraMoney.com
Email: Richard@foundextramoney.com

LAS VEGAS OFFICE:

8022 S. Rainbow Blvd. #362
Las Vegas, NV 89139
Toll Free: (888) 867-4785
Fax No: (702) 331-4992

LOS ANGELES OFFICE

9420 Reseda Blvd. #830
Northridge, CA 91324
Toll Free: (888) 867-4785
Fax No.: (818) 701-7184

PLEASE REPLY TO LOS ANGELES OFFICE

February 21, 2013

Mr. Don Kent
Riverside County Treasurer-Tax Collector
P.O. Box 12005
Riverside, CA 92502

RE: Excess Proceeds Claim: Parcel Number 641-204-014; Claimant: Hensel Financial, Inc.; in the approximate amount of \$22,000.00; Recorded on May 11, 2012

Dear Mr. Kent:

Enclosed for your reference please find the following documents in support of our claim(s) for the excess proceeds resulting from the tax sale of the above-referenced property at the Tax Collector's Public Tax Auction held on March 20, 2012:

1. Certified copy of the deed naming "Hensel Financial, Inc." as Party in Interest and last Assessed;
2. Copy of Hensel Financial, Inc. unanimous written consent of Shareholders electing Donald D. Hensel as sole Director of the Company;
3. Excess Proceeds Claim Form signed by Mr. Donald D. Hensel that discloses the parcel number, situs, and claimant's affidavit.
4. Assignment of Rights Agreement executed by Mr. Hensel that authorizes the payment of 90% of the excess proceeds funds in the approximate amount of \$19,800.00 to Hensel Financial, Inc., and 10 % in the approximate amount of \$2,200.00 to FEM, LLC.
5. Please issue separate checks for the amounts indicated in Item #3.

Please do not hesitate to contact me at 888-867-4785 if you have any questions or if I can be of further assistance.

Thank you.

Sincerely,



Richard/FEM, LLC.
RFM/ck

VENUS CAPITAL GROUP, LLC
P.O. BOX 24066
LOS ANGELES, CA 90024

DOC # 2012-0219349
05/11/2012 03:56P Fee:15.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NO SMF					T:	CTY	UNI	026	

15



TRA 014-033

Doc. Trans. Tax - computed on full value of property conveyed \$ 38.50

Don Kent Tax Collector

Don Kent
Signature of Declarant

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2005-2006
and for nonpayment were duly declared to be in default 2006-641204014-0000
Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and
VENUS CAPITAL GROUP, LLC

("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on MARCH 20, 2012 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$35,000.00
NO TAXING AGENCY objected to the sale.

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to 641204014-8
HENSEL FINANCIAL INC., described as follows: Assessor's Parcel Number

IN THE CITY OF DESERT HOT SPRINGS

LOT 3 OF DESERT SPRINGS ESTATES IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 27, PAGES 46 THROUGH 48, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

State of California Executed on
County of Riverside MARCH 20, 2012 By Don Kent
Tax Collector

On May 1, 2012, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

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

By: NO Taylor Seal
Deputy



HENSEL FINANCIAL, INC.

UNANIMOUS WRITTEN CONSENT OF
SHAREHOLDERS IN LIEU OF ANNUAL MEETING OF
SHAREHOLDERS

The undersigned, being all of the members of the shareholders of Hensel Financial, Inc., a California corporation, without a meeting, pursuant to the authority of Section 307(b) of the General Corporation Law of California, hereby consent to, approve and adopt the following resolutions:

RESOLVED, that Donald D. Hensel be, and he hereby is elected as the sole Director of this corporation to serve until his successor is duly elected and shall have qualified or until his earlier death, resignation or removal; and

FURTHER RESOLVED, that all actions taken on behalf of this corporation since the last shareholder meeting to the date hereof be, and they are hereby approved and ratified in all respects.

IN WITNESS WHEREOF, this Unanimous Written Consent has been executed as of the 1st day of October, 2012.



Donald D. Hensel

Being the Sole Shareholder of
Hensel Financial, Inc.

CLAIM FOR EXCESS PROCEEDS
(Rev. & Tax Code, Section 4675)

To: Riverside County Treasurer-Tax Collector
Re: Claim for Excess Proceeds

I hereby certify that I am a party of interest in the following parcel:

Parcel Number: 641-204-014
Assessee: Hensel Financial, Inc.
Situs: Desert Hot Springs
Date Sold: 3/20/12
Date Deed to Purchaser Recorded: 5/11/12

I claim excess proceeds under *Revenue and Taxation Code* section 4675. Enclosed is documentation supporting my claim.

I affirm, under penalty of Perjury, that the foregoing is true and correct to the best of my knowledge.

Donald D. Hensel, PRES 2/6/12
Signature of Claimant/Date

Hensel Financial, Inc.
Donald D. Hensel, President
Name of Claimant (please print)

Mailing Address:

Daytime Phone: 760-721-8400

P.O. Box 1742
CARLSBAD CA 92018

FOUND EXTRA MONEY, LLC

UNCLAIMED MONEY CONSULTANTS

WWW.FoundExtraMoney.com

Email: Richard@foundextramoney.com

LAS VEGAS OFFICE:

8022 S. Rainbow Blvd. #362
Las Vegas, NV 89139
Toll Free: (888) 867-4785
Fax No: (702) 331-4992

LOS ANGELES OFFICE

9420 Reseda Blvd. #830
Northridge, CA 91324
Toll Free: (888) 867-4785
Fax No.: (818) 701-7184

PLEASE REPLY TO: The Los Angeles Office

AUTHORIZATION AND FEE AGREEMENT

The undersigned hereby authorizes Found Extra Money, LLC ("FEM, LLC") to act as its exclusive agent in the preparation and execution of all documents to recover unclaimed funds owed to Claimant(s) directly, or indirectly, either as an individual, trustee, authorized agent for a business entity, or personal agent or representative or heir of an estate.

The undersigned also agrees to pay FEM, LLC the amount of **10% (TEN PERCENT)** of any amount collected. FEM, LLC agrees to pay all processing costs, documentation costs and filing fees. No fee or costs will be charged to Claimant(s) if there is no recovery.

Claimant(s) authorize holder of these funds to issue separate checks payable to Claimant(s) and to FEM, LLC according to the terms of this agreement.

Claimant(s) agree to sign and return all documents necessary to process this claim within three (3) business days of Company's request.

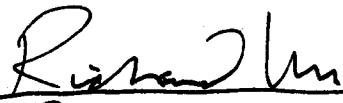
This agreement may be signed in counterparts and a signed copy received electronically, or by fax, shall have full force and effect and be deemed an original.

I/we agree to the above.


HENSEL FINANCIAL, INC

Donald Hensel, PRES

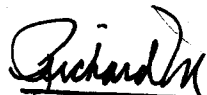
APPLICANT/CLAIMANT:(Print Name)


FEM, LLC

APPLICANT/CLAIMANT:(Print Name)


SIGNATURE: DATE: 2/5/13

SIGNATURE: DATE:


FEM, LLC

FOUND EXTRA MONEY, LLC

UNCLAIMED MONEY CONSULTANTS

WWW.FoundExtraMoney.com

Email: Richard@foundextramoney.com

LAS VEGAS OFFICE:

8022 S. Rainbow Blvd. #362

Las Vegas, NV 89139

Toll Free: (888) 867-4785

Fax No: (702) 331-4992

LOS ANGELES OFFICE

9420 Reseda Blvd. #830

Northridge, CA 91324

Toll Free: (888) 867-4785

Fax No.: (818) 701-7184

PLEASE REPLY TO LOS ANGELES OFFICE

April 25, 2013

Mr. Don Kent

Riverside County Treasurer-Tax Collector

P.O. Box 12005

Riverside, CA 92502

RE: Additional documentation regarding Claim for Excess Proceeds for APN 641-204-014 which was sent to your office on February 21, 2013.

Dear Mr. Kent:

I have attached a signed and notarized Claim for Excess Proceeds and Assignment of Rights from Donald D. Hensel representing Hensel Financial, Inc. assigning to FEM, LLC a right to claim 10% of the excess proceeds as per California law, and satisfying the requirements as specified in the California Revenue and Taxation Code Section 4675.

Please do not hesitate to contact me at 888-867-4785 if you have any questions or if I can be of further assistance.

Thank you.

Sincerely,

Dennis
FEM, LLC.

FOUND EXTRA MONEY, LLC
"FEM, LLC"

UNCLAIMED MONEY CONSULTANTS

WWW.FoundExtraMoney.com

Email: Richard@foundextramoney.com

LAS VEGAS OFFICE:

8022 S. Rainbow Blvd. #362
Las Vegas NV 89139
Toll Free: (888) 867-4785
Fax No: (702) 331-4992

LOS ANGELES OFFICE

9420 Reseda Blvd. #830
Northridge, CA 91324
Toll Free: (888) 867-4785
Fax No.: (818) 701-7184

PLEASE REPLY TO: LOS ANGELES OFFICE.

TO: RIVERSIDE COUNTY TREASURER AND TAX COLLECTOR:

RE: CLAIM FOR EXCESS PROCEEDS AND ASSIGNMENT OF RIGHTS (10% TO FEM,LLC):

I HEREBY CERTIFY THAT I AM A PARTY OF INTEREST IN THE FOLLOWING DESCRIBED PARCEL AND CLAIM 90%, OF THE TOTAL AMOUNT OF EXCESS PROCEEDS AVAILABLE TO ME, AS CLAIMANT/ASSIGNOR, AND HEREBY ASSIGN AN ADDITIONAL 10% OF THE TOTAL AMOUNT OF EXCESS PROCEEDS TO FEM, LLC, AS ASSIGNEE, PURSUANT TO REVENUE AND TAX CODE SECTION 4675:

CLAIMANT/ASSESSEE: Hensel Financial, Inc.

PARCEL NO.: 641-204-014

SITUS: Desert Hot Springs

DATE SOLD: 3/20/2012 DATE RECORDED: 5/11/2012

MY ASSIGNMENT OF RIGHTS TO FEM, LLC, TO CLAIM THE AMOUNT OF 10% OF TOTAL AMOUNT OF EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY:

FOR VALUABLE CONSIDERATION I, THE UNDERSIGNED (ASSIGNOR), HEREBY ASSIGNS TO FEM, LLC, (ASSIGNEE) ALL RIGHTS, TITLE AND INTEREST TO COLLECT TEN PERCENT (10%) OF THE EXCESS PROCEEDS WHICH I AM ENTITLED TO CLAIM.

I/WE HAVE BEEN ADVISED OF OUR RIGHT TO FILE A CLAIM FOR EXCESS PROCEEDS ON OUR BEHALF. THE PARTIES HAVE DISCLOSED ALL FACTS TO EACH OTHER THAT EACH IS AWARE OF, REGARDING THE VALUE OF THE RIGHTS BEING ASSIGNED, AS REQUIRED BY CALIFORNIA REVENUE AND TAXATION CODE SECTION 4675.

TOTAL AMOUNT OF EXCESS PROCEEDS ELIGIBLE FOR DISTRIBUTION IS \$22,000.00/approx)
PAYABLE AS FOLLOWS:

90% TO CLAIMANT/ASSIGNOR IN THE AMOUNT OF \$19,800.00

10% TO FEM,LLC. AS ASSIGNEE IN THE AMOUNT OF \$2,200.00

ENCLOSED IS DOCUMENTATION SUPPORTING MY CLAIM. PLEASE ISSUE SEPARATE CHECKS TO EACH PARTY. PLEASE CONTACT FEM, LLC IF ANY QUESTIONS. THANK YOU.

DATED THIS 16TH DAY OF APRIL, 2013.

Richard J. Hensel
SIGNATURE:

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On April 16, 2013 before me, F.Y. Flores, Notary Public
personally appeared Donald D. Hensel, 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.

Date: 4/16/13 Signature: *Donald D. Hensel*

Name (print): Donald D. Hensel

Address: P.O. Box 1742

City/State/Zip Code: Carlsbad, CA 92018

Phone: (760) 721-8400

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
F.Y. Flores
SIGNATURE

