

FORM APPROVED COUNTY COUNSEL
 BY: *G.P. Priamos*
 DATE: _____

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

307A



FROM: Don Kent, Treasurer-Tax Collector

SUBMITTAL DATE:
AUG 12 2015

SUBJECT: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 128. Last assessed to: Victoria Homes, Inc., a California corporation. District 2 [\$7,496] Fund 65595 Excess Proceeds from Tax Sale.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 247092013-0;

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

(continued on page two)

Don Kent
 Don Kent

Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 7,496	\$ 0	\$ 7,496	\$ 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 9/14/15*
 Samuel Wong

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Benoit and Ashley
Nays: None
Absent: Washington
Date: September 22, 2015
xc: Treasurer

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

Prev. Agn. Ref.: _____ District: 2 Agenda Number: _____

9-14

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

Departmental Concurrence

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

FORM 11: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 192, Item 128. Last assessed to: Victoria Homes, Inc., a California corporation. District 2 [\$7,496] Fund 65595 Excess Proceeds from Tax Sale.

DATE: AUG 12 2015

PAGE: Page 2 of 2

RECOMMENDED MOTION:

2. Deny claim from Jagdish Patel.
3. Deny claim from Brent Westman for Wells Fargo Bank, NA.
4. Authorize and direct the Auditor-Controller to issue a warrant to Yvonne Ramirez-Browning, attorney for Wells Fargo Bank NA in the amount of \$7,496.35 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 Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA based on an Abstract of Judgment recorded January 12, 2009 as Instrument No. 2009-0013807.
2. Claim from Jagdish Patel based on an Abstract of Judgment recorded May 29, 2009 as Instrument 2009-0272959.
3. Claim from Brent Westman for Wells Fargo Bank, NA based on an Abstract of Judgment recorded January 12, 2009 as instrument No. 2009-0013806.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA be awarded excess proceeds in the amount of \$7,496.35. Since the amount claimed by Yvonne Ramirez-Browning, attorney for Wells Fargo Bank, NA exceeds the amount of excess proceeds available, there are no funds available for consideration for the claims from Jagdish Patel and Brent Westman for Wells Fargo Bank, NA. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion.

Impact on Citizens and Businesses

Excess proceeds are being released to the lien holder of the property.

ATTACHMENTS (if needed, in this order):

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

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2012 JUL 26 PM 12:07

TC 192 Item 128 Assessment No.: 247002015

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Assessee: VICTORIA HOMES INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 26 PM 12:02
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$78,960.29 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. 2009-0013807, recorded on 1/12/09. 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.

Interest calculation; Abstract of Judgment; and Judgment

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 23rd day of July, 2012 at Diamond Bar, CA

Los Angeles County, State

Signature of Claimant

Signature of Claimant

Yvonne Ramirez-Browning

Print Name

Print Name

Office of the General Counsel, Wells Fargo & Company
21680 Gateway Center Dr., #280, Diamond Bar, CA 91765

Street Address

Street Address

City, State, Zip

City, State, Zip

626-965-9465

Phone Number

Phone Number

SCO 8-21 (1-99)

Our file: 164855255

40

INTEREST ACCRUAL

NAME: VICTORIA HOMES, INC.

FILE: 164855255

JMT ENTERED 12/5/2008

CUST BAL	INTEREST ACCR BAL	PERIOD START	PERIOD END	# OF DAYS	PRIME RATE	SPREAD	INTEREST RATE	PER DIEM	AMOUNT	TRANSACTION	PAYMENT AMOUNT	MISC.	INTEREST ACCR BAL	CUST BALANCE
\$ 59,411.47	\$ 59,411.47	12/5/2008	3/20/2012	1201	10.00%	0.00%	10.00%	\$ 16.28	\$ 19,548.82		\$ -		\$ 59,411.47	\$ 78,960.29
\$ 78,960.29	\$ 59,411.47	1/0/1900	1/0/1900	0	10.00%	0.00%	10.00%	\$ 16.28	\$ -		\$ -		\$ 59,411.47	\$ 78,960.29

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):
 Recording requested by and return to: 76355
 Dennis F. Fabozzi
 The Law Offices of Dennis F. Fabozzi
 41955 Fourth Street, Suite 300
 Temecula, CA 92590
 (951) 296-1775 (951) 296-1776

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

DOC # 2009-0013807
01/12/2009

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

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino
 STREET ADDRESS: 303 W. Third Street
 MAILING ADDRESS:
 CITY AND ZIP CODE: San Bernardino, CA 92415
 BRANCH NAME: Central District

FOR RECORDER'S USE ONLY

PLAINTIFF: WELLS FARGO BANK, National Association
 DEFENDANT: OZCO LIMITED, INC., et al.

CASE NUMBER:
 CIVSS807690

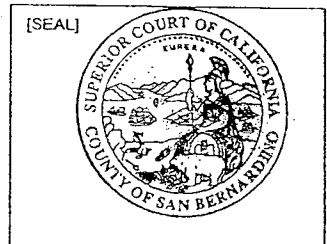
ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS Amended

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
 Victoria Homes, Inc.
 15253 Hook Boulevard, #B
 Post Office Box 117
 Victorville, CA 92394
- 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): 8484 Lomita Drive
 Alta Loma, CA 91701
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):
 Wells Fargo Bank, N.A.
 21680 Gateway Center Dr., #280
 Diamond Bar, CA 91765
 Date: December 17, 2008
 DENNIS F. FABOZZI
 (TYPE OR PRINT NAME)
5. Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:

[Signature]
 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 59,411.47
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): December 5, 2008
 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):



This abstract issued on (date):
 DEC 24 2008

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]* Norman L. Piggey, Deputy

PLAINTIFF: WELLS FARGO BANK, National Association	CASE NUMBER: CIVSS807690
DEFENDANT: OZCO LIMITED, INC., et al.	

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. Continued on Attachment 15.

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:

16. Name and last known address

Olivine Tract 16504, LLC
 15253 Hook Boulevard, #B
 Post Office Box 117
 Victorville, CA 92394

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

Social security no. [last 4 digits] Unknown

Summons was personally served at or mailed to (address):
 8484 Lomita Drive
 Alta Loma, CA 91701

17. Name and last known address

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

Social security no. [last 4 digits] Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

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

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

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

Social security no. [last 4 digits]: Unknown

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

1 DENNIS F. FABOZZI (SB #76355)
2 Law Offices of Dennis F. Fabozzi
3 41955 Fourth Street, Suite 300
4 Temecula, CA 92590
5 951/296-1775- Telephone
6 951/296-1776- Facsimile
7 2528

FILED
SUPERIOR COURT
COUNTY OF SAN BERNARDINO
SAN BERNARDINO DISTRICT

DEC 05 2008

[Signature]
Deputy

5 OFFICE OF THE GENERAL COUNSEL
6 WELLS FARGO & COMPANY
7 Roger D. Reynolds, (SB #82612)
8 21680 Gateway Center Drive, Suite 280
9 Diamond Bar, CA 91765-2435
10 Telephone No. (626) 965-9465
11 Facsimile No. (909) 861-9253
12 WFB/164855255/ANT

13 Attorneys for Wells Fargo Bank, National Association

14 SUPERIOR COURT OF CALIFORNIA

15 IN AND FOR THE COUNTY OF SAN BERNARDINO

16 WELLS FARGO BANK,
17 National Banking Association,

18 Plaintiff,

19 vs.

20 OZCO LIMITED, INC., a corporation;
21 SHIRLEY OSBORNE; PAUL OSBORNE;
22 PAUL AND SHIRLEY OSBORNE
23 REVOCABLE TRUST, DATED
24 NOVEMBER 16, 2004, aka PAUL AND
25 SHIRLEY OSBORNE REVOCABLE
26 TRUST, A TRUST, VICTORIA HOMES,
27 INC., a corporation; OLIVINE TRACT
28 16504, LLC, a limited liability company;
and DOES 1 through 20, inclusive,

Defendants.

CASE NO.: CIVSS807690

JUDGMENT PURSUANT TO
STIPULATION FOR IMMEDIATE
ENTRY OF JUDGMENT AND
REQUEST FOR ENTRY OF DEFAULT
JUDGMENT

JUDGMENT IS ENTERED ACCORDING TO THE STIPULATION OF THE
PARTIES AS FOLLOWS:

1. Against Defendant Paul Osborne in the sum of ONE HUNDRED
TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths
(\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,

1 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of
2 entry of judgment.

3 2. Against Defendant OZCO LIMITED, INC. in the sum of SEVENTY-
4 EIGHT THOUSAND THREE HUNDRED TWENTY-FIVE AND 78/100THS
5 DOLLARS (\$78,325.78), being \$62,509.31 principal, \$5,867.72 interest, \$1,388.75 late
6 charges, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from
7 date of entry of judgment.

8 3. Against Defendant OLVINE TRACT 16504, LLC in the sum of FIFTY-
9 NINE THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS
10 (\$59,411.47), being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest
11 at the legal rate of 10% from date of entry of judgment.

12 4. Against Defendant VICTORIA HOMES, INC. in the sum of FIFTY-NINE
13 THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS (\$59,411.47),
14 being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal
15 rate of 10% from date of entry of judgment.

16 IT IS FURTHER ORDERED that Defendants turn over to Plaintiff the vehicles
17 described as: 2005 Lexus RX 330, VIN 2T2GA31U85C033383; and 2005 Chevrolet
18 Suburban VIN 3GNFK16Z15G222296.

19 JUDGMENT is entered pursuant to Plaintiff's Request for Entry of Default
20 Judgment as follows:

21 5. Against Defendant Shirley Osborne in the sum of ONE HUNDRED
22 TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths
23 (\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,
24 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of
25 entry of judgment.

26 Dated: 12/5/, 2008

27 PAUL M. BRYANT, JR.

28 _____
JUDGE OF THE SUPERIOR COURT



Office of the General Counsel
Wells Fargo & Company
21680 Gateway Center Dr., Suite 280
Diamond Bar, California 91765

Telephone (626) 965-9465
Facsimile (909) 861-8253

FAX

TO:	Jennifer Pazicni/County of Riverside
FAX NUMBER:	(951) 955-3990
FROM:	Tina Huerta
DATE:	5/15/2015
RE:	WFB vs. Victoria Homes, et al.; CIVSS807690 Our File No.: 164855255
Hearing Date/Time	N/A

IF YOU DO NOT RECEIVE THIS COVER PLUS "2" ADDITIONAL PAGE (S),
PLEASE CALL (626) 965-9465

Message:
Attached please find an updated interest calculation as well as a computer printout showing the physical address for Victoria Homes.

Thank you so much for your assistance. It was a pleasure discussing this matter with you.

Tina Huerta
(626) 965-9465

FACSIMILE TRANSMISSION

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (626) 965-9465. Thank you.

INTEREST ACCRUAL

NAME: VICTORIA HOMES, INC.

FILE: 164855255

JMT ENTERED 12/12/2008														
CUST BAL	INTEREST ACCR BAL	PERIOD START	PERIOD END	# OF DAYS	PRIME RATE	SPREAD	INTEREST RATE	PER DIEM	AMOUNT	TRANSACTION	PAYMENT AMOUNT	MISC.	INTEREST ACCR BAL	CUST BALANCE
\$ 59,411.47	\$ 59,411.47	12/5/2008	3/20/2012	1201	10.00%	0.00%	10.00%	\$ 16.28	\$ 19,548.82		\$ -		\$ 59,411.47	\$ 78,960.29
\$ 78,960.29	\$ 59,411.47	1/01/900	1/01/900	0	10.00%	0.00%	10.00%	\$ 16.28	\$ -		\$ -		\$ 59,411.47	\$ 78,960.29

Re: Claim of Excess of Proceeds: TC 192 Item 128 Assessment No.: 247092013-0 Date Sold 03-20-2012
 To date, no payments have been made since entry of judgment as to Victoria Homes, Inc. and Olivine Tract 16504, LLC, since judgment was entered on December 5, 2008 in the amount of \$54,411.47.

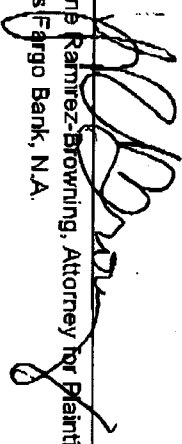
Judgment balance: \$59,411.47

Accrued Interest up to date of 3-20-2012 sale: \$19,548.82

Balance: \$78,960.29

I, Yvonne Ramirez-Browning:

Declare under penalty of perjury under the laws of the State of California, that the above is true and correct. Executed this 15th day of May, 2015 in the City of Diamond Bar, CA.


 Yvonne Ramirez-Browning, Attorney for Plaintiff,
 Wells Fargo Bank, N.A.

Account: Work Flow Queue Mass Mail User Admin Sys Admin Ref Info Tools Window Help

Account Information - Queue Name Post Judgment CA CK Rep2 ECAR IL-6495255

OZCO LIMITED INC
ROBOCK 1742

APR 2007 56-26 Amt Past Due \$24,251.88 Special Handling Statistics

D/S/C/Past Due 7799 D Entity Type Corporation Min Payment Demand Sent

Date Past Due 09/15/2007 SSN/TIN/SIN 464 (T) Total Due \$24,250.38 Skip Past Due

Maturity Date 09/15/2010 Collateral Partially Secured Balance \$24,251.38 Bankruptcy

Vehicle Description Credit Line \$29,301.07

NAICS 531120 Lessors of Nonresidential Bldg

7 Acc(s) Delinquent of 3 LEGAL FILE IS UNDER THIS NO: 16495255 DAILY @ UNCOLLECTABLE // CORP // DEFUNCT // GUARS, PAUL & SHIRLEY FILED BK7, NO ASSET CASE @G

Customer Time 1:31 PM Last Right Contact Date 05/20/2013 10:12

Details Contacts Guarantors Related Accounts Ticker Summary Instructions Action Log

Address Street City State ZIP Postal Code Country SQR

1752 PINE AVE WOODLAND HILLS CALIF 91367

Phone Number Phone # Ext Type Quality Restricted

818-557-4301

Category Telephone Portfolio Call Trading GO TO Action Type

Comments

ECAR



Office of the General Counsel
 Wells Fargo & Company
 21680 Gateway Center Dr., Suite 280
 Diamond Bar, California 91765

Telephone (626) 965-9465
 Facsimile (909) 861-9253

FAX

TO:	Jennifer Pazicni/County of Riverside
FAX NUMBER:	(951) 955-3990
FROM:	Tina Huerta
DATE:	5/15/2015
RE:	WFB vs. Victoria Homes, et al.; CIVSS807690 Our File No.: 164855255
Hearing Date/Time	N/A

IF YOU DO NOT RECEIVE THIS COVER PLUS "1" ADDITIONAL PAGE (S),
 PLEASE CALL (626) 965-9465

Message:
 Payment information is as follows: Wells Fargo Bank, Payment Processing, D4004-03C, 401 Linden St., Winston-Salem, NC 27101, please reference account: 3803629156-26.

Tina Huerta
 (626) 965-9465

FACSIMILE TRANSMISSION

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone at (626) 965-9465. Thank you.

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 128 Assessment No.: 247092013-0

Assessee: VICTORIA HOMES 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 \$287,582 - from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on 5-5-2009. 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.

1. Assignment of Judgment
2. Acknowledgment of Assignment of Judgment
3. original judgment

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 3rd day of March, 2013 at Orange, CA
County, State

Jill Patel
Signature of Claimant

Signature of Claimant

JAGDISH PATEL
Print Name

Print Name

3640 E. MARDEVILLE PL
Street Address

Street Address

ORANGE, CA 92867
City, State, Zip

City, State, Zip

714-595-5526
Phone Number

Phone Number

AP

ASSIGNMENT OF JUDGMENT

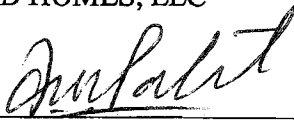
Skyland Homes, LLC of 1442 E. Lincoln Avenue, #444, Orange, CA 92865, hereinafter referred to as "Assignor", for good and valuable consideration, the receipt of which is hereby acknowledged, sells, assigns, transfers, and sets over to Jagdish Patel, 1442 E. Lincoln Avenue, #444, Orange, CA 92865, hereinafter referred to "Assignee", to his own property use and benefit, all Assignor's rights, titles, and interests in and to any and all sums or sums of money now due or to become due on the Judgment, filed on May 5, 2009 entered in the Superior Court of State of California, for the County of Riverside, as Case Number RIC 459408, entitled Skyland Homes, LLC v. Quality Homes of Southern California, et al. a copy of said Judgment is attached hereto as Exhibit "A".

Assignors give to Assignee the full power and authority, for Assignee's own use and benefit, but at Assignees own cost, to ask, demand, collect, receive, compound, and give acquittance for the attached account, or any part of such account, and in Assignors' names or otherwise, to prosecute and withdraw any suits or proceedings or borrow equity for such account. Assignors have no future ownership interest in the assigned asset. All risk to collect is that of Assignee.

Assignor

Dated: November 18, 2011

SKYLAND HOMES, LLC

By: 
Jagdish Patel, Managing Member

Assignee

Dated: November 18, 2011

By: 
Jagdish Patel

1 consisting of the unpaid amount of \$287,582.42 to Jagdish Patel, 3640 E. Mandeville Place,
2 Orange, CA 92867 (" Assignee").

3 Dated: November 23, 2011

SKYLAND HOMES, LLC

4
5 By: Jagdish Patel
6 Jagdish Patel, Managing Member

7 State of California
8 County of Riverside)

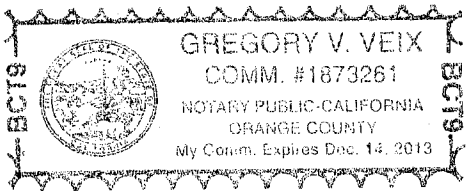
9 On November 23, 2011 before me, GREGORY V. VEIX Notary Public,
(name of notary public)

10 personally appeared JAGDISH PATEL
11 who proved to me on the basis of satisfactory evidences to be the person(s) whose name(s) (s) are
12 subscribed to the within instrument and acknowledged to me that he/she/they executed the same
13 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instruments
14 the
15 person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

16 I certify under PENALTY of PERJURY under the laws of the state of California that the
17 foregoing paragraph is true and correct.

18 WITNESS my hand and official seal.

19 Signature Gregory Veix (Seal)



28

EXHIBIT "A"

1 Christopher G. Jensen (SBN: 134614)
2 **REYNOLDS, JENSEN & SWAN, LLP**
3 3233 Arlington Avenue
4 Suite 203
5 Riverside, California 92506
6 Telephone (951) 787-9400
7 Facsimile (951) 682-7312
8 Attorneys for SKYLAND HOMES, LLC

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF RIVERSIDE

MAY 05 2009

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 FOR THE COUNTY OF RIVERSIDE

11 SKYLAND HOMES, LLC, a California
12 Limited Liability Company,

13 Plaintiff,

14 v.

15 QUALITY HOMES OF SOUTHERN
16 CALIFORNIA, INC., a California Corporation;
17 GERALD RAUCH, an Individual; VICTORIA
18 HOMES, INC., a California Corporation; and
19 DOES 1 through 100, inclusive,

20 Defendants.

Case No.: RIC 459408

**[PROPOSED] JUDGMENT BASED ON
DEFAULT**

19 AND RELATED CROSS-ACTION.

21 This cause came on regularly for default judgment hearing on in Department 3 of the above-
22 entitled Court, the Honorable Judge Weathers presiding. Cross-Complainant, SKYLAND HOMES,
23 LLC filed its Complaint on October 25, 2006 and duly perfected service on VICTORIA HOMES,
24 INC. VICTORIA HOMES, INC. answered but its answer was later stricken for failure to defend.
25 Default of VICTORIA HOMES was entered on February 5, 2009. This cause now coming before
26 the Court by way of default and the application for such by Plaintiff having been considered,

27 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

28 Judgement is entered against Defendant VICTORIA HOMES, INC., a California corporation

1 in the amount of \$200,000 with interest thereon to February 1, 2009 in the amount of \$68,377.92
2 with reasonable attorneys fees in the amount of \$18,820.50 and costs of suit in the amount of
3 \$384.00.

4 DATED: 5-5-09, 2009

MICHAEL B. DONNER

JUDGE OF THE SUPERIOR COURT

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EJ-001

DOC # 2009-0272959

05/29/2009 08:00A Fee:17.00

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:

CHRISTOPHER G. JENSEN (SBN: 134614)
REYNOLDS, JENSEN & SWAN, LLP
3233 ARLINGTON AVENUE
SUITE 203
RIVERSIDE, CA 92506
(951) 787-9400

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
STREET ADDRESS: 4050 MAIN STREET
MAILING ADDRESS: 4050 MAIN STREET
CITY AND ZIP CODE: RIVERSIDE, CA 92501
BRANCH NAME: CENTRAL

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PLAINTIFF: SKYLAND HOMES, LLC
DEFENDANT: QUALITY HOMES OF SOUTHERN CALIFORNIA, INC., et al.

CASE NUMBER:
RIC 459408

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043

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

VICTORIA HOMES, INC.
2097 E. Washington St., Suite 1E
COLTON, CA 92324

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.

3. Judgment creditor (name and address):
SKYLAND HOMES, LLC; 1442 E. LINCOLN,
ORANGE, CA 92865

Date: MAY 28, 2009

CHRISTOPHER G. JENSEN
(TYPE OR PRINT NAME)

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

5. Original abstract recorded in this county:

a. Date:
b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 287,582.42

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

8. a. Judgment entered on (date): 5/5/09

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.

Clerk, by Deputy



This abstract issued on (date):

MAY 29 2009

Form Adopted for Mandatory Use
Judicial Council of California
EJ-001 [Rev. January 1, 2008]

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: SKYLAND HOMES, LLC	CASE NUMBER:
DEFENDANT: QUALITY HOMES OF SOUTHERN CALIFORNIA, INC., et al.	RIC 459408

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

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

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

Unknown

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

Unknown

Social security no. [last 4 digits]:

Unknown

Social security no. [last 4 digits]:

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

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

Unknown

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

Unknown

Social security no. [last 4 digits]:

Unknown

Social security no. [last 4 digits]:

Unknown

Summons was personally served at or mailed to (address):

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

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 12B Assessment No.: 247092013-0

Assessee: VICTORIA HOMES INC

Situs:

Date Sold: March 20, 2012

Date Deed to Purchaser Recorded: May 11, 2012

Final Date to Submit Claim: May 13, 2013

RECEIVED
2012 JUN 13 AM 11:35
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

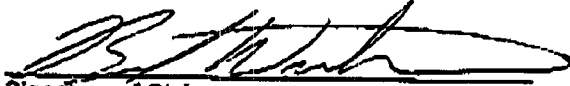
I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 104,078.18 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2009-0013506 recorded on 1/12/09. 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 June, 2012 at Polk, IA
County, State


Signature of Claimant

Signature of Claimant

Brent Westman
Print Name

Print Name

666 Walnut St
Street Address

Street Address

Des Moines, IA 50309
City, State, Zip

City, State, Zip

515-245-8447
Phone Number

Phone Number

SCO 8-21 (1-99)

AP

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, telephone number):
 Recording requested by and return to: 76355
 Dennis F. Fabozzi
 The Law Offices of Dennis F. Fabozzi
 41955 Fourth Street, Suite 300
 Temecula, CA 92590
 (951) 296-1775 (951) 296-1776

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

DOC # 2009-0013806
 01/12/2009

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

FOR RECORDER'S USE ONLY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF San Bernardino
 STREET ADDRESS: 303 W. Third Street
 MAILING ADDRESS:
 CITY AND ZIP CODE: San Bernardino, CA 92415
 BRANCH NAME: Central District

PLAINTIFF: WELLS FARGO BANK, National Association
 DEFENDANT: OZCO LIMITED, INC., et al.

CASE NUMBER:
 CIVSS807690

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

m Ozco Limited, Inc.
 15253 Hook Boulevard, #B
 Post Office Box 117
 Victorville, CA 92394

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): 8484 Lomita Drive
 Alta Loma, CA 91701

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):

5. Original abstract recorded in this county:

m Wells Fargo Bank, N.A.
 21680 Gateway Center Dr., #280
 Diamond Bar, CA 91765

a. Date:
 b. Instrument No.:

Date: December 17, 2008

DENNIS F. FABOZZI

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 78,325.78

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): December 5, 2008
 b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

m 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.

Clark, by *Norman L. Pingrey*, Deputy

Norman L. Pingrey

2528-WFB-Ozco

PLAINTIFF: WELLS FARGO BANK, National Association

CASE NUMBER:
CIVSS807690

DEFENDANT: OZCO LIMITED, INC., et al.

NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:

13. Judgment creditor (name and address):

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

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

Unknown

Social security no. [last 4 digits]

Unknown

Summons was personally served at or mailed to (address):

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

Unknown

Social security no. [last 4 digits]

Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

19. Name and last known address

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

Unknown

Social security no. [last 4 digits]

Unknown

Summons was personally served at or mailed to (address):

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

Unknown

Social security no. [last 4 digits]

Unknown

Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.

103 201605
FILED
COUNTY OF SAN BERNARDINO
SAN BERNARDINO DISTRICT

DEC 05 2008

By Paul C... Deputy

1 DENNIS F. FABOZZI (SB #76355)
2 Law Offices of Dennis F. Fabozzi
3 41955 Fourth Street, Suite 300
4 Temecula, CA 92590
5 951/296-1775- Telephone
6 951/296-1776- Facsimile
7 2528

8 OFFICE OF THE GENERAL COUNSEL
9 WELLS FARGO & COMPANY
10 Roger D. Reynolds, (SB #82612)
11 21680 Gateway Center Drive, Suite 280
12 Diamond Bar, CA 91765-2435
13 Telephone No. (626) 965-9465
14 Facsimile No. (909) 861-9253
15 WFB/164855255/ANT

16 Attorneys for Wells Fargo Bank, National Association

17 SUPERIOR COURT OF CALIFORNIA
18 IN AND FOR THE COUNTY OF SAN BERNARDINO

19 WELLS FARGO BANK,
20 National Banking Association,

21 Plaintiff,

22 vs.

23 OZCO LIMITED, INC., a corporation;
24 SHIRLEY OSBORNE; PAUL OSBORNE;
25 PAUL AND SHIRLEY OSBORNE
26 REVOCABLE TRUST, DATED
27 NOVEMBER 16, 2004, aka PAUL AND
28 SHIRLEY OSBORNE REVOCABLE
TRUST, A TRUST, VICTORIA HOMES,
INC., a corporation; OLIVINE TRACT
16504, LLC, a limited liability company;
and DOES 1 through 20, inclusive,

Defendants.

CASE NO.: CIVSS807690

JUDGMENT PURSUANT TO
STIPULATION FOR IMMEDIATE
ENTRY OF JUDGMENT AND
REQUEST FOR ENTRY OF DEFAULT
JUDGMENT

JUDGMENT IS ENTERED ACCORDING TO THE STIPULATION OF THE
PARTIES AS FOLLOWS:

1. Against Defendant Paul Osborne in the sum of ONE HUNDRED
TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths
(\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,

JUDGMENT

1 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of
2 entry of judgment.

3 2. Against Defendant OZCO LIMITED, INC. in the sum of SEVENTY-
4 EIGHT THOUSAND THREE HUNDRED TWENTY-FIVE AND 78/100THS
5 DOLLARS (\$78,325.78), being \$62,509.31 principal, \$5,867.72 interest, \$1,388.75 late
6 charges, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from
7 date of entry of judgment.

8 3. Against Defendant OLVINE TRACT 16504, LLC in the sum of FIFTY-
9 NINE THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS
10 (\$59,411.47), being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest
11 at the legal rate of 10% from date of entry of judgment.

12 4. Against Defendant VICTORIA HOMES, INC. in the sum of FIFTY-NINE
13 THOUSAND FOUR HUNDRED ELEVEN AND 46/100THS DOLLARS (\$59,411.47),
14 being \$50,851.47 interest, \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal
15 rate of 10% from date of entry of judgment.

16 IT IS FURTHER ORDERED that Defendants turn over to Plaintiff the vehicles
17 described as: 2005 Lexus RX 330, VIN 2T2GA31U85C033383; and 2005 Chevrolet
18 Suburban VIN 3GNFK16Z15G222296.

19 JUDGMENT is entered pursuant to Plaintiff's Request for Entry of Default
20 Judgment as follows:

21 5. Against Defendant Shirley Osborne in the sum of ONE HUNDRED
22 TWENTY-NINE THOUSAND ONE HUNDRED SEVENTY-SEVEN AND 25/100ths
23 (\$129,177.25), being \$62,509.31 principal, \$56,719.19 interest, \$1,388.75 late charges,
24 \$8,000 attorneys fees, \$560.00 costs, plus interest at the legal rate of 10% from date of
25 entry of judgment.

26 Dated: 12/5/, 2008

27 PAUL M. BRYANT, JR.

28 JUDGE OF THE SUPERIOR COURT

JUDGMENT