

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

145A



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

**SUBMITTAL DATE:**

**JAN 12 2016**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 32. Last assessed to: The 5584 Mission Blvd. Trust, David Guaracha and Kevin Bush, Trustees. District 2 [\$40,315]. Fund 65595 Excess Proceeds from Tax Sale.

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

1. Approve the claim from The 5584 Mission Blvd. Trust, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 181053006-2;

(continued on page two)

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, The Tax Collector conducted the April 29, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 20, 2014. 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 16, 2014, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of lot book reports as well as Assessor's and Recorder's records, and various research methods were used to obtain current mailing addresses for these parties of interest.

(continued on page two)

\_\_\_\_\_  
Don Kent  
Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 40,315	\$ 0	\$ 40,315	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale	<b>Budget Adjustment:</b> N/A
	<b>For Fiscal Year:</b> 15/16

**C.E.O. RECOMMENDATION:**

**APPROVE**

BY:   
\_\_\_\_\_  
Samuel Wong

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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:** March 29, 2016  
**xc:** Treasurer

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

**Prev. Agn. Ref.:** | **District:** 2 | **Agenda Number:**

**9-25**

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRAMOS  
DATE: 1/12/16

Departmental Concurrence

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

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 200, Item 32. Last assessed to: The 5584 Mission Blvd. Trust, David Guaracha and Kevin Bush, Trustees. District 2 [\$40,315]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** JAN 12 2016

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Deny the claim from the County of Riverside, Department of Child Support Services;
3. Deny the claim from Global Discoveries, Ltd., assignee for Arturo Jesus Alcaraz, trustee of the Esperanza Aguilar Revocable Trust;
4. Authorize and direct the Auditor-Controller to issue a warrant to The 5584 Mission Blvd. Trust in the amount of \$40,315.86, 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 The 5584 Mission Blvd. Trust based on a Grant Deed recorded December 5, 2005 as Instrument No. 2005-1001906.
2. Claim from the County of Riverside, Department of Child Support Services based on an Abstract of Support Judgment recorded January 23, 2007 as Instrument No. 2007-0050802.
3. Claim from Global Discoveries, Ltd., assignee for Arturo Jesus Alcaraz, trustee of the Esperanza Aguilar Revocable Trust based on an Assignment of Right to Collect Excess Proceeds dated June 18, 2015 and a Quitclaim Deed recorded April 7, 2009 as Instrument No. 2009-0168524.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that The 5584 Mission Blvd. Trust be awarded excess proceeds in the amount of \$40,315.86. The claim from the County of Riverside, Department of Child Support Services be denied since the lien was not associated with our last assessee. The claim from Global Discoveries, Ltd., assignee for Arturo Jesus Alcaraz, trustee of the Esperanza Aguilar Revocable Trust be denied since they were not a party of interest at the time of the sale. 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 last assessee of the property.

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

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

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

**RECEIVED**

To: Don Kent, Treasurer-Tax Collector

2015 JUN 10 PM 2:48

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 200 Item 32 Assessment No.: 181053006-2

Assessee: GUARACHA, DAVID TR & BUSH, KEVIN TR

Situs: 5584 MISSION BLV RIVERSIDE 92509

Date Sold: April 29, 2014

Date Deed to Purchaser Recorded: June 20, 2014

Final Date to Submit Claim: June 22, 2015

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 40,812.00 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. 2005-1001906 recorded on 12/5/2005. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.


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

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

If the property is held in Joint Tenancy, the taxsale process has severed this Joint Tenancy, and all Joint 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 1 day of JUNE, 2015 at SAN BERNARDINO, CA  
County, State

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

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

KEVIN BUSH  
\_\_\_\_\_  
Print Name

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

7768 STERLING AVE  
\_\_\_\_\_  
Street Address

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

SAN BERNARDINO CA 92410  
\_\_\_\_\_  
City, State, Zip

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

909 888 5712  
\_\_\_\_\_  
Phone Number

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

DOC # 2005-1001906

12/05/2005 08:00A Fee:7.00

Page 1 of 1 Doc 1 Tax Paid

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

RECORDING REQUESTED BY

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

Name THERESA MARQUEZ

Street 6550 VAN BUREN BLVD., SUITE C

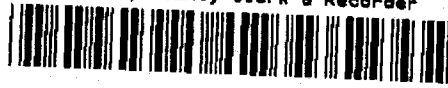
Address

City & State RIVERSIDE, CA 92503

Zip

Title Order No.

Escrow No.



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					3				LC	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

10

T 355 Legal (2-94)  
TRA: 099

Grant Deed

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 80.30

unincorporated area  City of RIVERSIDE

Parcel No. 181-053-006-2

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THERESA MARQUEZ

hereby GRANT(S) to THE 5584 MISSION BLVD. TRUST, DAVID GUARACHA AND KEVIN BUSH, TRUSTEES

the following described real property in the county of RIVERSIDE

state of California: LOT 2, MB 014/0029 FORT SITE AKA: 5584 MISSION BLVD., RIVERSIDE, CA 92509

Dated DECEMBER 1, 2005

*Theresa Marquez*  
~~DAVID GUARACHA~~ THERESA MARQUEZ

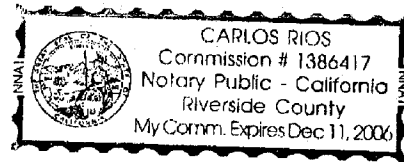
STATE OF CALIFORNIA } s.s.  
COUNTY OF RIVERSIDE }  
On \_\_\_\_\_ before me,

a Notary Public in and for said County and State, personally appeared THERESA MARQUEZ

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 *Carlos Rios*



(This area for notarial seal)

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

Name

Street Address

City & State

CTC-13

**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:

Kevin Bush  
7768 Sterling Ave.  
San Bernardino, CA 92410

*EP 200-32*2. Article Number  
(Transfer from service label)

7003 2260 0004 1558 7165

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

- A. Signature  
 *Karen Davis*  Agent  
 Addressee
- B. Received by (Printed Name)  
*KAREN DAVIS*
- C. Date of Delivery
- 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

July 28, 2015

Kevin Bush  
7768 Sterling Ave.  
San Bernardino, CA 92410

Re: APN: 181053006-2  
TC 200 Item 32  
Date of Sale: April 29

To Whom It May Concern:

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"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement of different/misspelled   | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)            |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of                              | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Court Order Appointing Administrator                                  |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Copy of Marriage Certificate for  | <input checked="" type="checkbox"/> <b>Other – Copy of the 5584 Mission Blvd. Trust.</b>       |

Please send in all documents within 30 days (**August 27, 2015**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*8/20/15 MR BUSH came in and asked for an extension of 60 days. He needs time to make a trust.*

Jennifer Pazicni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax  
[jpazicni@co.riverside.ca.us](mailto:jpazicni@co.riverside.ca.us)

November 2, 2015

# Final Notice

Kevin Bush  
7768 Sterling Ave.  
San Bernardino, CA 92410

Re: APN: 181053006-2  
TC 200 Item 32  
Date of Sale: April 29, 2014

To Whom It May Concern:

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                                      |
| <input type="checkbox"/> Notarized Statement of different/misspelled   | <input type="checkbox"/> Original Note/Payment Book  |
| <input type="checkbox"/> Notarized Statement Giving Authorization to claim on behalf of                              | <input type="checkbox"/> Updated Statement of Monies Owed (as of dated of tax sale)            |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock) |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator                                  |
|  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
|  | <input checked="" type="checkbox"/> <b>Other – Copy of the 5584 Mission Blvd. Trust.</b>       |

**If your documentation is not received within 15 days (November 17, 2015), your claim will be denied.**

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

Sincerely,

Jennifer Pazicni  
Tax Sale Operations Unit  
(951) 955-3336  
(951) 955-3990 Fax  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

**TRUST: 5584 Mission Blvd. TRUST**  
**DECLARATION OF TRUST**  
DAVID GUARACHA, Trustee

With his/her principle place of business located at 5584 MISSION BLVD, RIVERSIDE, CA 92509, as Trustee hereby declares: THE FOLLOWING TRUST GOVERNS THE TRUST DEED OR REAL PROPERTY DESCRIBED IN EXHIBIT "A" AT THE END OF PAGE 4, OF THIS DOCUMENT.

1. That he/she is authorized to act as trustee, by and on behalf of those parties enumerated in exhibit B. Which is attached hereto and by this reference incorporated herein and who, hereinafter will referred to as "Beneficiary(s)".
2. The Grantor, Settler and/or Creator of this trust is Kevin Bush.
3. In the event the Trustee dies or becomes incapacitated, Kevin Bush whom resides at 5584 Mission Blvd., Riverside, CA 92509 shall be named Successor Trustee.
4. That he/she is authorized to receive conveyance of the real property and or deed of trust, described in exhibit "B", which is attached hereto and by this reference incorporated herein and such other conveyances of real property and other deeds of trust, from time to time from such parties and upon such conditions as are specified by the beneficiaries written direction.
5. That this is a direction holding trust, created for the purpose of vesting title to the aforesaid property in the above named trust to accomplish purposes as are hereafter set forth.
6. That the trustee shall hold title as it may receive in and to the aforesaid property, in trust, with a fiduciary duty to all beneficiaries, under the conditions and for the purpose herein set forth.

SECTION ONE-DUTIES

On behalf of and upon the formal written direction of the beneficiaries, trustee, in its capacity as trustee, shall do and perform any or all of the following act;

1. Purchase, sell, encumber, transfer, covey all assets of the trust. The trustee will have unlimited powers over the trust, as directed by the beneficiaries.
2. Convey all or any part of the real property and or deed of trust held hereunder at any time to the persons or entities designated in said directions of beneficiaries for the purpose of encumbering the same and accept a reconveyance of said property subject to such encumbrance, without causing a suspension or termination of this trust.
3. Convey all or any part of said real property and or deed of trust, subject to all matters then of record against the same, to the person or entity designated in said directions and for such consideration and on such terms and conditions as are therein specified.
4. Execute leases or rental agreements or agreements or agreements to modify, extend or renew any leases on said real property upon such terms and conditions for such rental and to such tenants or lessees as are specified in said directions. Any such lease or rental agreement may be for the period or periods, within or extending beyond the life of this trust, including oil and gas leases and joinder by the trustee, in community oil and gas leases.
5. Execute, acknowledge and deliver grant deeds, affecting said real property as are specified in such directions in the manner therein provided by any number of beneficiaries whose initial interest on Exhibit "B" is a majority, or closest to 100% but at least 50%. Distribute any money or other property received by the trustee or trust by reason of the provisions hereof in accordance with said directions.

## SECTION TWO-LIMITATIONS

Any and all acts required of the trustee, as provided in section one, shall be subject to the following limitations;

1. The terms and conditions of any instrument to be executed by the trustee and the form and substantive content of the same shall be the sole responsibility of the beneficiaries as provided in section one, it being expressly understood that the trustee assumes no responsibility for the sufficient legal effect of same.
2. Trustee shall have notarized acknowledgement from a majority number of beneficiaries whose initial interest on Exhibit "B" is a majority, or closest to 100%, but at least 50% that he/she/they are in agreement with any execution of leases or rental agreements or agreements or agreements to modify, extend or renew any leases on said real property upon such terms and conditions for such rental and to such tenants or lessees as are specified in said directions. Any such lease or rental agreement may be for the period or periods, within or extending beyond the life of this trust, including oil and gas leases and joinder by the trustee, in community and gas leases.

## SECTION-THREE

The Trustee shall be required to collect or receive rentals or manage, operate, improve or repair the real property at any time held by it hereunder or any improvement located thereon; and the trustee is to pay or arrange for the payment of principal and or interest of any lien, encumbrance or charge against said real property, Trustee is not required to get insurance whatsoever upon said real property or pay or arrange for the payment of any taxes or assessments levied, charge or assessed against said real property, it being understood that all costs and expenses incurred by reason thereof shall be borne by said beneficiaries.

## SECTION-FOUR

The Trustee shall not be required to compromise, contest, or arbitrate claims or demands, to commence, or defend any action at law or equity or any other proceedings brought or instituted by persons other than parties to the instrument affected or with respect to this trust or the property held hereunder; provided however, upon the written request of the beneficiaries or any of them told do so, accompanied by money and or indemnity sufficient, in the sole judgment of the trustee, to cover all costs, damages and liabilities in connection therewith,. The Trustee may do and perform any or all the powers, rights, and discretions which it shall deem necessary to comply with such request, including the right to employ such counsel and agents as it shall deem advisable, all at the risk and expense of the trust estate and the beneficiaries. With respect to the foregoing, the Trustee shall employ the counsel and or agents, if any, specified by the beneficiaries if the same are also acceptable to it. In any event the trustee is involuntarily made a party to any action or proceeding, it shall, upon being served with process, give written notice thereof to the beneficiaries hereunder. If within five days thereafter, none of the beneficiaries undertakes the trustees defense, without expense or liability to the trustee, then the trustee shall take such action as it deems necessary and proper, employ such counsel as it deems advisable, advance its own funds for the payment of expenses, all at the risk and expense of the trust estate and the beneficiaries.

## SECTION-FIVE

The trustee may resign at any time upon giving the beneficiaries twenty days written and notarized notice, in such event the beneficiaries, by their written approval hereof, agree to appoint either a successor trustee or to direct conveyance by the trustee of the property which is the subject hereof to such party as may be directed and to give written direction thereof to the trustee within the said twenty day period. In the event that the beneficiaries shall fail to appoint a successor trustee, or to direct a conveyance of the property within the required period, the trustee



or any other interested person may, at the expense of the trust estate, apply to a court of competent jurisdiction for the appointment of a successor trustee; or to convey, transfer and assign all of the assets of the trust estate to the beneficiaries in accordance with their respective beneficial interest. Upon receipt of such direction to convey or upon written notice of the appointment of and the acceptance of this trust by such successor trustee, the trustee, upon payment of all of its fees, costs, and any advices which it may have made, shall convey, transfer, assign and deliver all of the then assets of the trust estate to the grantee designated in such direction or to the successor trustee, as the case may be. Following such conveyance the trustee shall thereupon be discharged from all further duties, responsibilities or liabilities and its trusteeship shall terminate. Any successor trustee shall act subject to all of the provisions herein contained if it had been the originally designated trustee.

In the event of the death or incapacity of the trustee, or if for any reason he ceases to serve as trustee hereunder, the majority of the beneficiaries or beneficiary with the percentage of initial beneficial interest with a majority percentage closest to 100 percent, but over 50%, has the power and authority and will then nominate and appoint a successor trustee from amongst their ranks, as enumerated in exhibit "A" is a majority, or closest to 100%, but at least 50% may send an instruction or letter to the trustee these beneficiaries are in agreement and instruct the trustee to act in any lawful manner so instructed and in which supersedes all other terms of this trust or amendments or addendums to this trust, may send any letter(s) or instruction(s) to the last known address of the trustee, If for any reason, the majority of the beneficiaries or beneficiary with the percentage of initial beneficial interest on Exhibit "A" with a majority percentage closest to 100 percent, but at least over 50%, has the power and authority and to remove a trustee, amend this trust or change, direct, or for any reason and thereby terminate, the trustee's rights, duties, and powers, by giving written notice of termination of Trustee to the last known address of the trustee. Any and all duties and rights, if any, of the trustee end with this termination letter, and the Trustee is entitled to only reimbursements for expenditures deemed by the new trustee to be related to the duties of the termination trustee.

#### SECTION-SIX

No beneficiary hereunder may assign or transfer their interest and rights and obligations to any person without the full written and notarized authorization of all Beneficiaries.

#### SECTION-SEVEN

This trust may be amended, revoked or terminated at any time upon the written direction of the majority of the beneficiaries or beneficiary with the percentage of initial beneficial interest on Exhibit "B" with a majority percentage closest to 100 percent, but at least over 50%, and hereunder no amendment shall be effective for any purpose until the same is mailed to the last known address of the trustee and no amendment shall enlarge the duties or responsibilities of the trustee hereunder without its written consent. In this case, KEVIN BUSH shall have the power to revoke, amend or terminate this trust.

#### SECTION-EIGHT

Unless terminated sooner, this trust shall fully cease and terminate upon the earlier of the following event;

1. When the beneficiaries elect to terminate the trust.
2. Twenty-five years from the date of execution of this instrument, whereupon, after the payment of any sums due the trustee, the trustee shall convey, transfer and assign the then entire net trust estate, submit to all matters then against the same, to the beneficiaries, or in accordance with the beneficiary's written directions.

#### SECTION-NINE

In the event any beneficiary dies (which event does not result in termination of the trust) or suffers a legal disability, their legal representative shall receive any monies otherwise payable to the beneficiary, provided however that the trustee is furnished with a certified copy of such documents as it may be required relative to the appointment and

qualification of such legal representative. Any rights or powers under this trust exercisable by any such deceased or legally disable beneficiary as to directions, amendments or otherwise may be exercised by the legal representative providing he or she obtains court authorization and furnishes trustee with appropriate certified copies of the court order(s). The deceased beneficiary's interest will be held in a trust account until the trustee is provided with court authorization to release the funds. The remaining beneficiaries interests will not be held or blocked. In the event any legal representative of a deceased or legally disabled beneficiary refused to act, the remaining beneficiaries may exercise the rights and powers reserved to them by this trust as to amendments, directions of otherwise such exercise of said rights and powers while alive and under any legal disability. If the legally disable beneficiary is the sole beneficiary of this trust, the trustee may, upon payment of all sums due to the trustee convey the then remaining assets if the trust estate to the guardian or conservator of the beneficiary, provided that said legal representative obtains court authorization and furnishes the trustee with appropriate certified copies of the court order or orders. Upon such conveyance this trust shall be terminated.

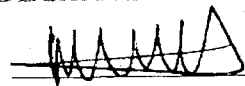
SECTION-TEN

The trustee shall have a fiduciary duty, responsibility and liabilities to the beneficiaries and must act in the interest of the majority of the beneficiaries or beneficiary with the percentage of initial beneficial interest on Exhibit "B" with a majority percentage closest to 100% percent, but at least over 50%. It is expressly understood that the trustee shall not be liable for any acts performed by it pursuant to the written instructions of the beneficiaries.

SECTION-ELEVEN

This trust has been accepted by trustee in the state of California and its validity, construction and all rights there under shall be governed by the laws of California.

DATE AT; Riverside THIS 1<sup>st</sup> DAY OF DECEMBER 2005.

APPROVED AND ACCEPTED BY TRUSTEE; 

David Guaracha, Trustee

EXHIBIT "A"

NAME OF THE TRUST: 5584 MISSION BLVD. TRUST

LEGAL DESCRIPTION: SEE EXHIBIT 1

ASSESSOR'S PARCEL : 181 053-006-2

IF THE TRUST PROPERTY IS A DEED OF TRUST THEN DESCRIBE IT HEREIN BELOW;

SECURED PROPERTY ADDRESS \_\_\_\_\_ PARCEL# \_\_\_\_\_  
TRUST DEED DATED \_\_\_\_\_ TRUSTOR \_\_\_\_\_ TRUSTEE \_\_\_\_\_  
BENEFICIARY \_\_\_\_\_ RECORDING DATE \_\_\_\_\_ COUNTY \_\_\_\_\_  
INSTRUMENT# \_\_\_\_\_ DOLLAR AMOUNT \_\_\_\_\_

**EXHIBIT "B"**

BENEFICIARY NAME: Kevin Bash

SIGNATURE:  \_\_\_\_\_

BENEFICIARY ADDRESS: 5584 Mission Blvd. Riverside, CA 92509

PHONE# \_\_\_\_\_ BENEFICIAL INTEREST INITIAL 100% FINAL 100%

NOTE: FINAL BENEFICIAL INTEREST PERCENTAGES MAY VARY BECAUSE OF ONGOING CAPITAL CONTRIBUTIONS MADE BY SOME BENEFICIARIES AND NOT BY OTHERS.

EXHIBIT A

Lot 2 of Fort Site as shown on Map on file in Book 14, Page 29 of Maps, records of Riverside County, California.

APN: 181-053-006-2

**RESIGNATION OF TRUSTEE CERTIFICATE**

I, David Guaracha the undersigned, do hereby acknowledge that I voluntarily tender my resignation as Trustee of The 5584 Mission Blvd., Trust pertaining to said declaration of Trust, dated December 1, 2005, by, David Guaracha and among the undersigned whose name as Beneficiary thereunder are as follows:

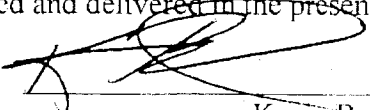
Kevin Bush

This resignation shall take effect immediately upon the execution of an Appointment of Successor Trustee and proper conveyance of all the properties of the Trust to the Successor Trustee.

IN WITNESS WHEREOF, the parties hereto have executed this agreement as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Beneficiary:

  
\_\_\_\_\_  
Kevin Bush

Trustee:

  
\_\_\_\_\_  
David Guaracha

Successor Trustee:

  
\_\_\_\_\_  
Kevin Bush

**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 200 Item 32 Assessment No.: 181053006-2

Assessee: GUARACHA, DAVID TR & BUSH, KEVIN TR

Situs: 5584 MISSION BLV RIVERSIDE 92509

Date Sold: April 29, 2014

Date Deed to Purchaser Recorded: June 20, 2014

Final Date to Submit Claim: June 22, 2015

RECEIVED  
2014 AUG 12 PM 1:59  
RIVERSIDE COUNTY  
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$62,243.47 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. 405095; recorded on 11/21/1991. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Attached: Recorded Lien for Riverside County 405095, Recorded Lien for Riverside County 431123 (Recorded 12/13/91), and a certified case balance history report.

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 4 day of August, 2014 at Riverside County, California  
County, State

Sabrina DeMase  
Signature of Claimant

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

Sabrina DeMase  
Print Name

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

2041 Iowa Avenue  
Street Address

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

Riverside, CA. 92507  
City, State, Zip

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

866-901-3212  
Phone Number

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

RECORDING REQUESTED BY AND  
WHEN RECORDING MAIL TO:

JOHN REPLOGLÉ, DIRECTOR  
DEPARTMENT OF CHILD SUPPORT SERVICES  
2041 IOWA AVENUE  
RIVERSIDE, CA 92507-2414

Doc # 2007-0050802  
01/23/2007 08:00A Fee: NC  
Page 1 of 2  
Recorded in Official Records  
County of Riverside  
Larry W Ward  
Assessor, County Clerk and Recorder  
\*\* This Abstract of Support Judgment was  
electronically prepared and recorded  
by the County of Riverside \*\*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

**ABSTRACT OF SUPPORT JUDGMENT**

<input checked="" type="checkbox"/> ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): Recording requested by and return to:  JOHN REPLOGLÉ, DIRECTOR DEPARTMENT OF CHILD SUPPORT SERVICES 2041 IOWA AVENUE RIVERSIDE, CA 92507-2414  TELEPHONE NO.: (800) 521-2778 <input type="checkbox"/> ATTORNEY FOR <input type="checkbox"/> JUDGMENT CREDITOR <input checked="" type="checkbox"/> ASSIGNEE OF RECORD		0248987 BATCH	FOR RECORDER'S USE ONLY
SUPERIOR COURT OF CALIFORNIA, RIVERSIDE STREET ADDRESS: 4175 MAIN STREET MAILING ADDRESS: P.O. BOX 431 CITY AND ZIP CODE: RIVERSIDE, CA 92501-0431 BRANCH NAME: RIVERSIDE SUPERIOR COURT		COUNTY: 33	
PETITIONER/PLANTIFF: COUNTY OF RIVERSIDE RESPONDENT/DEFENDANT: DAVID JOHN GUARACHA OTHER PARENT: ISABEL R. HANAHANO			
ABSTRACT OF SUPPORT JUDGMENT		CASE NUMBER: D107022	

Lien notice mailed to \_\_\_\_\_  
at address shown \_\_\_\_\_  
(Government Code 27297.5)  
Per Government Code § 6103.9, Exempt from Recording Fees

7596/APR 04 33VMH 1 PAT058

Public Record

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):  
 Recording requested by and return to:  
 JOHN REPLOGLE, DIRECTOR  
 DEPARTMENT OF CHILD SUPPORT SERVICES  
 2041 IOWA AVENUE  
 RIVERSIDE, CA 92507-2414

0248987  
 BATCH

FOR RECORDER'S USE ONLY

TELEPHONE NO.: (800) 521-2778

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD COUNTY: 33

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE**

STREET ADDRESS: 4175 MAIN STREET  
 MAILING ADDRESS: P.O. BOX 431  
 CITY AND ZIP CODE: RIVERSIDE, CA 92501-0431  
 BRANCH NAME: RIVERSIDE SUPERIOR COURT

PETITIONER/PLAINTIFF: COUNTY OF RIVERSIDE  
 RESPONDENT/DEFENDANT: DAVID JOHN GUARACHA  
 OTHER PARENT: ISABEL R. HANAHANO

**ABSTRACT OF SUPPORT JUDGMENT**

CASE NUMBER:  
 D107022

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

a. Judgment debtor's

Name and last known address

DAVID J. GUARACHA  
 6550 VAN BUREN BLVD  
 #C  
 RIVERSIDE, CA 92503

b. Driver license No. and state:  Unknown  
 c. Social security number:  Unknown  
 d. Birth date: 11/25/1964  Unknown

FOR COURT USE ONLY

Date: 07-17-2006

JIM FULLMER (TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

2. I CERTIFY that the judgment entered in this action contains an order for payment of spousal, family, or child support.

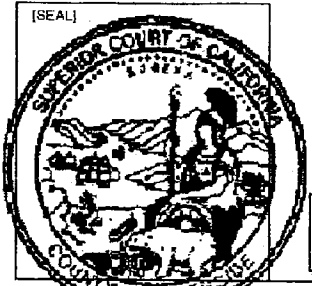
3. Judgment creditor (name):  
 COUNTY OF RIVERSIDE  
 DEPARTMENT OF CHILD SUPPORT SERVICES  
 whose address appears on this form above the court's name.

4.  The support is ordered to be paid to the following county officer (name and address):  
 COUNTY OF RIVERSIDE  
 DEPARTMENT OF CHILD SUPPORT SERVICES  
 P.O. BOX 19990  
 RIVERSIDE, CA 92502-1990

5. Judgment debtor (full name as it appears in judgment):  
 DAVID J. GUARACHA

6. a. A judgment was entered on (date): 10-29-1991  
 b. Renewal was entered on (date):  
 c. Renewal was entered on (date):

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



This abstract issued on  
 (date): 01/02/2007

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

9.  This is an installment judgment.

I. McELYEA  
 Clerk, by U. Salazar, Deputy

Page 1 of 1



405095

480

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address): TELEPHONE NO.: FOR RECORDER'S USE ONLY

Recording requested by and return to:  
**GROVER C. TRASK II** (714) 275-4100  
 District Attorney  
 2041 Iowa Avenue  
 Riverside, CA 92507

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

**SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE**

STREET ADDRESS: 4164 Brockton Ave.  
 MAILING ADDRESS: P.O. Box 431  
 CITY AND ZIP CODE: Riverside, CA 92501  
 BRANCH NAME:

PETITIONER/PLAINTIFF: THE COUNTY OF RIVERSIDE

RESPONDENT/DEFENDANT: DAVID JOHN GUARACHA

RECEIVED FOR RECORD AT 8:30 O'CLOCK

NOV 21 1991

Recorded in Official Records of Riverside County, California  
 Recorder Fees \$

CASE NUMBER: D107022

ABSTRACT OF SUPPORT JUDGMENT

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

FOR COURT USE ONLY

a. Judgment debtor's  
 Name and last known address  
 DAVID JOHN GUARACHA  
 22920 Cajalco Expressman  
 Perris, CA 92370

b. Driver's license No. and state:  
 c. Social Security number:  
 d. Birthdate: 11-25-64

unknown  
 unknown  
 unknown

Date: 10-29-91

GLEN O. BRANDEL, Deputy District Atty.  
 (TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

2. I CERTIFY that the judgment entered in this action contains an order for payment of spousal, family, or child support.

5. Judgment debtor (full name as it appears in judgment):  
 DAVID JOHN GUARACHA

3. Judgment creditor (name):  
 Riverside County District Attorney  
 whose address appears on this form above the court's name.

6. a. A judgment was entered on (date): 10-29-91  
 b. Renewal was entered on (date):  
 c. Renewal was entered on (date):

4.  The support is ordered to be paid to the following county officer (name and address):  
 District Attorney  
 Family Support Division  
 P.O. Box 19990  
 Riverside, CA 92502  
 Acct. No. C#248987

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



This abstract issued on (date): OCT 29 1991

8. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):  
 9.  This is an installment judgment.

Clerk, by M. Amendez, Deputy

Dugo

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address):

TELEPHONE NO.:

FOR RECORDER'S USE ONLY

Recording requested by and return to:

GROVER C. TRASK II (714) 275-4100  
District Attorney  
2041 Iowa Avenue  
Riverside, CA 92507

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 4164 Brockton Ave.  
MAILING ADDRESS: P.O. Box 431  
CITY AND ZIP CODE: Riverside, CA 92501  
BRANCH NAME:

PETITIONER/PLAINTIFF: THE COUNTY OF RIVERSIDE

RESPONDENT/DEFENDANT: DAVID JOHN GUARACHA

RECEIVED FOR RECORD  
AT 8:30 OCLOCK

DEC 13 1991

Reserved in Official Records  
of Riverside County, California

W. J. [Signature]  
Recorder  
Fees \$

CASE NUMBER:

D107022

ABSTRACT OF SUPPORT JUDGMENT

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

a. Judgment debtor's

Name and last known address

DAVID JOHN GUARACHA  
22920 Cajalco Expressman  
Perris, CA 92370

b. Driver's license No. and state:

c. Social Security number:

d. Birthdate: 11-25-64

unknown  
 unknown  
 unknown

Date: 10-29-91

GLEN O. BRANDEL, Deputy District Atty.  
(TYPE OR PRINT NAME)

[Signature]  
SIGNATURE OF APPLICANT OR ATTORNEY

2. I CERTIFY that the judgment entered in this action contains  
an order for payment of spousal, family, or child support.

3. Judgment creditor (name):  
Riverside County District Attorney  
whose address appears on this form above the court's name.

4.  The support is ordered to be paid to the following county  
officer (name and address):  
District Attorney  
Family Support Division  
P.O. Box 19990  
Riverside, CA 92502  
Acct. No. C#248987

5. Judgment debtor (full name as it appears in judgment):

DAVID JOHN GUARACHA

6. a. A judgment was entered on (date): 10-29-91

b. Renewal was entered on (date):

c. Renewal was entered on (date):

7.  An execution lien is endorsed on the judgment as follows

a. Amount: \$

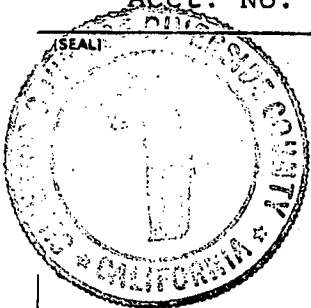
b. In favor of (name and address):

8. A stay of enforcement has

a.  not been ordered by the court.

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

9.  This is an installment judgment.



This abstract issued on  
(date): OCT 29 1991

Clerk, by M. Alameda, Deputy

431123

**Case Balance History**

Case Number: 0650248987-01 Managing County: RIVERSIDE NCP: GUARACHA, DAVID J CP: HANAHANO, ISABEL B

**View Options**

Balance Month Range:  12 Months  
 All Months

View

**Case Balance History**

Month <sup>△</sup>	Assistance Status	Managing Office	Beginning Balance (\$)	Current Obligations (\$)	Current Interest (\$)	Collections (\$)	Adjusted Collections (\$)	Other Balance Changes (\$)	Balance (\$)
08/2014	FA	Riverside DCSS Main Office	62,243.47	0.00	0.00	0.00	0.00	0.00	62,243.47
07/2014	FA	Riverside DCSS Main Office	62,006.85	0.00	243.36	6.74	0.00	0.00	62,243.47
06/2014	FA	Riverside DCSS Main Office	61,785.28	0.00	235.57	14.00	0.00	0.00	62,006.85
05/2014	FA	Riverside DCSS Main Office	61,541.75	0.00	243.53	0.00	0.00	0.00	61,785.28
04/2014	FA	Riverside DCSS Main Office	61,306.07	0.00	235.68	0.00	0.00	0.00	61,541.75
03/2014	FA	Riverside DCSS Main Office	61,520.27	0.00	243.53	457.73	0.00	0.00	61,306.07
02/2014	FA	Riverside DCSS Main Office	61,296.78	0.00	223.49	0.00	0.00	0.00	61,520.27
01/2014	FA	Riverside DCSS Main Office	61,049.36	0.00	247.42	0.00	0.00	0.00	61,296.78
12/2013	FA	Riverside DCSS Main Office	60,801.94	0.00	247.42	0.00	0.00	0.00	61,049.36
11/2013	FA	Riverside DCSS Main Office	60,562.49	0.00	239.45	0.00	0.00	0.00	60,801.94
10/2013	FA	Riverside DCSS Main Office	60,565.07	0.00	247.42	250.00	0.00	0.00	60,562.49
09/2013	FA	Riverside DCSS Main Office	60,323.57	0.00	241.50	0.00	0.00	0.00	60,565.07

I hereby certify that this is a true copy of the official ledger concerning payments made on this case to the Riverside County Department of Child Support Services.



Date

**CLAIM SUMMARY**

Date: June 19, 2015  
To: Riverside County Treasurer and Tax Collector  
Assessors Parcel Number: 181053006-2  
Last Assessee: GUARACHA DAVID BUSH KEVIN  
Sale Date: 4/24/2014  
TC: TC200  
Item Number: 32  
Deadline: 6/20/2015

RECEIVED  
2015 JUN 24 AM 8:33  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Dear Treasurer/Tax Collector:

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

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

1. Quitclaim Deed granting 100% interest to Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust dated November 5, 2008, as Document Number: 2009-0168524, Recorded in Riverside County on 4/7/2009.
2. Abstract of the Esperanza Aguilar Revocable Trust dated November 5, 2008 and Assignment of Property
3. Certification of Trustees Under Trust (**Original to Follow**)
4. Declaration of One and the Same Person(s) (**Original to Follow**)
5. Assignment of Rights To Collect Excess Proceeds signed by Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008 (**Original to Follow**)
6. Claim form(s) signed by Global Discoveries
7. Photo ID for Assignor: Arturo Jesus Alcaraz

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

- One warrant in the amount of \$40,315.86 or 100% of the claimant's share of the excess proceeds made payable to Global Discoveries Ltd. and mailed to P.O. Box 1748, Modesto, CA 95353-1748.

Please address questions regarding the attached claim(s) to Jed Byerly, Managing Member, at (209) 593-3913, or e-mail to jed@gd-ltd.com.

The Client(s) and the staff of Global Discoveries, Ltd., thank you in advance for your timely review and approval of the attached claim(s).

**Certified Tracking Number: 7014 3490 0001 7517 8308**

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 181053006-2 Tax Sale Number TC200, Item 32 sold at public auction on 4/24/2014. I understand that the total of excess proceeds available for refund is \$ 40,315.86+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE 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.

Arturo J. Alcaraz (Signature of Party of Interest/Assignor) (Date)

Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008

(Name Printed)

Tax ID/SS#

20601 Thundersky Circle

(Address)

Riverside, CA, 92508

(City/State/Zip)

951-697-8884

(Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

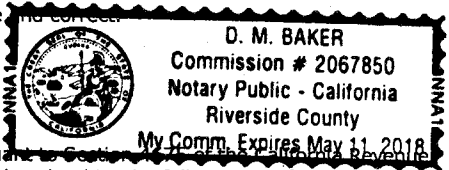
County of Riverside

On 6-18-15 before me, DMBaker, notary public, personally appeared

Arturo Jesus Alcaraz (here insert name and title of the officer), 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.

DMBaker (seal) Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

(Signature of Assignee)

Jed Byerly, Managing Member (Name Printed)

Tax ID/SS#

Global Discoveries Ltd.

(Address)

P.O. Box 1748

Modesto, CA 95353-1748

(City/State/Zip)

Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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

County of

On before me, personally appeared

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.

(seal) Signature of Notary Public

ASSIGNMENT OF RIGHT TO COLLECT EXCESS PROCEEDS

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

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 181053006-2 Tax Sale Number TC200, Item 32 sold at public auction on 4/24/2014. I understand that the total of excess proceeds available for refund is \$ 40,315.86+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAULABLE 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) (Date)

Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008

(Name Printed)

20601 Thundersky Circle (Address)

Riverside, CA, 92508 (City/State/Zip)

951-697-8884 (Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 Riverside

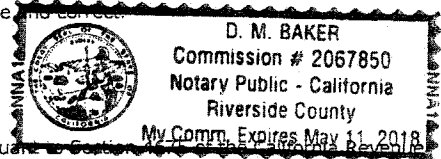
On 6-18-15 before me, DMBaker, notary public, personally appeared

Arturo Jesus Alcaraz (here insert name and title of the officer), 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.

DMBaker (seal) Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

(Signature of Assignee)

Jed Bverly, Managing Member (Name Printed)

Global Discoveries Ltd. (Address)

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

Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

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 CA

County of Stanislaus

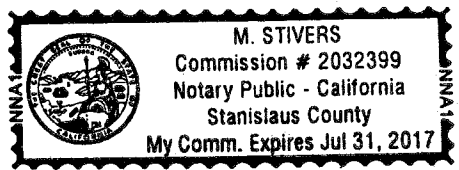
On 6/19/2015 before me, M. Stivers, Notary Public, personally appeared

Jed Bverly (here insert name and title of the officer), 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.

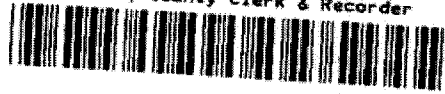
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Signature of Notary Public) (seal) Signature of Notary Public



DOC # 2009-0168524  
 04/07/2009 08:00A Fee: 12.00  
 Page 1 of 2  
 Recorded in Official Records  
 County of Riverside  
 Larry U. Ward  
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:  
 Betty Auton-Beck, a PLC

WHEN RECORDED MAIL THIS DEED  
 AND MAIL TAX STATEMENTS TO:

Arturo Jesus Alcaraz, Trustee  
 20601 Thundersky Circle  
 Riverside, California 92508

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY		
1			2						1		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		
								T:	CTY	UNI	065

(ABOVE SPACE FOR RECORDER'S USE)

M  
065

**QUITCLAIM DEED**

Documentary Transfer Tax is \$-0-

*[Signature]*  
 Signature of Agent Determining Tax  
 This conveyance transfers an interest into  
 or out of a Living Trust. R & T § 11930.

APN: 181-053-006-2.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ESPERANZA C. AGUILAR,

hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to:

ARTURO JESUS ALCARAZ, TRUSTEE OF THE ESPERANZA AGUILAR  
 REVOCABLE TRUST DATED November 5, 2008,

all of her right, title and interest in and to the following described property in the City of  
 Riverside, County of Riverside, State of California:

Lot 2, MB 014/0029 Fort Site a/k/a: 5584 Mission Boulevard, Riverside, California  
 92509.

DATED: November 5, 2008.

*[Signature]*  
 ESPERANZA C. AGUILAR

ACKNOWLEDGMENT

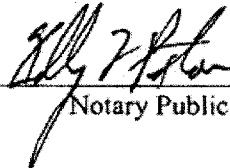
STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

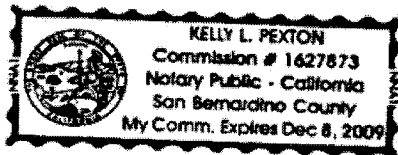
On November 5, 2009 before me, Kelly L. Pexton, a Notary Public in and for the State of California, personally appeared ESPERANZA C. AGUILAR, proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her 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.

  
\_\_\_\_\_  
Notary Public

APN: 181-053-006-2.





**ABSTRACT OF THE  
ESPERANZA AGUILAR REVOCABLE TRUST**

TO WHOM IT MAY CONCERN:

ESPERANZA AGUILAR certifies that on NOVEMBER 5, 2008, ESPERANZA AGUILAR, as settlor, created the ESPERANZA AGUILAR REVOCABLE TRUST. ESPERANZA AGUILAR also certifies that on NOVEMBER 5, 2008, settlor transferred to ARTURO JESUS ALCARAZ, as trustee of the trust, one or more specific items of property.

For each item of property that settlor has transferred to this trust, the official ownership of that property is to be changed to and shown as "**Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust under Trust Agreement dated NOVEMBER 5, 2008.**" The Taxpayer Identification Number of this trust is the Social Security number of ESPERANZA AGUILAR. That number will be provided separately upon request.

**POWERS OF TRUSTEE**

I certify that the trustee has the following powers for managing the trust and the trust property:

**1. General Powers of Trustee**

Under Article 7 of this trust, Section 7.8, General Powers of Trustee, the trustee has all of the powers given to trustees under California law (see Probate Code Sections 16200 and following) plus any other powers, discussed below, given by the trust.

## **2. Financial Powers of the Trustee**

Under the California Probate Code, the trustee has certain powers to conduct any financial transactions for the trust. These powers include the power to open and maintain checking accounts and savings accounts in any insured banks, savings and loans, or other financial institutions (see Probate Code Section 16225); the power to invest trust property (see Probate Code Section 16047(e)); the power to borrow money (see Probate Code Section 16241); and the power to lend money to any beneficiary of the trust or to guarantee loans, using trust property, to any beneficiary of the trust (see Probate Code Section 16244). The trustee has also the power to execute all papers that are necessary to carry out these powers (see Probate Code Section 16248).

Under Article 7 of the trust, Section 7.8, General Powers of Trustee, subsection (j), settlor has also specifically given the trustee the power to borrow money for any trust purpose from any entity and to obligate the trust for repayment; the power, in order to secure repayment of any loan, to encumber any trust property by mortgage, deed of trust, pledge, or other method; the power to renew, extend, or replace any loan; and the power to pay any obligations of the trust.

Under Article 7, Section 7.10, Trustee's Power to Invest Property, settlor has also specifically given the trustee the power to invest trust property.

## **3. Powers of the Trustee for Management and Control of Real Property**

Under Article 7 of the trust, Section 7.8, General Powers of Trustee, subsection (c), settlor has specifically given the trustee the power to manage, control, improve, and maintain all real property of the trust. Under subsection (a), the trustee has the power to sell, convey,

exchange, partition, and divide trust property; the power to grant options for the sale or exchange; and the power to lease trust property for any purpose, regardless of the length of the lease.

Under subsection (d), the trustee has the power to subdivide or develop land belonging to the trust. Under subsection (e), the trustee may make any repairs or alterations in any building or other property belonging to the trust. Under subsection (k), the trustee has the power to purchase insurance, paid by the trust, to cover any trust property.

Further, under California Probate Code Sections 16226 through 16233, the trustee has the powers to acquire or dispose of trust property, to manage trust property, to mortgage or encumber trust property, to repair or alter trust property (including to demolish or to build any improvements on trust property), to develop, subdivide, and dedicate to public use any trust property land, to lease any trust property, to obtain property by lease, and to lease any mineral rights of any trust property or obtain mineral rights to property for the trust.

#### **4. Powers of the Trustee for Management and Control of Securities and Investments**

Under Article 7 of the trust, Section 7.8, General Powers of Trustee, subsection (g), settlor has specifically given the trustee the powers to exercise for any security belonging to the trust all the rights, powers, and privileges of an owner, including the power to vote, give proxies, and pay any assessments or other sums deemed by the trustee necessary for the protection of the trust property. The trustee also has the power to participate in voting trusts, pooling agreements, foreclosures, reorganizations, consolidations, mergers, and liquidations and to deposit securities with or transfer title to any protective or other committee. The

trustee also has the power to exercise or sell stock subscription or conversion rights and to accept and retain as investments of the trust any securities or other property received through the exercise of any of the powers given to the trustee.

Further, under subsection (h), the trustee has the power to hold securities or other trust property in the trustee's own name or in the name of a nominee, with or without disclosure of the trust, or in unregistered form. Under subsection (i), the trustee has the power to deposit securities in a securities depository that is either licensed or exempt from licensing.

**5. Powers of the Trustee for Operation and Control of Business Entities**

Under Article 7 of the trust, Section 7.12, Power to Operate Business, the trustee has the power to hold and operate any business belonging to the trust; to purchase or acquire a business or invest in or otherwise participate in a business; or to sell, dissolve, liquidate, or terminate any business. The trustee also has the power to incorporate, reorganize, or otherwise change the form of a business belonging to the trust and to participate in a business as a sole proprietor, a general or limited partner, a shareholder, or any other type of interest. The trustee also has the power to contribute capital or loan money to the business.

**6. Powers of the Trustee for Operation of a Farm or Ranch**

Under Article 7, Section 7.13, Power to Operate Farm or Ranch, the trustee has the power to continue to hold, operate, sell, purchase, acquire, invest in, or liquidate any farming or ranch property, or any interest in farming or ranching property. The trustee has all powers necessary or appropriate to carry out the management of such farming and ranching property. The trustee may also incorporate any farming or ranching property and hold the stock as a

trust asset. The trustee has the powers to borrow money for any purpose related to the operation, acquisition, or disposition of any farming or ranching interests and to employ agents in the management and operation of the farm or ranch.

All of the trust powers of the ESPERANZA AGUILAR REVOCABLE TRUST are incorporated into this Abstract by reference. The dispositive provisions of the trust during the settlor's life create a vested interest only in ESPERANZA AGUILAR.

NO AMENDMENT HAS BEEN MADE TO TRUST

I certify that no amendment has been made to the ESPERANZA AGUILAR REVOCABLE TRUST since the date of its creation on NOVEMBER 5, 2008, until the date of execution of this Abstract.

CERTIFICATION OF ACCURACY OF ABSTRACT

I certify that I have read this Abstract of the ESPERANZA AGUILAR REVOCABLE TRUST and that it correctly states the powers of the trustee with regards to the trust property.

EXECUTED this 5 day of NOV, 2008, in Riverside, California.

  
ESPERANZA AGUILAR

ACKNOWLEDGMENT

STATE OF CALIFORNIA

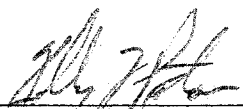
COUNTY OF RIVERSIDE

On November 5, 2008, before me, Kelly L. Pexton, a Notary Public, personally appeared ESPERANZA AGUILAR, 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 she executed the same in her authorized capacity, and that by her 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.



  
\_\_\_\_\_  
Notary Public

**ASSIGNMENT OF PROPERTY**

The undersigned, ESPERANZA AGUILAR, without consideration and in order to change formal title only, transfers and assigns to ARTURO JESUS ALCARAZ, Trustee of the ESPERANZA AGUILAR REVOCABLE TRUST dated NOVEMBER 5, 2008, or to the successor Trustee thereunder, all of her right, title and interest in and to all of her property, tangible or intangible and wherever situated.

DATED: Nov 5, 2008.

*Esperanza P. Aguilar*  
ESPERANZA AGUILAR

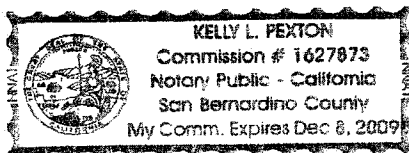
STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On November 5, 2008, before me, Kelly L. Pexton, a Notary Public in and for the State of California, personally appeared ESPERANZA AGUILAR, 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 she executed the same in her authorized capacity and that by her 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.



*Kelly L. Pexton*  
\_\_\_\_\_  
Notary Public

**CERTIFICATION OF TRUSTEES UNDER TRUST**  
**(California Probate Code Section 18100.5)**

I (we), Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008, being of legal age, declares under penalty of perjury:

1. Declarant(s) certify the existence of the following described Trust and state that he/she/they are all of the current trustees:

Name of Trust Esperanza Aguilar Revocable Trust Dated November 5, 2008  
Date of Trust: Dated November 5, 2008  
Trustor(s)/Settlor(s): Esperanza Aguilar  
Original Trustee(s): Esperanza Aguilar  
Trust Identification, Social Security or Employer Identification \_\_\_\_\_

2. Declarant(s) state that the Trust is in full force and effect and has not been revoked, terminated or otherwise amended in any manner which would cause the representations in this Certification to be incorrect. The name(s) of all persons who have any power to revoke the trust are: Esperanza Aguilar

3. Declarant(s) state the following named trustee(s) is/are full empowered to act for said Trust and is/are properly exercising his/her/their authority under said Trust in negotiating for, contract for and executing the document(s) attached hereto, and that no trustee(s) other than the following named trustees are necessary under the Trust to sign said document(s):

Trustees authorized to sign: Arturo Jesus Alcaraz  
Nature of document: Assignment of Right to Collect Excess Proceeds  
Date of document: 6-18-15

4. Declarant(s) state that to the best of their knowledge, there are no claims, challenges of any kind or cause of action alleged, contesting or questioning the validity of the Trust or the trustee's authority to act for the Trust.

5. This Declaration is prepared and executed pursuant to California Probate Code Section 18100.5.

Signed under penalty of perjury, this 18<sup>th</sup> day of JUNE, 2015.

Arturo J. Alcaraz  
\_\_\_\_\_  
Signature

Name: Arturo Jesus Alcaraz  
Address: 20601 Thundersky Cir.  
City, State, Zip: Riverside, CA 92508

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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 Riverside

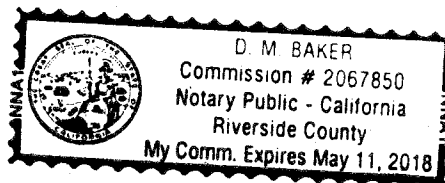
On 6-18-15 before me, DM Baker, notary public, personally appeared  
(Date) (here insert name and title of the officer)

Arturo Jesus Alcaraz, 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.

DM Baker (seal)  
Signature of Notary Public





DECLARATION  
OF ONE AND THE SAME PERSON(S)

I, Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable Trust Dated November 5, 2008, do hereby declare:

1. I am over the age of 18 and a resident of Riverside, CA. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am one and the same person who is noted as Arturo Jesus Alcaraz – Trustee of the Esperanza Aguilar Revocable Trust dated November 5, 2008, as Document Number: 2009-0168524, Recorded in Riverside County on 04/07/2009.
3. I, Arturo Jesus Alcaraz, am one and the same person who is noted as Trustee of the Esperanza Aguilar Revocable Trust dated November 5, 2008 in the Abstract of the Esperanza Aguilar Revocable Trust.
4. I am one and the same person who is noted as Arturo Jesus Alcaraz on my California DMV Driver License, Expiration Date: 11/04/2015.
5. I do not have any copies or originals of Tax Bills, Title Insurance Policies, Utility Bills or any other Supporting Documentation to reference the 5584 MISSION BLV, RIVERSIDE, 92509 address; or the 6550 VAN BUREN BLV NO C RIVERSIDE CA 92503 address.
6. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 181053006-2.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 18<sup>th</sup> day of June,  
2008, at RIVERSIDE, CA 92508

x Arturo J. Alcaraz  
Arturo Jesus Alcaraz, Trustee of the Esperanza Aguilar Revocable  
Trust Dated November 5, 2008

**JURAT**

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.

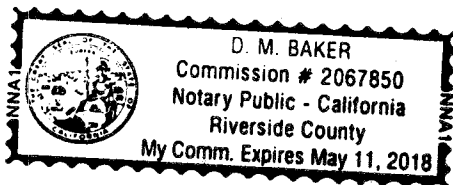
State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this

18 day of June, 20 15, by  
Date Month Year

DM Baker  
Name of Signer



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

**CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX DEFAULTED PROPERTY**

To: Riverside County Treasurer and Tax Collector

Assessor's Parcel No: 181053006-2  
Tax Sale Number: TC200  
Item Number: 32  
Date of Sale: 4/24/2014

The undersigned claimant, Global Discoveries, Ltd., claims \$40,315.86+/- or 100% of the claimant's share of the actual amount of excess proceeds from the sale of the property referenced above.

Global Discoveries, Ltd., claims its status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code based upon the attached documentation:

Please refer to Claim Summary and attached Documents

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

Executed this 19<sup>th</sup> day of JUNE, 2015 at Modesto, California.

By: [Signature]  
Jed Byerly, Managing Member  
Global Discoveries Ltd. Tax ID #  
P.O. Box 1748  
Modesto, CA 95353-1748

**CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC**

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 CA

County of Stanislaus

On 6/19/2015 before me, M. Stivers Notary Public, personally appeared Jed Byerly (here insert name and title of the officer)

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] (seal)  
Signature of Notary Public

