

FORM APPROVED COUNTY COUNSEL
 BY: *G.P.P.*
 GREGORY P. PRIAMOS
 DATE: 7/27/15

Departmental Concurrence

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

n66A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:

JUL 27 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 347. Last assessed to: Jeffrey NG and Shannon NG, husband and wife as joint tenants. District 5 [\$39,513] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Able Restoration, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 473330015-0;

(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 April 29, 2013 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2013. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 17, 2013 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

Don Kent
 Don Kent
 Treasurer-Tax Collector

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost: | POLICY/CONSENT (per Exec. Office) |
|-----------------|----------------------|-------------------|-------------|---------------|---|
| COST | \$ 39,513 | \$ 0 | \$ 39,513 | \$ 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: 15/16 |

C.E.O. RECOMMENDATION:

APPROVE

BY: *Samuel Wong*
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Benoit
Nays: None
Absent: Ashley
Date: August 18, 2015
xc: Treasurer, Auditor

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

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

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

9-17

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 196, Item 347. Last assessed to: Jeffrey NG and Shannon NG, husband and wife as joint tenants. District 5 [\$39,513] Fund 65595 Excess Proceeds from Tax Sale.

DATE: JUL 27 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Approve the claim from Shannon Houlihan Ng, assignee for Jeffrey Ng, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 473330015-0;
3. Approve the claim from Shannon Ng, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 473330015-0;
4. Authorize and direct the Auditor-Controller to issue warrants to Able Restoration, Inc. in the amount of \$18,109.38, Shannon Houlihan Ng, assignee for Jeffrey Ng in the amount of \$19,756.68 and Shannon Ng in the amount of \$1,647.30, 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 three claims for excess proceeds:

1. Claim from Able Restoration, Inc. based on an Abstract of Judgment recorded August 8, 2008 as Instrument No. 2008-0437900.
2. Claim from Shannon Houlihan Ng, assignee for Jeffrey Ng based on an Assignment of Right to Collect Excess Proceeds dated April 7, 2014 and a Grant Deed recorded September 2, 1998 as Instrument No. 374504.
3. Claim from Shannon Ng based on a Grant Deed recorded September 2, 1998 as Instrument No. 374504.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Able Restoration, Inc. be awarded excess proceeds in the amount of \$18,109.38, Shannon Houlihan Ng, assignee for Jeffrey Ng be awarded excess proceeds in the amount of \$19,756.68 and Shannon Ng be awarded excess proceeds in the amount of \$1,647.30. 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 holder and last assesseees 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 196 Item 347 Assessment No.: 473330015-0

Assessee: NG, JEFFREY & SHANNON

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED
2014 MAR 13 PM 2:15
RIVERSIDE COUNTY
TREAS - TAX COLLECTOR


I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$11,488.08 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. 2008-0052813; recorded on 2/5/2008. 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 5th day of August, 2013 at Riverside, California
County, State



Signature of Claimant

Signature of Claimant

ABU RESTORATION, INC

Print Name

Print Name

3940 GARNER RD

Street Address

Street Address

Riverside, CA 92501

City, State, Zip

City, State, Zip

951.686.3841

Phone Number

Phone Number

EJ-001

DOC # 2008-0437900

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

Page 1 of 2

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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

Recording requested by and return to:

Mario H. Alfaro, SBN 246420
Gresham Savage Nolan & Tilden, APC
3750 University Ave., Suite 250
Riverside, CA 92501
Telephone: (951) 684-2171
Fax: (951) 684-2150

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino
STREET ADDRESS 351 N. Arrowhead Ave.
MAILING ADDRESS:
CITY AND ZIP CODE: San Bernardino, CA 92415
BRANCH NAME:

| S | R | U | PAGE | SIZE | DA | MISC | LONG | RFD | COPY |
|---|---|---|------|------|------|------|------|------|------|
| 1 | | | 2 | | | | | | |
| M | A | L | 465 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |

514

PLAINTIFF: Able Restoration, Inc.

DEFENDANT: Shannon Ng

CASE NUMBER:

SCISS 138279-12

C
514

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

Shannon Ng
28681 Live Oak Canyon Road
Redlands, CA 92373-7901

b. Driver's license No. and state:

Unknown

c. Social security No.:

Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Shannon Ng
28681 Live Oak Canyon Road, Redlands, CA 92373-7901

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):

Able Restoration, Inc., 3940 Garner Road, Riverside, CA 92501

5. Original abstract recorded in this county:

Date: January 23, 2008

a. Date:

b. Instrument No.:

Mario H. Alfaro
(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 11,488.08

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: \$

8. a. Judgment entered on (date): July 25, 2007

b. In favor of (name and address):

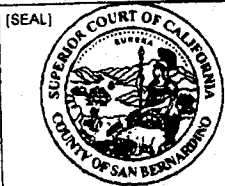
b. Renewal entered on (date):

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):



This abstract issued on (date):

JAN 25 2008

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.

Clerk, by [Signature], Deputy

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 (Rev. January 1, 2006)

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS

Legal Solutions Plus

Page 1 of 2
Code of Civil Procedure, §§ 488.480, 674, 700.190

Public Record

| | |
|-----------------------------------|--------------|
| PLAINTIFF: Able Restoration, Inc. | CASE NUMBER |
| DEFENDANT: Shannon Ng | SCISS 138279 |

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):
 Able Restoration, Inc.
 3940 Garner Road
 Riverside, CA 92501
14. Judgment creditor (name and address):
15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

| | |
|--|--|
| 16. Name and last known address | 17. Name and last known address |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Driver's license No. & state: <input type="checkbox"/> Unknown | Driver's license No. & state: <input type="checkbox"/> Unknown |
| Social security No.: <input type="checkbox"/> Unknown | Social security No.: <input type="checkbox"/> Unknown |
| Summons was personally served at or mailed to (address): | Summons was personally served at or mailed to (address): |

| | |
|--|--|
| 18. Name and last known address | 19. Name and last known address |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Driver's license No. & state: <input type="checkbox"/> Unknown | Driver's license No. & state: <input type="checkbox"/> Unknown |
| Social security No.: <input type="checkbox"/> Unknown | Social security No.: <input type="checkbox"/> Unknown |
| Summons was personally served at or mailed to (address): | Summons was personally served at or mailed to (address): |

| | |
|--|--|
| 20. Name and last known address | 21. Name and last known address |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| Driver's license No. & state: <input type="checkbox"/> Unknown | Driver's license No. & state: <input type="checkbox"/> Unknown |
| Social security No.: <input type="checkbox"/> Unknown | Social security No.: <input type="checkbox"/> Unknown |
| Summons was personally served at or mailed to (address): | Summons was personally served at or mailed to (address): |

22. Continued on Attachment 22.



2008-0437900
 08/08/2008 08:00A
 2 of 2



LARRY WALKER
Auditor/Controller - Recorder

P Counter

Doc#: 2008-0052813

Titles: 1 Pages: 2



Fees 16.00
Taxes 0.00
Other 4.00
PAID \$20.00

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number)
Recording requested by and return to:
Mario H. Alfaro, SBN 246420
Gresham Savage Nolan & Tilden, APC
3750 University Ave., Suite 250
Riverside, CA 92501
Telephone: (951) 684-2171
Fax: (951) 684-2150
ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino
STREET ADDRESS 351 N. Arrowhead Ave.
MAILING ADDRESS
CITY AND ZIP CODE San Bernardino, CA 92415
BRANCH NAME

FOR RECORDER'S USE ONLY

PLAINTIFF Able Restoration, Inc.
DEFENDANT Shannon Ng

CASE NUMBER
SCISS 138279

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

Shannon Ng
28681 Live Oak Canyon Road
Redlands, CA 92373-7901

b. Driver's license No. and state Unknown
c. Social security No. Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): Shannon Ng
28681 Live Oak Canyon Road, Redlands, CA 92373-7901

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): Able Restoration, Inc., 3940 Garner Road, Riverside, CA 92501. 5. Original abstract recorded in this county:
a. Date:
b. Instrument No.

Date: January 23, 2008

Mario H. Alfaro

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed \$11,488.08 10 An execution lien attachment lien is endorsed on the judgment as follows:

7. All judgment creditors and debtors are listed on this abstract
8. a. Judgment entered on (date): July 25, 2007
b. Renewal entered on (date)

9. This judgment is an installment judgment

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

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

Clerk, by [Signature] Deputy

(SEAL)
This abstract issued on (date)
JAN 23 2008

January 5, 2015

ABLE RESTORATION INC.
3940 GARNER RD.
RIVERSIDE, CA 92501

Re: APN: 473330015-0
TC 196 Item 347
Date of Sale: April 29, 2013

Dear Ms. Ng:

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"/> Copy of Marriage Certificate for Original Note/Payment Book |
| <input type="checkbox"/> Notarized Statement of different/misspelled name for | <input checked="" type="checkbox"/> Updated Statement of Monies Owed (dated as 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"/> Other |

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

Sincerely,

Jason Jacquez

Jason Jacquez
Tax Sale Operations
(951) 955-3827
(951) 955-3990 Fax

| SENDER: COMPLETE THIS SECTION | COMPLETE THIS SECTION ON DELIVERY | |
|--|--|--|
| <ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. | A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Address | |
| | B. Received by (Printed Name) <input type="checkbox"/> Yes C. Date of Delivery Sue Johnson JAN 12 2015 | |
| D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No | | |
| 3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D. | | |
| 4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes | | |
| 1. Article Addressed to: ABLE RESTORATION INC. 3940 GARNER RD. RIVERSIDE, CA 92501 EP196-347 | 2. Article Number (Transfer from service label) | |
| | 7003 2260 0004 1562 0312 | |

February 9, 2015

ABLE RESTORATION INC.
3940 GARNER RD.
RIVERSIDE, CA 92501

Re: APN: 473330015-0
TC 196 Item 347
Date of Sale: April 29, 2013

FINAL NOTICE

Dear Ms. Ng:

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.

- ___ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- ___ Notarized Statement of different/misspelled name for
- ___ Notarized Statement Giving Rights to Collect/Claim on behalf of
- ___ Certified Death Certificates for
- ___ Copy of Birth Certificates for

- ___ Copy of Marriage Certificate for
- ___ Original Note/Payment Book
- Updated Statement of Monies Owed (dated as of tax sale)
- ___ Articles of Incorporation (if applicable Statement by Domestic Stock)
- ___ Court Order Appointing Administrator
- ___ Deed (Quitclaim/Grant etc...)
- ___ Other

If your documentation is not received within 30 days, (March 9, 2015) your claim will be denied.

If you should have any questions:

Sincerely,

Jason Jacquez

Jason Jacquez
Tax Sale Operations
(951) 955-3827
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

ABLE RESTORATION INC.
3940 GARNER RD.
RIVERSIDE, CA 92501

EP196-347 JJ

2. Article Number
(Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
[Signature] Address
- B. Received by (Printed Name) *Sharon* C. Date of Delivery *2-11-15*
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type
- Certified Mail Express Mail
 - Registered Return Receipt for Merchandise
 - Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

7003 3110 0005 4935 6289



ABLE RESTORATION, Inc. 800.696.6676

Lic# 609721

3940 Garner Road
Riverside, CA 92501
951.686.3841
951.686.4715 fax

10605 Lawson River Ave
Fountain Valley, CA 92708
714.847.5588
714.847.8252 fax

San Diego CA 92126
858.653.0430
858.653.0367 fax

Date 6/25/15

Attn: Riverside County Treasurer Dept
Jennifer Pazicna
jpazicni@co.riverside.ca.us

RE:
Shannon Ng
28681 Live Oak Canyon Rd
Redlands, CA 92373

Able Restoration Inc holds an abstract of judgment against Shannon Ng as related to the property located at 28681 Live oak Canyon Road, Redlands, CA 92373.

The balance due Able Restoration at the time the property sold on April 29,2013 is

| | |
|---|-------------|
| Judgment 7/25/07 | \$11,488.08 |
| Interest | \$ 6,621.30 |
| (Interest calculated at \$3.15 per day / 2102 days) | |

| | |
|------------|-------------|
| Total Due: | \$18,109.38 |
|------------|-------------|

Thank you for your assistance.

Sue Richards
Able Restoration Inc

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 196 Item 347 Assessment No.: 473330015-0

Assessee: NG, JEFFREY & SHANNON

Situs:

Date Sold: April 29, 2013

Date Deed to Purchaser Recorded: June 20, 2013

Final Date to Submit Claim: June 20, 2014

RECEIVED
2014 MAR 13 PM 2:13
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 40,000.00 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. 2013-0295495 recorded on 6/20/2013. 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 12th day of OCTOBER, 2013 at SAN BERNARDINO Co, CA
County, State

Jeffrey N. Ng
Signature of Claimant

Shannon H. Ng
Signature of Claimant

Jeffrey N. Ng
Print Name

Shannon H. Ng
Print Name

35331 ACACIA AVE
Street Address

PO Box 1271
Street Address

YUCAIPA CA 92399
City, State, Zip

Idyllwild CA 92549
City, State, Zip

(909) 553-3219
Phone Number

909-213-7018
Phone Number

RECORDING REQUESTED BY
COMMONWEALTH LAND TITLE CO.

SURVEYORS
Monument Fund
\$10.00

374504

T
KB

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

RECEIVED FOR RECORD
AT 8:00AM

Name JEFFREY NG
SHANNON NG
Street Address 28681 LIVE OAK CANYON ROAD
City State Zip REDLANDS, CA 92373

SEP - 2 1998

PAID
Doc. Transfer Tax
Riv. Co. Recorder

Recorded in Official Records
of Riverside County, California
Recorder 9

Fees \$

RECORDERS USE ONLY

ORDER NO. 3807432-92
ESCROW NO. 15978-BG

GRANT DEED

TAX PARCEL NO. 473-330-015
TRA 056-000

The undersigned declares that the documentary transfer tax is \$ 55.00 and is
 computed on the full value of the interest of the 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 Beaumont and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
DAN SOURY and CLAUDIA SOURY, husband and wife as joint tenants, who
acquired title as DAN SOURY, a single man

hereby GRANT(S) to
JEFFREY NG and SHANNON NG, Husband and Wife as Joint Tenants

the following described real property in the unincorporated area of Beaumont
County of RIVERSIDE, State of California:
AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated JUNE 4, 1998

STATE OF CALIFORNIA,)
COUNTY OF SAN BERNARDINO)

On June 12, 1998, before me,

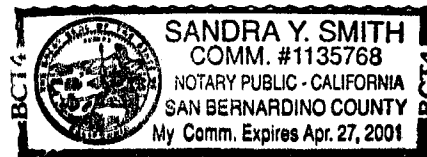
SANDRA Y. SMITH
(insert name/title of the officer), personally appeared

[Signature]
DAN SOURY

[Signature]
CLAUDIA SOURY

DAN SOURY and CLAUDIA SOURY

~~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 [Signature]

(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.
Mr. and Mrs. JEFFREY NG, 28681 LIVE OAK CANYON ROAD REDLANDS, CA 92373

Name

Street Address

City & State

252-L

SIGN AND RETURN
SIGN AND RETURN

PARCEL 1:

The East 1/2 of the East 1/2 of Government Lot 4 in Section 13, Township 2 South, Range 3 West, San Bernardino Meridian, according to the Official Plat thereof, except that portion lying within Tract No. 14221, as per Map recorded in Book 121 of Maps, pages 38 to 41, inclusive, records of said County.

PARCEL 2:

An easement for ingress and egress over that portion of Lots 6 and 7 of Tract No. 14221, as shown by Map on file in Book 121 of Maps, pages 38 to 41, inclusive, records of said County; and that portion of the Northeast quarter of Section 14, Township 2 South, Range 3 West and that portion of the Northwest quarter of Section 13, Township 2 South, Range 3 West, described as follows:

A strip of land 30 feet in width lying 15 feet on each side of the following described center line; beginning at the Northwest corner of Lot 7 of said Tract No. 14221; thence South along the West line of said Lot 7, 262 feet; thence Westerly in a line parallel to the North line of Lot 6, 252.41 feet; thence Southeasterly in a direct line to a point on the West line of the West 1/2 of the East 1/2 of Government Lot 4 in said Section 13, located 650.14 feet South of the North line of Lot 9 of said Tract 14221 for the Easterly terminus of said line.

Said easement is appurtenant to and for the benefit of the following described land and any future subdivisions of said land:

That portion of the East 1/2 of Government Lot 4 in Section 13, Township 2 South, Range 3 West which lies South of Tract 14221 as shown by Map on file in Book 121 of Maps, pages 38 to 41, inclusive, records of Riverside County, California.

PARCEL 3:

An easement for encroachment of a structure, eaves, septic tank, leach lines and fencing onto the East 10 feet of the East 1/2 of the West 1/2 of Government Lot 4, Section 13, Township 2 South, Range 3 West San Bernardino Meridian, excepting therefrom that portion located in Tract No. 14221 as shown by Map on file in Book 121 of Maps, pages 38 to 41, inclusive, records of said County.



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

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

www.riversideacr.com

7/10/2013

COURTESY NOTICE

Document: 2013-0295435

NG JEFFREY
NG SHANNON
PO BOX 1271
IDYLLWILD CA 92549

CONFIRMATION OF RECORDING OF A DOCUMENT

Dear Homeowner,

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

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

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

If you have questions regarding this notice, you may visit our website at www.riversideacr.com and click on "New: Real Estate Fraud Notice" for more information. Please be aware that this notice is generated and mailed by an outside source on behalf of the Assessor-County Clerk-Recorder for Riverside County.

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

Sincerely,
County of Riverside
By:

Larry Ward
Assessor-County Clerk-Recorder

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 SHANNON HOLLAND NG 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 473330015-0 sold at public auction on APRIL 29, 2013. I understand that the total of excess proceeds available for refund is \$ 40,000 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 of Party of Interest/Assignor)

JEFFREY NG
(Name Printed)
35331 ACACIA AVE
(Address)
YUCAIPA CA 92399
(City/State/Zip)
(909) 553-3219
(Area Code/Telephone Number)

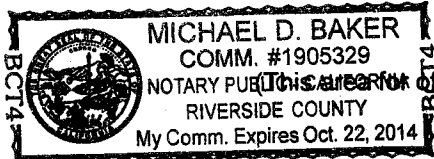
RECEIVED
2014 APR 18 AM 11:29
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

STATE OF CALIFORNIA)
COUNTY OF Santa Barbara) ss.

On April 7, 2014, before me, Michael D. Baker, personally appeared Jeffrey Ng, 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
Michael D. Baker
(Signature of Notary)



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.

Shannon H. Ng
(Signature of Assignee)

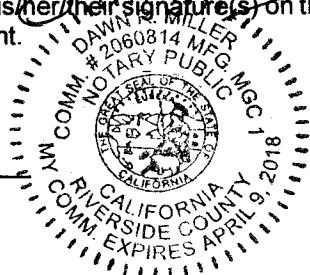
Shannon H. Ng
(Name Printed)
P.O. Box 1271
(Address)

STATE OF CALIFORNIA)
COUNTY OF Riverside) ss.

Idyllwild, CA 92549-1271
(City/State/Zip)

On April 17, 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Shannon H Ng, 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.
Dawn R Miller
(Signature of Notary)



(This area for official seal)

LEGAL DESCRIPTION

THE EAST HALF OF THE EAST HALF OF GOVERNMENT LOT 4 IN SECTION 13, TOWNSHIP 2 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, EXCEPT THAT PORTION LYING WITHIN TRACT NO. 14221 AS SHOWN BY MAP ON FILE IN BOOK 121, PAGES 38 TO 41, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

Larry U. Ward
 Assessor, County Clerk & Recorder



| S | R | U | PAGE | SIZE | DA | MISC | LONG | REFD | COPY |
|---------|---|---|------|------|------|------|------|------|------|
| 1 | | | 2 | | | | | | |
| M | A | L | 485 | 426 | PCOR | NCOR | SMF | NCHG | EXAM |
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| SMF FEE | | | T: | | CTY | UNI | | | |

28

Don Kent, Tax Collector
Don Kent
 Signature of Registrar



TRA 056-006
 Doc. Trans. Tax - computed on full value of property conveyed \$ 55.55

TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY

On which the legally levied taxes were a lien for Fiscal Year 2006-2007
 and for nonpayment were duly declared to be in default 2007-473330015-0000
 Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and **TONY D ANKRUM & MARY K ANKRUM, HUSBAND AND WIFE AS JOINT TENANTS** ("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 APRIL 29, 2013 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 1, Revenue and Taxation Code, for the sum of \$50,100.00.

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 **NG, JEFFREY & SHANNON**, described as follows:

Assessor's Parcel Number 473330015-0

OUTSIDE CITY

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on
 County of Riverside APRIL 29, 2013 By *Don Kent* Tax Collector

On June 12, 2013, 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: *M. Taylor* Seal
 Deputy

January 5, 2015

JEFFREY N. NG
35331 ACACIA AVE
YUCAIPA, CA 92399

Re: APN: 473330015-0
TC 196 Item 347
Date of Sale: April 29, 2013

Dear Ms. Ng:

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"/> Copy of Marriage Certificate for Original Note/Payment Book |
| <input checked="" type="checkbox"/> Notarized Statement of different/misspelled name for Jeffrey N. Ng (Claim Form) Jeffrey Ng (Assignment of Right Form) | <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"/> Other |

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

Sincerely,

Jason Jacquez

Jason Jacquez
Tax Sale Operations
(951) 955-3827
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

JEFFREY N. NG
35331 ACACIA AVE
YUCAIPA, CA 92399

EP196-347

2. Article Number
(Transfer from service label)

7003 2260 0004 1562 0299

COMPLETE THIS SECTION ON DELIVERY

- A. Signature: *[Signature]* Agent Address
- B. Received by (Printed Name): *Jeffrey NG*
- C. Date of Delivery: *1-7-15*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Jeffrey Ng
35331 Acacia Ave.
Yucaipa, CA 92399-
January 12, 2015

Tax Sale Operations
Riverside County Treasurer-Tax Collector
PO Box 12005
Riverside, CA 92502-2205

Re: APN: 473330015-0
TC 196 Item 347
Date of Sale: April 29, 2013

Dear Tax Sale Operations:

This is to certify that I am one and the same person as **Jeffrey Ng** that took titles on GRANT DEED recorded on September 2, 1998 with document #374504.

This is to certify that I am one and the same as **Jeffrey N. Ng** that submitted the CLAIM FOR EXCESS PROCEEDS FROM SALE OF TA-DEFAULTED PROPERTY on October 12, 2013.

This is to certify I am one and the same as **Jeffrey Ng** on the ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS claim form submitted by Jeffrey Ng on April 17, 2014.

Sincerely,

 1-13-15

Jeffrey N. Ng

NOTARY INFORMATION:



California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

S.S.

On January 13, 2015 before me, Kathy Wilcox, Notary Public

Name of Notary Public, Title

personally appeared Jeffrey Norman Ng

Name of Signer (1)

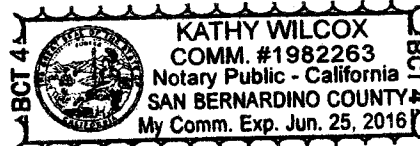
Name of Signer (2)

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.

Kathy Wilcox
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of ?

Tax Sale Operations
containing pages, and dated 1-13-15

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____ Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- Additional Signer Signer(s) Thumbprints(s)

January 5, 2015

SHANNON H. NG
PO BOX 1271
IDYLLWILD, CA 92549

Re: APN: 473330015-0
TC 196 Item 347
Date of Sale: April 29, 2013

Dear Ms. Ng:

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"/> Copy of Birth Certificates for |
| <input checked="" type="checkbox"/> Notarized Statement of different/misspelled name for <i>Shannon H. Ng (Claim Form)</i> <i>Shannon Ng (Grant Deed)</i> <i>Shannon Hollihan Ng (Assignment of Right Form)</i> | <input type="checkbox"/> Copy of Marriage Certificate for |
| <input type="checkbox"/> Notarized Statement Giving Rights to Collect/Claim on behalf of | <input type="checkbox"/> Original Note/Payment Book |
| <input type="checkbox"/> Certified Death Certificates for | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale) |
| | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| | <input type="checkbox"/> Court Order Appointing Administrator |
| | <input type="checkbox"/> Deed (Quitclaim/Grant etc...) |
| | <input type="checkbox"/> Other |

If you should have any questions

Sincerely,

Jason Jacquez

Jason Jacquez
Tax Sale Operations
(951) 955-3827
(951) 955-3990 Fax

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SHANNON H. NG
PO BOX 1271
IDYLLWILD, CA 92549

EP196-347

2. Article Number
(Transfer from service label)

7003 2260 0004 1562 0305

COMPLETE THIS SECTION ON DELIVERY

- A. Signature *[Signature]* Agent Address
- B. Received by (Printed Name) *S. Ng*
- C. Date of Delivery *JAN 01 2015*
- D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
- Certified Mail Express Mail
- Registered Return Receipt for Merchandise
- Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Shannon Houlihan Ng
PO Box 2171
25964 Hemstreet Pl.
Idyllwild, CA 92549-1271
January 12, 2015

Tax Sale Operations
Riverside County Treasurer-Tax Collector
PO Box 12005
Riverside, CA 92502-2205

Re: APN: 473330015-0
TC 196 Item 347
Date of Sale: April 29, 2013

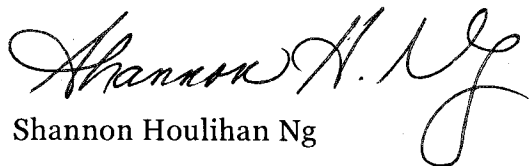
Dear Tax Sale Operations:

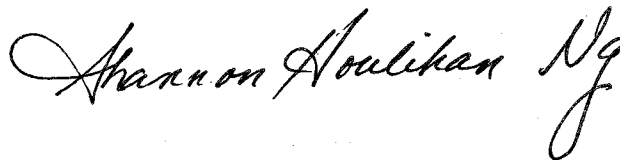
This is to certify that I am one and the same person as **Shannon Ng** that took titles on GRANT DEED recorded on September 2, 1998 with document #374504.

This is to certify that I am one and the same as **Shannon H. Ng** that submitted the CLAIM FOR EXCESS PROCEEDS FROM SALE OF TA-DEFAULTED PROPERTY on October 12, 2013.

This is to certify I am one and the same as **Shannon Hollihan Ng** on the ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS claim form submitted by Jeffrey Ng on April 17, 2014.

Sincerely,


Shannon Houlihan Ng



NOTARY INFORMATION:

Jurat

State of California

County of Riverside

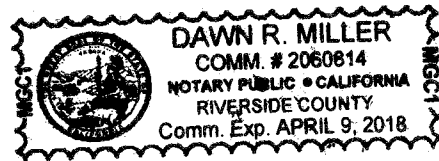
Subscribed and sworn to (or affirmed) before me on this 12 day of JAN

20 15 by Shannon Houlihan Ng

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

Dawn R. Miller
Signature

(Notary seal)



OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

letter
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date

(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