

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

704B



FROM: TLMA – Code Enforcement Department

SUBMITTAL DATE:

May 11, 2016

SUBJECT: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]

Case No: CV15-01226 [LEDESMA]

Subject Property: 24431 Juniper Springs Road, Homeland

APN: 455-040-012

District: 5 [\$0]

RECOMMENDED MOTION: That the Board of Supervisors move that:

1. The excessive outside storage of materials and accumulation of rubbish on the real property described as 24431 Juniper Springs Road, Homeland, Riverside County, California, APN: 455-040-012 be declared a public nuisance and a violation of Riverside County Ordinance Nos. 348 and 541.
2. Marcos Ledesma and Ada Ledesma, the owners of the subject real property, be directed to abate all accumulated rubbish and to limit outside storage of materials to two hundred (200) square feet with a maximum height of three (3) feet on the property by removing the same from real property within ninety (90) days.

Albert Brady
ALBERT BRADY
Code Enforcement Official

(Continued)

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

SOURCE OF FUNDS

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY:

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: May 24, 2016
xc: Co. Co./TLMA-CED, Sheriff

Kecia Harper-Ihem
Clerk of the Board

By: *[Signature]*
Deputy

Prev. Agn. Ref.:

District: 5

Agenda Number:

9-4

FORM APPROVED COUNTY COUNSEL
DATE 5/4/16
BY: GREGORY P. PRIAMOS

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: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
Case No: CV15-01226 [LEDESMA]
Subject Property: 24431 Juniper Springs Road, Homeland
APN: 455-040-012
District: 5**

DATE: May 11, 2016

PAGE: 2 of 3

RECOMMENDED MOTION (continued):

3. If the owners or whoever has possession of the real property do not take the above described action within ninety (90) days of the date of the Board's Order to Abate, that representatives of the Code Enforcement Department, Sheriff's Department, and/or a contractor, upon consent or receipt of a Court Order authorizing entry onto the real property, when necessary under applicable law, may abate the excess outside storage and accumulation of rubbish by removing and disposing of the same from the real property.
4. The reasonable costs of abatement, after notice and an opportunity for hearing, shall be imposed as a lien on the real property, which may be collected as a special assessment against the real property pursuant to Government Code Section 25845 and Riverside County Ordinance No. 725.
5. County Counsel be directed to prepare the necessary Findings of Fact and Conclusions that the excess outside storage of materials and accumulation of rubbish on the real property is declared to be in violation of Riverside County Ordinance Nos. 348 and 541, and a public nuisance, and further, to prepare an Order to Abate for approval by the Board.

BACKGROUND:

1. An inspection was made on the subject property by Code Enforcement Officer Lane Padilla on April 9, 2015. The inspection revealed excessive outside storage of materials and an accumulation of rubbish on the subject property in violation of Riverside County Ordinances Nos. 348 and 541. The items included but were not limited to: tires, scrap metal, blocks, pallets, scrap wood, mobilehome stabilizing devices, building materials, mobilehome parts, appliances, and other miscellaneous items, of about 10,000 square feet.
2. There have been approximately four (4) subsequent follow up inspections, with the last inspection occurring on March 14, 2016. The property continues to be in violation of Riverside County Ordinance Nos. 348 and 541.
3. Staff and the Code Enforcement Department have complied with the notice requirements set forth in the appropriate laws of this jurisdiction pertaining to the administrative abatement proceedings for the removal of the excess outside storage and accumulated rubbish.

Impact on Citizens and Businesses

Failure to abate will have a negative impact on citizens or businesses due to health and safety hazards, nuisance, and potential impact on real estate values.

SUPPLEMENTAL:

N/A

Additional Fiscal Information

N/A

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**FORM 11: Abatement of Public Nuisance [Excessive Outside Storage & Accumulated Rubbish]
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Subject Property: 24431 Juniper Springs Road, Homeland
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DATE: May 11, 2016

PAGE: 3 of 3

Contract History and Price Reasonableness

N/A

ATTACHMENTS

Declaration
Exhibits A-G

1 **BOARD OF SUPERVISORS**
2 **COUNTY OF RIVERSIDE**

3 IN RE ABATEMENT OF PUBLIC NUISANCE) CASE NO. CV 15-01226
4 [EXCESSIVE OUTSIDE STORAGE AND)
5 ACCUMULATED RUBBISH]; APN: 455-040-012,) DECLARATION OF CODE
6 24431 JUNIPER SPRINGS ROAD, HOMELAND,) ENFORCEMENT OFFICER
7 COUNTY OF RIVERSIDE, STATE OF) LANE E PADILLA
8 CALIFORNIA; MARCOS LEDESMA AND ADA)
9 LEDESMA, OWNERS.)
10 _____) [RCO Nos. 348, 541 & 725]

11 I, Lane e Padilla, declare that the facts set forth below are personally known to me except to
12 the extent that certain information is based on information and belief which I believe to be true, and if
13 called as a witness, I could and would competently testify thereof under oath:

14 1. I am currently employed by the Riverside County Code Enforcement Department as a
15 Code Enforcement Officer. My current official duties as a Code Enforcement Officer include inspecting
16 property for violations and enforcement of the provisions of Riverside County Ordinances.

17 2. On April 9, 2015, I conducted an inspection of the real property described as 24431
18 Juniper Springs Road, Homeland, Riverside County, California and further described as Assessor's
19 Parcel Number 455-040-012 (hereinafter described as "THE PROPERTY"). A true and correct copy of a
20 Thomas Brothers map page indicating the location of THE PROPERTY is attached hereto and
21 incorporated herein by reference as Exhibit "A."

22 3. A review of County records and documents disclosed that THE PROPERTY is owned by
23 Marcos Ledesma and Ada Ledesma (hereinafter referred to as "OWNERS"). A certified copy of the
24 County Equalized Assessment Roll for 2015-2016 tax year and a copy of the report generated from the
25 County Geographic Information System ("GIS") is attached hereto and incorporated herein by reference
26 as Exhibit "B." The property is an improved parcel approximately 16.25 acres in size and is located within
27 the R-A-5 (Residential Agricultural) zone classification. The zone allows for outside storage of materials
28 on improved parcels of one acre or more provided the amount is limited to two hundred (200) square feet
with a maximum height of three (3) feet. Accumulated rubbish is not permitted on any property within the
unincorporated areas of the County of Riverside.

///

FORM APPROVED COUNTY COUNSEL
BY: *Sophia H. Choi* 8/22/15
DATE
SOPHIA H. CHOI

1 4. Based on the Lot Book Report from RZ Title Service dated July 7, 2015 and updated on
2 February 3, 2016, it is determined that other parties may potentially hold a legal interest in THE
3 PROPERTY, to wit: Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee
4 Childers and Elizabeth May Childers Family Trust dated May 20, 1993 (hereinafter referred to as
5 "INTERESTED PARTY"). True and correct copies of the Lot Book Reports are attached hereto and
6 incorporated herein by reference as Exhibit "C."

7 5. On April 9, 2015, I arrived at THE PROPERTY to conduct an inspection. I observed
8 excess outside storage and accumulated rubbish on THE PROPERTY. The outside storage of materials
9 and accumulated rubbish consisted of, but was not limited to: tires, scrap metal, blocks, pallets, scrap
10 wood, mobilehome stabilizing devices, building materials, mobilehome parts, appliances and other
11 miscellaneous items, of about 10,000 square feet. This condition causes THE PROPERTY to constitute
12 a public nuisance in violation of the provisions set forth in Riverside County Ordinance ("RCO") Nos. 348
13 and 541.

14 6. On April 9, 2015, a Notice of Violation was posted on THE PROPERTY.

15 7. On April 10, 2015, a Notice of Violation was mailed to OWNERS by first class mail.

16 8. On July 29, 2015, Notice of Violation was mailed to OWNERS and INTERESTED PARTY
17 by certified mail, return receipt requested.

18 9. A site plan and photographs depicting the conditions of THE PROPERTY are attached
19 hereto and incorporated herein by reference as Exhibit "D."

20 10 True and correct copies of each Notice issued in this matter and other supporting
21 documentation are attached hereto and incorporated herein by reference as Exhibit "E."

22 11. There have been approximately four (4) subsequent follow up inspections, with the last
23 inspection being March 14, 2016. Each inspection revealed the accumulated rubbish and excess
24 outside storage of materials remained on THE PROPERTY in violation of RCO Nos. 348 and 541.

25 12. Based upon my experience, knowledge and visual observations, it is my determination
26 that the conditions on THE PROPERTY are dangerous to the neighboring property owners and the
27 general public.

28 ///

1 13. Furthermore, a recent inspection showed THE PROPERTY remained in violation of RCO
2 Nos. 348 and 541.

3 14. A Notice of Pendency of Administrative Proceedings was recorded in the Office of the
4 County Recorder, County of Riverside, State of California, on June 25, 2015, as Instrument Number
5 2015-0272806. A true and correct copy of which is attached hereto and incorporated herein by reference
6 as Exhibit "F."

7 15. A "Notice to Correct County Ordinance Violations and Abate Public Nuisance" providing
8 notification of the Board of Supervisors' hearing as required by RCO No. 725 was mailed to OWNERS
9 and INTERESTED PARTY by first class mail and was posted on THE PROPERTY. True and correct
10 copies of the Notices, together with the Proofs of Service, and the Affidavit of Posting of Notices are
11 attached hereto and incorporated herein by reference as Exhibit "G."

12 16. The removal of all accumulated rubbish and excess outside storage of materials currently
13 on THE PROPERTY in excess of 200 square feet which shall be at a maximum height of three (3) feet is
14 required to bring THE PROPERTY into compliance with RCO Nos. 348 and 541, and the Health and
15 Safety Code.

16 17. Accordingly, the following findings and conclusions are recommended:

17 (a) the excessive outside storage of materials and accumulated rubbish on THE
18 PROPERTY to be deemed and declared a public nuisance; and

19 (b) the OWNER, or whoever has possession or control of THE PROPERTY, be
20 required to remove all outside storage of material in excess of 200 square feet and all accumulated
21 rubbish on THE PROPERTY in strict accordance with the provisions of RCO Nos. 348 and 541.

22 (c) that if the materials and rubbish are not removed and disposed of in strict
23 accordance with all Riverside County Ordinances, including but not limited to RCO Nos. 348 and 541,
24 within ninety (90) days of the date of the posting and mailing of the Board's Order to Abate Nuisance, the
25 outside storage of materials and accumulated rubbish may be abated and disposed of by representatives
26 of the Riverside County Code Enforcement Department, a contractor, or the Sheriff's Department upon
27 receipt of owner's consent or a Court Order when necessary under applicable law.

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(d) that reasonable costs of abatement, after notice and opportunity for hearing, shall be imposed as a lien on THE PROPERTY, which may be collected as a special assessment against THE PROPERTY pursuant to Government Code Section 25845 and RCO No. 725.

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

Executed this 19th day of APRIL, 2016, at SAN JACINTO,

California.

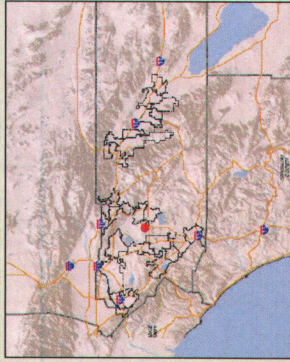
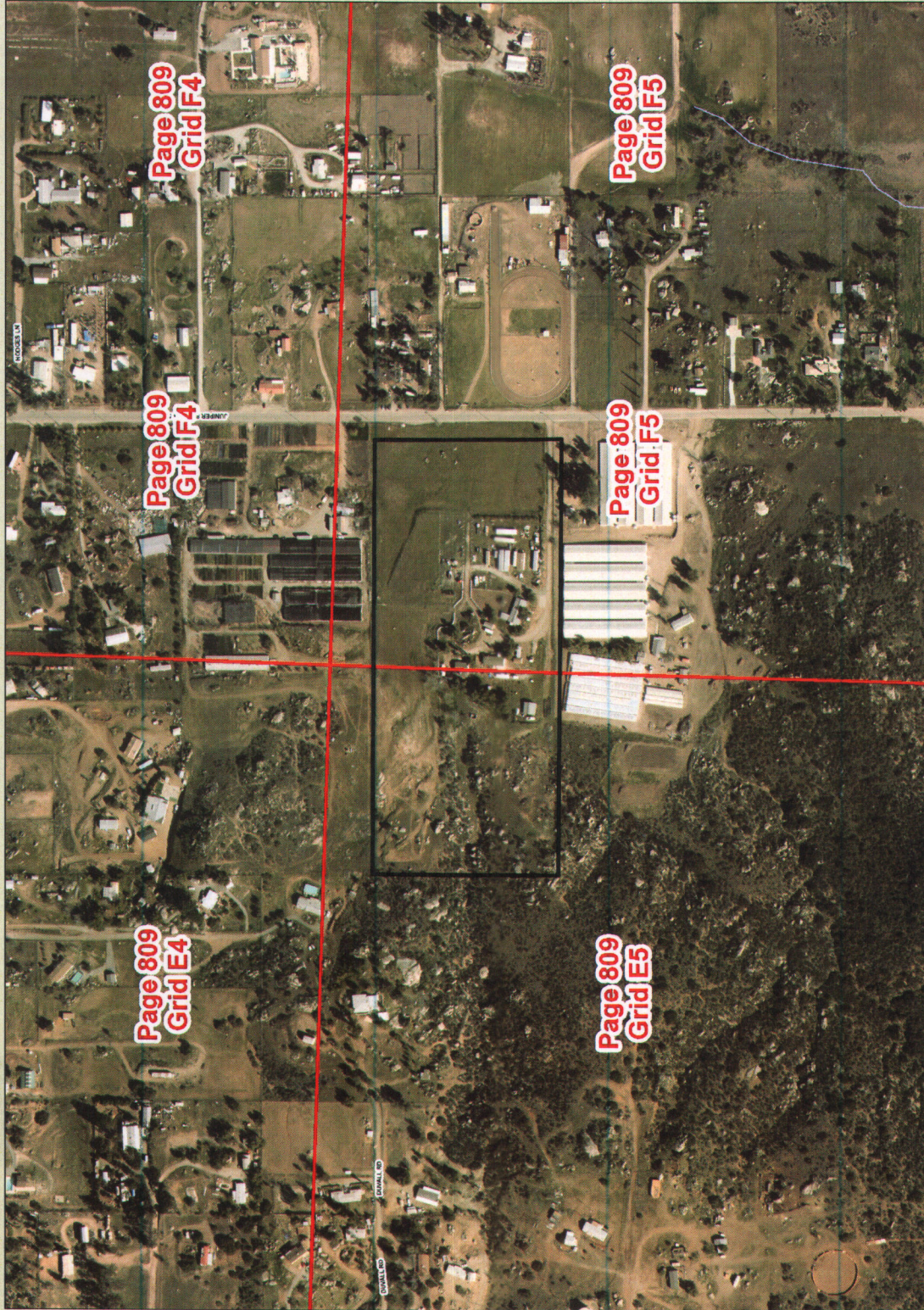


LANEE PADILLA
Code Enforcement Officer
Code Enforcement Department

EXHIBIT “A”

CV15-01226

24431 Juniper Springs Rd, Homeland 455-040-012



- Legend**
- TBM Page
 - TBM Grid
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers



0 548 1,096 Feet



REPORT PRINTED ON... 9/8/2015 2:32:10 PM

© Riverside County TLMA GIS

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

Notes

Thomas Brother Page 809
Grid F-5

Assessment Roll For the 2015-2016 Tax Year as of January 1,2015

Assessment #455040012-9		Parcel # 455040012-9	
Assessee:	LEDESMA MARCOS	Land	174,730
Assessee:	LEDESMA ADA	Structure	50,004
Mail Address:	24431 JUNIPER SPRINGS RD HOMELAND CA 92548	Full Value	224,734
Real Property Use Code:	R2	Homeowners' Exemption	7,000
Base Year	2004	Total Net	217,734
Conveyance Number:	0750437		
Conveyance (mm/yy):	7/2003		
PUI:	R040022		
TRA:	83-019		
Taxability Code:	0-00		
Assessment Description:	PARAMOUNT 1971		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	24431 JUNIPER SPRINGS RD HOMELAND CA 92548		

View Parcel Map



EXHIBIT “B”

Assessment Roll For the 2015-2016 Tax Year as of January 1,2015

Assessment #455040012-9		Parcel # 455040012-9	
Assessee:	LEDESMA MARCOS	Land	174,730
Assessee:	LEDESMA ADA	Structure	50,004
Mail Address:	24431 JUNIPER SPRINGS RD HOMELAND CA 92548	Full Value	224,734
Real Property Use Code:	R2	Homeowners' Exemption	7,000
Base Year	2004	Total Net	217,734
Conveyance Number:	0750437		
Conveyance (mm/yy):	7/2003		
PUI:	R040022		
TRA:	83-019		
Taxability Code:	0-00		
Assessment Description:	PARAMOUNT 1971		
ID Data:	SEE ASSESSOR MAPS		
Situs Address:	24431 JUNIPER SPRINGS RD HOMELAND CA 92548		

[View Parcel Map](#)



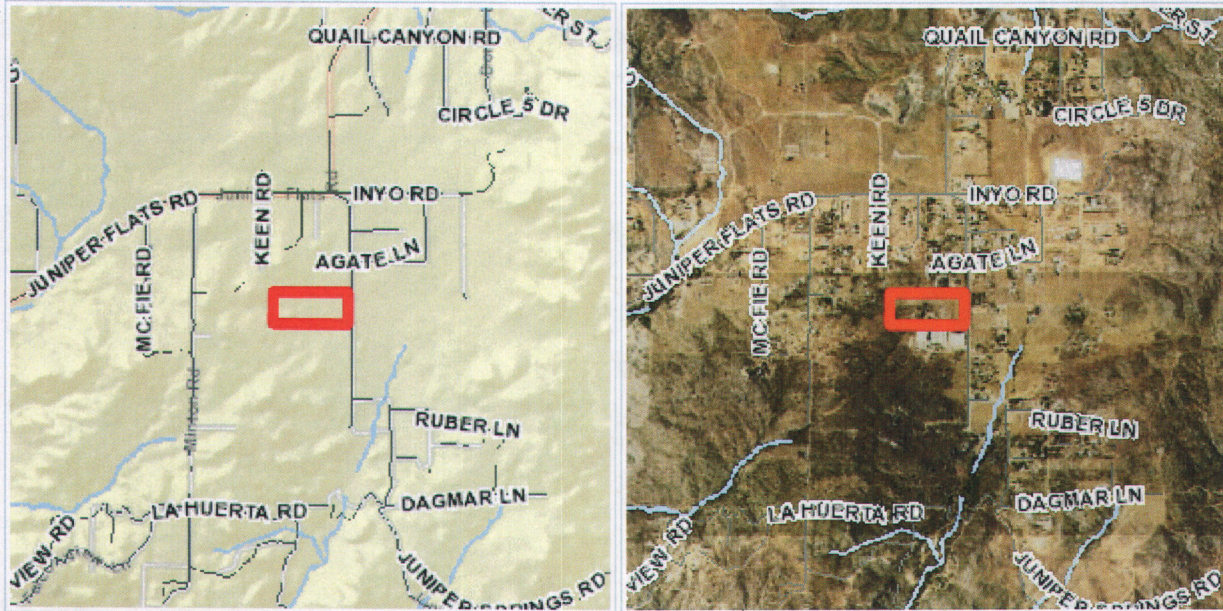


Riverside County Parcel Report

APN 455-040-012

[Disclaimer](#)

Report Date: Monday, April 04, 2016



APN	<u>455-040-012-9</u>	Supervisorial District 2011	MARION ASHLEY, DISTRICT 5
		Supervisorial District 2001	MARION ASHLEY, DISTRICT 5
Previous APN	000000000	Township/Range	T5SR2W SEC 4
Owner Name	MARCOS LEDESMA ADA LEDESMA	Elevation Range	2,144 - 2,232
Address	24431 JUNIPER SPRINGS RD HOMELAND, CA 92548	Thomas Bros. Map Page/Grid	PAGE: 809 GRID: E5 PAGE: 809 GRID: F5
Mailing Address	See situs address	Indian Tribal Land	Not in Tribal Land
Legal Description	Recorded Page: Not Available Subdivision Name: Not Available Lot/Parcel: Not Available Block: Not Available Tract Number: Not Available	City Boundary/Sphere	Not within a City Boundary Not within a City Sphere Annexation Date: Not Applicable No LAFCO Case # Available Proposals: Not Applicable

Lot Size	Recorded lot size is 16.25 acres	March Joint Powers Authority	NOT WITHIN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY
Property Characteristics	<p>Constructed: 1944 Baths: 1.00 Bedrooms: 2 Const. Type: WOOD FRAME Garage Type: D Prop Area: 831 SqFt Roof Type: COMPOSITION Stories: 1</p> <p>Constructed: 1971 Baths: 2.00 Bedrooms: 2 Const. Type: WOOD FRAME Prop Area: 1440 SqFt Roof Type: COMPOSITION Stories: 1</p>	County Service Area	In or partially within LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146 - Library Street Lighting

Specific Plans	Not within a Specific Plan	Historic Preservation Districts	Not in an Historic Preservation District
Land Use Designations	RR	Agricultural Preserve	Not in an agricultural preserve
General Plan Policy Overlays	Not in a General Plan Policy Overlay Area	Redevelopment Areas	Not in a Redevelopment Area
Area Plan (RCIP)	Lakeview / Nuevo	Airport Influence Areas	Not in an Airport Influence Area
General Plan Policy Areas	None	Airport Compatibility Zones	Not in an Airport Compatibility Zone
<u>Zoning Classifications (ORD. 348)</u>	Zoning: R-A-5 CZNumber: 5696	Zoning Districts and Zoning Areas	HOMELAND, AREA
<u>Zoning Overlays</u>	Not in a Zoning Overlay	Community Advisory Councils	NUVIEW/ROMOLAND (MAC)
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Plan Area</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Plan Area	WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Cell Group	Not in a Cell Group

CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Conservation Area	Not in a Conservation Area	WRMSHCP Cell Number	None
CVMSHCP Fluvial Sand Transport Special Provision Areas	Not in a Fluvial Sand Transport Special Provision Area	HANS/ERP (Habitat Acquisition and Negotiation Strategy/Expedited Review Process)	None
<u>WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Plan Area</u>	None	Vegetation (2005)	Chaparrel Developed or Disturbed Land Grassland
Fire Hazard Classification (Ord. 787)	VERY HIGH	Fire Responsibility Area	SRA
<u>CVMSHCP (Coachella Valley Multi-Species Habitat Conservation Plan) Fee Area (Ord 875)</u>	NOT WITHIN THE COACHELLA VALLEY MSHCP FEE AREA MSHCP Fee Area	RBBD (Road & Bridge Benefit District)	Not in a District
WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area (Ord. 810)	IN OR PARTIALLY WITHIN THE WESTERN RIVERSIDE MSHCP FEE AREA. SEE MAP FOR MORE INFORMATION	<u>DIF (Development Impact Fee Area Ord. 659)</u>	LAKEVIEW/NUEVO
Western TUMF (Transportation Uniform Mitigation Fee Ord. 824)	IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION. SAN JACINTO	SKR Fee Area (Stephen's Kagaroo Rat Ord. 663.10)	In or partially within an SKR Fee Area
Eastern TUMF (Transportation Uniform Mitigation Fee Ord. 673)	NOT WITHIN THE EASTERN TUMF FEE AREA	DA (Development Agreements)	Not in a Development Agreement Area
Circulation Element Ultimate Right-of-Way	Not in a Circulation Element Right-of-Way	Road Book Page	104
		Transportation Agreements	Not in a Transportation

			Agreement
		CETAP (Community and Environmental Transportation Acceptability Process) Corridors	Not in a CETAP Corridor
Flood Plan Review	Not Required	Watershed	SAN JACINTO VALLEY
Water District	EMWD	California Water Board	None
Flood Control District	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT		
Fault Zone	Not in a Fault Zone	Paleontological Sensitivity	Low Potential: FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.
Faults	Not within a 1/2 mile of a Fault		
Liquefaction Potential	No potential for Liquefaction exists		
Subsidence	Not in Subsidence Area		
School District	NUVIEW UNION & PERRIS UNION HIGH	Tax Rate Areas	083019 CO FREE LIBRARY CO STRUCTURE FIRE PROTECTION CO WASTE RESOURCE MGMT DIST CSA 146 CSA 152 EMWD EMWD IMP DIST 18 FLOOD CONTROL ADMIN FLOOD CONTROL ZN 4 GENERAL GENERAL PURPOSE MT SAN JACINTO JR COLLEGE MWD EAST 1301999 NUVIEW SCHOOL PERRIS AREA ELEM SCHOOL FUND
Communities	Green Acres		
Lighting (Ord. 655)	Zone B, 30.97 Miles From Mt. Palomar Observatory		
2010 Census Tract	042720		

Farmland	LOCAL IMPORTANCE OTHER LANDS	PERRIS JR HIGH AREA FUND PERRIS UNION HS PERRIS VALLEY CEMETERY RIV CO REGIONAL PARK & OPEN SP RIVERSIDE CO OFC OF EDUCATION SAN JACINTO BASIN RESOURCE CONS SO. CALIF, JT (19,30,33,36,37,56) VALLEY HEALTH SYSTEM HOSP DIST
Special Notes	No Special Notes	

Building Permits

Case #	Description	Status
No Building Permits	Not Applicable	Not Applicable

Environmental Health Permits

Case #	Description	Status
No Environmental Health Permits	Not Applicable	Not Applicable

Planning Cases

Case #	Description	Status
No Planning Cases	Not Applicable	Not Applicable

Code Cases

Case #	Description	Status
CV1404565	ABATEMENT	OPEN
CV1501226	ABATEMENT	OPEN

EXHIBIT “C”



P.O. Box 1193
 Whittier, CA 90609
 Tel # (562) 325-8351
 Fax # (714) 783-3038

Updated Lot Book

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street
 Riverside

CA 92501

Attn: Brent Steele
 Reference: CV15-01226 - Regina Keyes/#33432
 IN RE: LEDESMA, MARCOS

Order Number: **35245**

Order Date: 12/4/2015

Dated as of: 2/3/2016

County Name: Riverside

FEE(s):
 Report: \$62.40

Property Address: 24431 Juniper Springs Rd
 Homeland

CA 92548

RZ Title Reporting Service hereby reports, as disclosed by the Official Records of the Recorder of said County as of the date shown above, that subsequent to the date of the original report that (i) No document in the chain of title to said land has been recorded purporting to convey the fee title to said land, and (ii) No encumbrances affecting said land have been recorded nor has a homestead been executed on said land, and (iii) No encumbrances affecting said land on the date of the original report have been released or reconveyed.

All exceptions are as follows:

Assessor's Parcel No. : 455-040-012-9

Assessments:	Land Value:	\$174,730.00
	Improvement Value:	\$50,004.00
	Exemption Value:	\$7,000.00
	Total Value:	\$217,734.00

Property Taxes for the Fiscal Year	2015-2016
First Installment	\$1,429.18
Penalty	\$0.00
Status	PAID (PAID THRU 01/31/2016)
Second Installment	\$1,429.18
Penalty	\$0.00
Status	OPEN NOT-PAID (DUE DATE 04/10/2016)
A Release Recorded:	08/27/2015
Document No.	2015-0383261
of a Lien Recorded	07/02/2015
Document No.	000020150286539



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 35245

Reference: CV15-01226 - Re

Abstract of Judgment Filed in the

Superior Court of California, County of Riverside - Main
Branch

Case No.

RIC 432290

Recorded

12/02/2015

Document No.

2015-0524646

Amount

\$12,440.30

Debtor

Marco Antonio Ledesma aka Marco A. Ledesma; Ada
Ledesma

Creditor

J.J. Mac Intyre Co., Inc.

NO OTHER EXCEPTIONS

After recording, mail to:
LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

DOC # 2015-0383261
08/27/2015 02:22 PM Fees: \$23.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically prepared and
recorded by the County of Riverside**
Received by: EREC

RELEASE OF LIEN

(Recorded without acknowledgement pursuant to Section 27282 Government Code)

Lien Number:
0440650

I, Don Kent, Tax Collector of the County of Riverside, State of California, do hereby remise, release and discharge all personal property and real property from the lien imposed by the recordation of the "Certificate of Lien: shown below in the official records of the County of Riverside.

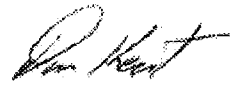
<u>Date</u>	<u>Instrument Number</u>	<u>Book</u>	<u>Page</u>
07/02/2015	000020150286539		

Name and Address

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

<u>Fiscal Year</u>	<u>Tax Rate Area</u>	<u>Assessment Number</u>	<u>Tax</u>	<u>Penalty</u>	<u>Cost</u>
2014-2015	021-623	001628099-7	\$102.04	\$10.20	\$23.00

Dated: 08/26/2015



Don Kent, Tax Collector

RECORDING REQUESTED BY:
Jonathan B. Teperson
Attorney at Law/CBN: 156470

WHEN RECORDED MAIL TO:
Jonathan B. Teperson
Attorney at Law
1801 California Avenue
Corona, CA 92881

2015-0524646

12/02/2015 09:19 AM Fee: \$ 44.00

Page 1 of 3

Recorded in Official Records
 County of Riverside
 Peter Aidana
 Assessor-County Clerk-Recorder



3					R	(A)	Exam:	411	
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
3	1			1.50					1
SIZE	NCOR	SMF	NCHG	T:	NOTICE SENT				

MEDICREDIT, INC.

vs.

MARCO ANTONIO LESESMA, et al.

Case No.: RIC 432290

47

ABSTRACT OF JUDGMENT

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
 (Govt. Code Section 27361.6)
 (Additional recording fee applies)

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
 After recording, return to:
 JONATHAN B. TEPERSON, BAR NO. 156470
 ATTORNEY AT LAW
 1801 CALIFORNIA AVENUE
 CORONA, CA 92881
 TEL NO.: 951-898-4400 FAX NO. (optional):
 E-MAIL ADDRESS (Optional):

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

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

FOR RECORDER'S USE ONLY

PLAINTIFF: J.J. MAC INTYRE CO., INC.
 DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

CASE NUMBER:
 RIC 432290

ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS Amended

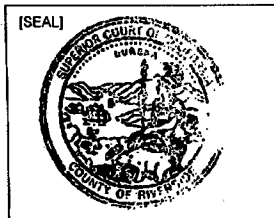
FOR COURT USE ONLY

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
 - MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA
 - 24431 JUNIPER SPRINGS ROAD
 - HOMELAND, CA 92548
 - 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):
 MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA, 24431 JUNIPER SPRINGS ROAD, HOMELAND, CA 92548
2. Information on additional judgment debtors is shown on page 2.
3. Judgment creditor (name and address):
 J.J. MAC INTYRE CO., INC.
 1801 CALIFORNIA AVENUE
 CORONA, CA 92881
4. Information on additional judgment creditors is shown on page 2.
5. Original abstract recorded in this county:
 RIVERSIDE
 a. Date: 1/30/2006
 b. Instrument No.: 2006-0068673

Date: 11/4/2015
 JONATHAN B. TEPERSON, ESQ.
 (TYPE OR PRINT NAME)

[Signature]
 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
 \$ 12,440.30
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): 9/30/2005
 b. Renewal entered on (date): 9/28/2015
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):



This abstract issued on (date):
 NOV 10 2015

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 Briana Eliza Masias, Deputy

Form Adopted for Mandatory Use
 Judicial Council of California
 EJ-001 [Rev. July 1, 2014]



ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS

Page 1 of 2
 Code of Civil Procedure, §§ 488.480, 674, 700.180

PLAINTIFF: J.J. MAC INTYRE CO., INC.	COURT CASE NO: RIC 432290
DEFENDANT: MARCO ANTONIO LEDESMA, 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
<input type="checkbox"/> ADA LEDESMA <input type="checkbox"/> 24431 JUNIPER SPRINGS ROAD <input type="checkbox"/> HOMELAND, CA 92548	<input type="checkbox"/>
<input type="checkbox"/> Driver's license no. [last 4 digits] and state: <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Unknown	<input type="checkbox"/> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown <input type="checkbox"/> Unknown
<input type="checkbox"/> Social security no. [last 4 digits]: <input type="checkbox"/> 7150	<input type="checkbox"/> Social security no. [last 4 digits]: <input type="checkbox"/>
<input type="checkbox"/> Summons was personally served at or mailed to (address):	<input type="checkbox"/> Summons was personally served at or mailed to (address):

18. Name and last known address	19. Name and last known address
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown <input type="checkbox"/> Unknown	<input type="checkbox"/> Driver's license no. [last 4 digits] and state: <input type="checkbox"/> Unknown <input type="checkbox"/> Unknown
<input type="checkbox"/> Social security no. [last 4 digits]:	<input type="checkbox"/> Social security no. [last 4 digits]:
<input type="checkbox"/> Summons was personally served at or mailed to (address):	<input type="checkbox"/> Summons was personally served at or mailed to (address):

20. Continued on Attachment 20.



ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Lot Book Report

Order Number: **33432**

Customer:

RIVERSIDE COUNTY TLMA-CODE ENFORCEMENT

4080 Lemon Street

Riverside

CA 92501

Attn:

Brent Steele

Reference:

CV15-01226 / Dean Deines

IN RE:

LEDESMA, MARCOS

Order Date: 7/10/2015

Dated as of: 7/7/2015

County Name: Riverside

FEE(s):

Report: \$120.00

Property Address: 24431 Juniper Springs Rd

Homeland

CA

Assessor's Parcel No. : 455-040-012-9

Assessments:

Land Value:	\$171,308.00
Improvement Value:	\$49,025.00
Exemption Value:	\$7,000.00
Total Value:	\$213,333.00

Tax Information

Property Taxes for the Fiscal Year	2014-2015
Total Annual Tax	\$2,798.34
Status: Paid through	06/30/2015

Property Vesting

The last recorded document transferring title of said property

Dated 11/15/2002

Recorded 12/16/2002



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 33432
Reference: CV15-01226 / De

Document No.	2002-750437
D.T.T.	\$196.90
Grantor	Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993
Grantee	Marcos Ledesma and Ada Ledesma, husband and wife as community property with right of survivorship

Deeds of Trust

Position No.	1st
A Deed of Trust Dated	11/15/2002
Recorded	12/16/2002
Document No.	2002-750438
Amount	\$149,000.00
Trustor	Marcos Ledesma and Ada Ledesma, husband and wife
Trustee	First American Title Insurance
Beneficiary	Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993

Additional Information

Notice of Non-Compliance filed by	County of Riverside Department of Building and Safety
In the matter of the property of	Marcos and Ada Ledesma
Case No.	CV04-0689
Recorded	09/20/2004
Document No.	2004-0746412

A Notice of Administrative Proceedings by the	
City of	San Jacinto
County of	Riverside
Recorded	06/25/2015
Document No.	2015-0272805



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 33432

Reference: CV15-01226 / De

A Notice of Administrative Proceedings by the

City of San Jacinto
County of Riverside
Recorded 06/25/2015
Document No. 2015-0272806

Abstract of Judgment Filed in the Superior Court of California, County of Riverside, Main Branch

Case No. RIC432290
Recorded 01/30/2006
Document No. 2006-0068673
Amount \$6,212.60
Debtor Marco Antonio Ledesma aka Marco A. Ledesma and Ada Ledesma
Creditor J.J. Mac Intyre Co., Inc.

Abstract of Judgment Filed in the Superior Court of California, County of Riverside, Temecula Limited Civil

Case No. TEC10006402
Recorded 10/14/2010
Document No. 2010-0492260
Amount \$15,806.66
Debtor Ada Ledesma aka Ada Mora
Creditor Unifund CCR Partners a New York Partnership

Abstract of Judgment Filed in the Superior Court of California, County of Riverside, Temecula Court

Case No. TEC1204336
Recorded 06/20/2013
Document No. 2013-0294793
Amount \$6,142.85
Debtor Ada Ledesma
Creditor Cach, LLC

Abstract of Judgment Filed in the Superior Court of California, County of San Bernardino, San Bernardino District

Case No. CIVDS1203080
Recorded 01/11/2013



P.O. Box 1193
Whittier, CA 90609
Tel # (562) 325-8351
Fax # (714) 783-3038

Order Number: 33432
Reference: CV15-01226 / De

Document No.	2013-0017966
Amount	\$12,057.53
Debtor	Marcos Ledesma aka Marco Ledesma
Creditor	County of San Bernardino

A Certificate of County Tax Lien Recorded	07/02/2015
Document No	2015-0286539
Amount	\$102.04
Tax Year	2014-2015
Account No.	0440650
Debtor	Marcos Ledesma
Creditor: Tax Collector of the County of	Riverside

Legal Description

THE LAND REFERRED TO IN THIS REPORT IS LOCATED IN AND IS DESCRIBED AS FOLLOWS:

THE NORTHERLY 16 AND 1/2 ACRES OF THE SOUTHERLY 30 AND 1/2 ACRES OF THE EAST 1/2 OF THE NORTHEAST ONE QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM THE EASTERLY RECTANGULAR 20 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 16, 1954, IN BOOK 1655, PAGE 56 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY.

455-04

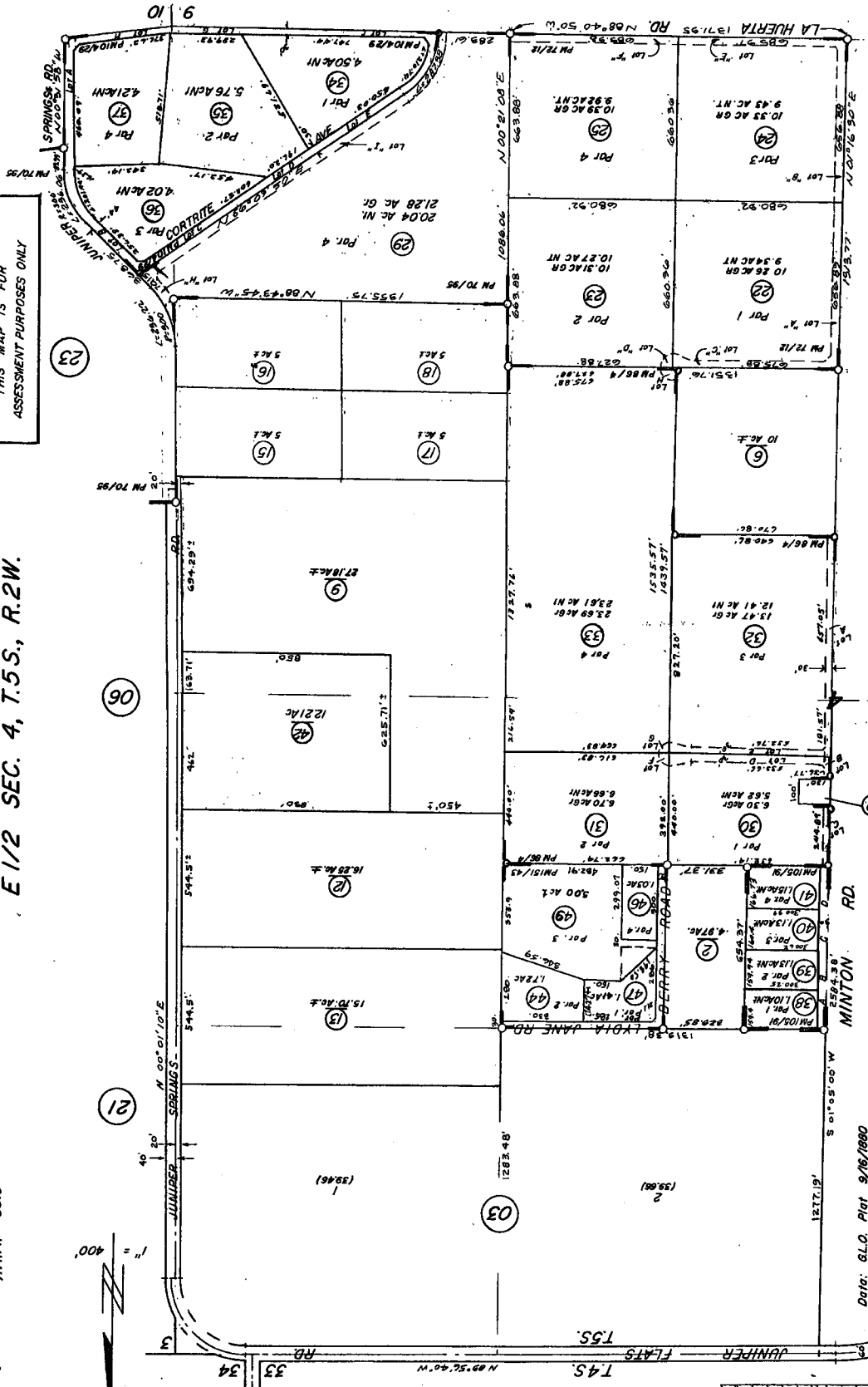
T.R.A. 8319

E 1/2 SEC. 4, T.5S., R.2W.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY

AUG 0 1 2006

22-2



DATE	OLD MAP NUMBER	NEW MAP NUMBER
3-14-22	100-011	100-011
"	"	"
"	"	"
8/79	805	19
10/79	8	80-21
11-79	7	22-25
02/80	100-020	100-020
02/80	100-020	100-020
02/80	100-020	100-020
11/81	4	50-33
8/82	28	54-37
9/82	1	30-41
5/88	10, 11	42
8/88	3	43-46
7/08	43	47-48
"	43, 48	49

Data: G.L.C. Plat 9/16/1880
 P/S 48/82
 P/S 50/31
 Co. Sur. Map 603-Q
 Co. Sur. Map 700-AA

PM 70/95 Parcel Map 12881
 PM 72/12 " " 12, 489
 PM 86/4-5 " " 14,692
 PM 104/29 " " 17,654
 P.M. 105/91 " " 16,696
 P.M. 151/43-44 " " 19,455

ASSESSOR'S MAP BK 455 PG. 04
 RIVERSIDE COUNTY, CALIF.

JANUARY 1971

DOC # 2002-750437

12/18/2002 08:00A Fee:23.00

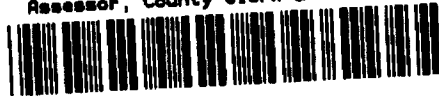
Page 1 of 3 Doc T Tax Paid

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

LAWYERS

AND WHEN RECORDED MAIL TO:

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SPACE ABOVE FOR RECORDER'S USE ONLY

DTT # 196-90

TRA 083

GRANT Deed

23

T SF

Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

STC-SCSD 000a (Rev 0/97)

Lawyers Title Co.

RECORDING REQUESTED BY
LAWYERS TITLE COMPANY
AND WHEN RECORDED MAIL TO:
Marcos Ledesma
Ada Ledesma
24431 Juniper Springs Road
Homeland, CA 92548

4035922-22

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A	R	L				COPY	LONG	REFUND	CHG	EXAM

A.P.N.: 455-040-012-9 TRA #: 083-019

Order No.: 4035922-22

Escrow No.: 36990-NDS

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$196.90
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Romoland, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Verl L. Childers and Elizabeth M. Childers, Trustees and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993

hereby GRANT(S) to Marcos Ledesma and Ada Ledesma, Husband and Wife as Community Property with
Right of Survivorship
the following described property in the unincorporated area, County of Riverside State of California;

The Northerly 16 and 1/2 acres of the Southerly 30 and 1/2 acres of the East 1/2 of the Northeast one Quarter of Section 4, Township 5 South, Range 2 West, San Bernardino Base and Meridian;

EXCEPTING THEREFROM the Easterly rectangular 20 feet as conveyed to the County of Riverside by deed recorded November 16, 1954, in Book 1655, page 56 of Official Records of Riverside County.

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



2002-750437
12/16/2002 08:00A
2 of 3

CONTINUATION OF GRANT DEED

Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993

By: Verl L. Childers Trustee
Verl L. Childers, Trustee

By: Elizabeth M. Childers Trustee
Elizabeth M. Childers, Trustee

Document Date: November 15, 2002

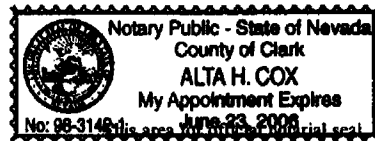
STATE OF Nevada)
COUNTY OF Clark) SS

On November 22, 2002 before me, Alta H. Cox
personally appeared Verl L. Childers and Elizabeth M. Childers

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 Alta H. Cox



2002-750437
12/15/2002 08:00A
3 of 3

DOC # 2002-750438

12/16/2002 05:00A Fee:28.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

LAUNGER

AND WHEN RECORDED MAIL TO:

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SPACE ABOVE FOR RECORDER'S USE ONLY

TMA

DTT &

Deed of Trust

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SF

Title of Document

+ Assignment of Rents

**THIS AREA FOR
RECORDER'S
USE ONLY**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

STC-SCSD 906a (Rev 9/97)

RECORDING REQUESTED BY:
 LAWYERS TITLE COMPANY
 AND WHEN RECORDED MAIL TO:
 Verl L. Childers and Elizabeth M. Childers
 1065 Sur Este Avenue
 Las Vegas, NV 89123

4035922-22

M	S	U	PAGE	SIZE	DA	PCOR	REFUND	CHG	MIS.	
A	R	L				COPY	LONG	REFUND	CHG	EXAM

A.P.N.: 455-040-012-9 TRA #: 083-019 Order No.: 4035922-22 Escrow No.: 36990-NDS

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this **Fifteenth day of November, 2002**, between

TRUSTOR: Marcos Ledesma and Ada Ledesma, Husband and Wife

whose address is 24431 Juniper Springs Road, ^{Home}land ^{CA} 92548, and

TRUSTEE: First American Title Insurance, a California Corporation, and

BENEFICIARY: Verl L. Childers and Elizabeth M. Childers, Trustors and/or Trustees of Verl Lee Childers and Elizabeth May Childers Family Trust dated May 20, 1993

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS** to TRUSTEE IN TRUST, WITH **POWER OF SALE**, that property in the unincorporated area, Riverside County, State of California, described as:

The Northerly 16 and 1/2 acres of the Southerly 30 and 1/2 acres of the East 1/2 of the Northeast one Quarter of Section 4, Township 5 South, Range 2 West, San Bernardino Base and Meridian;

EXCEPTING THEREFROM the Easterly rectangular 20 feet as conveyed to the County of Riverside by deed recorded November 16, 1954, in Book 1655, page 56 of Official Records of Riverside County.

This Note is given and accepted as a portion of the purchase price.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

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

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$149,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

PAGE 1 OF 4



2002-750438
 12/16/2002 08:00A
 2 of 5

A.P.N.: 455-040-012-9

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bernardino	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626572		Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humboldt	657	527				San Diego	Series 2 Book 1961, Page 183887					Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.

Signature of Trustor(s)

Marcos Ledesma
Marcos Ledesma

Ada Ledesma
Ada Ledesma

Document Date: November 15, 2002

STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE)

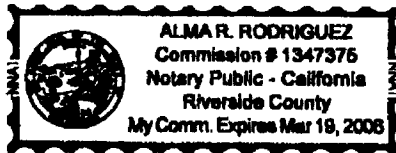
On DECEMBER 9, 2002 before me, ALMA R. RODRIGUEZ
personally appeared MARCOS LEDESMA - ADA LEDESMA

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 *Alma R. Rodriguez*

This area for official notarial seal.



DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.
- (13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- (14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

PAGE 3 OF 4



2002-750438
12/16/2002 08:09A
4 of 5

-----DO NOT RECORD-----
REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid.

To: **First American Title Insurance, Trustee**

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

<p>Mail Reconveyance to:</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>_____</p> <p>_____</p> <p>By _____</p> <p>By _____</p>
--	---

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

**Short Form
DEED OF TRUST**
WITH POWER OF SALE
(INDIVIDUAL)

First American Title Insurance
AS TRUSTEE
1515 W. Florida Avenue, Suite A
Hemet, CA 92543



When recorded please mail to:
Mail Stop# 5155

DOC # 2004-0746412

09/20/2004 08:00A Fee:7.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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					/				LC
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8)

NOTICE OF NONCOMPLIANCE



In the matter of the Property of
Marcos and Ada Ledesma

)

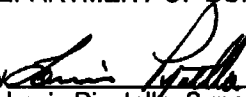
Case No.: CV04-0689

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 10 of Ordinance Number 725 of the County of Riverside, State of California, that proceedings have been commenced with respect to violations of Riverside County Ordinance No. 348, Section 6.5, (RCC Title 17.32.010) described as prohibited storage of a mobile home. Such proceedings are based upon the noncompliance of such real property, located at 24431 Juniper Springs Rd., Homeland, CA 92548 and more particularly described as Assessment Parcel No. 455-040-012 and having a legal description of T5SR2W Sec 4, Records of Riverside County, with the requirements of Ordinance No. 348 (RCC Title 17.32.010).

The owner has been advised to immediately correct the above-referenced violations to avoid further action by the County of Riverside which may include demolition, removal, razing, etc., to abate the public nuisance. Any costs incurred by the County, including, but not limited to investigative, administrative and abatement costs and attorneys' fees, may become a lien on the property. Further details regarding this notice may be obtained by addressing an inquiry to the Building and Safety Department, 39493 LOS ALAMOS ROAD, MURRIETA, CA 92563, Attention Code Enforcement Officer Cynthia Black.

NOTICE IS FURTHER GIVEN in accordance with 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE
DEPARTMENT OF BUILDING AND SAFETY

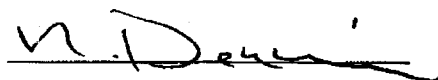
By 
Louis Pizatella, Supervising Code Enforcement Officer
Code Enforcement Division

ACKNOWLEDGMENT

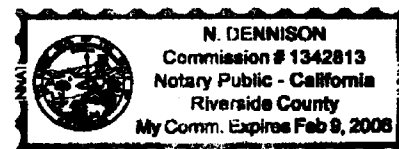
State of California)
County of Riverside)

On 9-16-04 before me, Norena Dennison, Notary Public, personally appeared Louis Pizatella, personally known to me 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.



(Seal of Notary)



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

2015-0272805

06/25/2015 01:42 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aidana
Assessor-County Clerk-Recorder



196					R	A	Exam: 778			
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NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
MARCOS LEDESMA / ADA LEDESMA)
and DOES I through X, Owners)

Case #: CV-1404565

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548
PARCEL #: 455-040-012
LEGAL DESCRIPTION: 16.25 acres in LOT of , recorded in 0 page 0

VIOLATION(S): Riverside County Code (Ordinance) 15.08.010 (Ord. 457) ,15.48.010 (Ord. 457) ,17.12.040 (Ord. 348) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO
CV1404565
455-040-012

ACKNOWLEDGEMENT

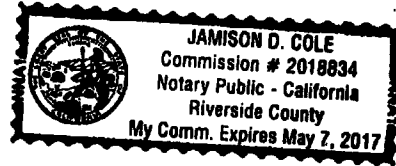
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 6/4/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black 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: Jamison D. Cole (Seal)

2015-0272806

06/25/2015 01:42 PM Fee: \$ 0.00

Page 1 of 2

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
581 South Grand Avenue
San Jacinto, California, 92582
Mail Stop #5002

196					R	A	Exam: 778		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Adtl Pg	Cert	CC
2									
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(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public or other code violation(s) on the property of:
MARCOS LEDESMA / ADA LEDESMA)
and **DOES I through X, Owners)**

Case #: CV-1501226

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of Ordinance Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND CA, 92548
PARCEL #: 455-040-012
LEGAL DESCRIPTION: 16.25 acres in LOT of , recorded in 0 page 0

VIOLATION(S): Riverside County Code (Ordinance) 8.120.010 (Ord. 541) ,17.12.040 (Ord. 348) that such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes (Ordinances) listed above; and that failure to comply with the lawful orders of the Code Enforcement Director and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in demolition of the offending structure, abatement of the public nuisance or other available legal remedies and assessment of the costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property; that any purchaser, his heirs, or assigns acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien. **Notice is Further Given** in accordance with Sections 17274 and 24436.5 of the California Revenue and Taxation Code, that a tax deduction may not be allowed for interest, taxes, depreciation or amortization paid or incurred in the taxable year affected by these proceedings.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: 
Brian Black, Code Enforcement Department

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS
PAGE TWO
CV1501226
455-040-012

ACKNOWLEDGEMENT

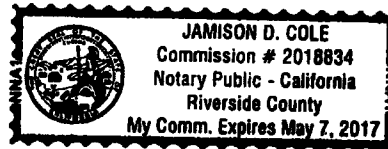
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On 6/4/15 before me, Jamison Cole, Notary Public, personally appeared Brian Black 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: Jamison D. Cole (Seal)

RECORDING REQUESTED BY:
 LAW OFFICES OF JONATHAN B. TEPERSON
 P. O. BOX 78131
 CORONA, CALIFORNIA 92877

WHEN RECORDED MAIL TO:
 LAW OFFICES OF JONATHAN B. TEPERSON
 P. O. BOX 78131
 CORONA, CALIFORNIA 92877

DOC # 2006-0068673
 01/30/2006 08:00A Fee:18.00
 Page 1 of 3
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



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J.J. MAC INTYRE CO., INC.

vs.

MARCO ANTONIO LEDESMA, ET AL.

TITLE OF DOCUMENT

CASE NUMBER: RIC 432290

M
AC

ABSTRACT OF JUDGMENT

28

DEC 23 2005

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and address): TEL NO.:
 Recording requested by and return to: 951-898-4400
 JONATHAN B. TEPERSON, SBN 156470
 LAW OFFICES OF JONATHAN B. TEPERSON
 P.O. BOX 78131, CORONA, CA 92877
 1801 CALIFORNIA AVE., CORONA, CA 92881

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

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

PLAINTIFF: J. J. MAC INTYRE CO., INC.
 DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.

FOR RECORDER'S USE ONLY

ABSTRACT OF JUDGMENT Amended CASE NUMBER: RIC432290

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
 MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA
 24431 JUNIPER SPRINGS ROAD
 HOMELAND, CA 92548

b. Driver's license No. and state: Unknown
 c. Social security No.: Unknown
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA; 24431 JUNIPER SPRINGS RD., HOMELAND, CA 92548

e. Original abstract recorded in this county:
 (1) Date:
 (2) Instrument No.:

FOR COURT USE ONLY

Date: DECEMBER 22, 2005
 JONATHAN B. TEPERSON, SBN 156470
 (TYPE OR PRINT NAME)

f. Information on additional judgment debtors is shown on page two

[Signature]
 (SIGNATURE OF APPLICANT OR ATTORNEY)

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

3. Judgment creditor (name and address):
 J. J. MAC INTYRE CO., INC, 1801 CALIFORNIA AVENUE, CORONA, CA 92881

4. Judgment debtor (full name as it appears in judgment):
 MARCO ANTONIO LEDESMA AKA MARCO A. LEDESMA; ADA LEDESMA

6. Total amount of judgment as entered or last renewed:
 \$ 6,212.60

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



5. a. Judgment entered on (date): 09/30/05
 b. Renewal entered on (date):

This abstract issued on (date):
 JAN 04 2006

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

9. This judgment is an installment judgment.

Clerk, by *[Signature]*, Deputy

Form Adopted for Mandatory Use
 Judicial Council of California
 EJ-001 (Rev. January 1, 2003)
 Martin Dean's Essential Forms™

PLAINTIFF: J. J. MAC INTYRE CO., INC.	CASE NUMBER: RIC432290
DEFENDANT: MARCO ANTONIO LEDESMA, ET AL.	

INFORMATION ON ADDITIONAL JUDGMENT DEBTORS

10. Name and last known address
 ADA LEDESMA
 24431 JUNIPER SPRINGS RD.
 HOMELAND, CA 92548

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):
 ADA LEDESMA
 24431 JUNIPER SPRINGS RD.
 HOMELAND, CA 92548

14. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

11. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

15. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

12. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

16. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

13. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

17. Name and last known address

Driver's license No. & state: Unknown
 Social security No.: Unknown
 Summons was personally served at or mailed to (address):

18. Continued on Attachment 18.

RECORDING REQUESTED BY AND MAIL TO:
 (Name and mailing address, including city, state,
 and ZIP code, of requesting party)

KENNETH J. MIELE, BAR #165730
 LAW OFFICES OF KENOSIAN & MIELE, LLP
 8581 SANTA MONICA BLVD., #17
 LOS ANGELES, CA 90069

DOC # 2010-0492260
 10/14/2010 08:00A Fee:26.00
 Page 1 of 3
 Recorded in Official Records
 County of Riverside
 Larry M. Ward
 Assessor, County Clerk & Recorder



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DOCUMENT TITLE

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- ABSTRACT OF JUDGMENT
- ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT
- OTHER (specify): _____

69295 -6J
 UNIFUND CCR PARTNERS Vs. LEDESMA

RECORDER'S COVER SHEET

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

Recording requested by and return to:

LAW OFFICES OF KENOSIAN & MIELE, LLP
KENNETH J. MIELE, BAR #165730
8581 SANTA MONICA BLVD., #17
LOS ANGELES, CA 90069
PH: 310-289-0500 FX: 310-289-5177

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE
STREET ADDRESS: 41002 COUNTY CTR DR, BLG C
MAILING ADDRESS: 41002 COUNTY CTR DR, BLG C
CITY AND ZIP CODE: TEMECULA, CA 92591
BRANCH NAME: TEMECULA LIMITED CIVIL

FOR RECORDER'S USE ONLY

PLAINTIFF: UNIFUND CCR PARTNERS, A NEW YORK PARTNERSHIP
DEFENDANT: ADA LEDESMA aka ADA MORA
CASE NUMBER: TEC10006402

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

ADA LEDESMA aka ADA MORA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

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): ADA LEDESMA aka ADA MORA 24431 JUNIPER SPRINGS RD HOMELAND CA 92548

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):
UNIFUND CCR PARTNERS A NEW YORK PARTNERSHIP
8581 Santa Monica Blvd., #17 Los Angeles, CA 90069

5. Original abstract recorded in this county:

Date: 09-28-10

a. Date:
b. Instrument No.:

KENNETH J. MIELE, ATTORNEY FOR UNIFUND CCR PARTNERS

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 15806.66

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

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

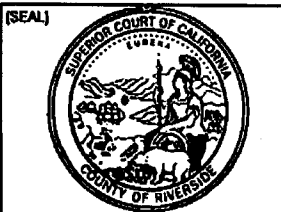
a. Amount: \$
b. In favor of (name and address):

8. a. Judgment entered on (date): 09-01-10
b. Renewal entered on (date):

9. This judgment is an installment judgment.

11. A stay of enforcement has

a. not been ordered by the court.
b. been ordered by the court effective until (date):



This abstract issued on (date):

OCT 08 2010

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 J. Prendergast, Deputy

J. PRENDERGAST

PLAINTIFF: UNIFUND CCR PARTNERS A NEW YORK PARTNERSHIP DEFENDANT: ADA LEDESMA aka ADA MORA	CASE NUMBER: TEC10006402
--	-----------------------------

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 and state:

Driver's license no. [last 4 digits]

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 and state:

Driver's license no. [last 4 digits]

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.

RECORDING REQUESTED BY

Name: Ryan Vos

WHEN RECORDED MAIL TO:

NAME: Mandarich Law Group, LLP

ADDRESS: 6301 Oweasmouth Avenue, Suite 850

CITY/STATE/ZIP: Woodland Hills, CA 91367

(DOCUMENT WILL ONLY BE RETURNED TO
NAME & ADDRESS IDENTIFIED ABOVE)

DOC # 2013-0294793

06/20/2013 12:38P Fee:44.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



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(SPACE ABOVE FOR RECORDER'S USE)

ABSTRACT OF JUDGMENT

(DOCUMENT TITLE)

SEPARATE PAGE, PURSUANT TO CA. GOV'T. CODE 27361.6

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number): 818-264-0111
 Recording requested by and return to:
 Ryan Vos, SBN:224368; Amy Shah, SBN:270861;
 Jo-Anna Nieves, SBN:278607; Jennifer Marrow, SBN: 276495;
 Elizabeth Suttian, SBN: 281099
 MANDARICH LAW GROUP, LLP
 6301 Owensmouth Avenue, Suite 850
 Woodland Hills, California 91367

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**
 STREET ADDRESS: **41002 County Center Drive #100**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **Temecula, Ca 92591**
 BRANCH NAME: **Temecula Court**

FOR RECORDER'S USE ONLY

PLAINTIFF: **CACH, LLC**
 DEFENDANT: **ADA LEDESMA, an individual**

CASE NUMBER:
TEC1204336

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

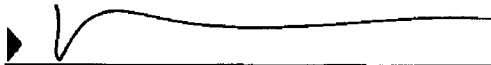
1. The judgment creditor assignee of record applies for an abstract of judgment and represents the following:
 a. Judgment debtor's
 Name and last known address
ADA LEDESMA, an individual
24431 JUNIFER SPRINGS RD
HOMELAND, CA 92548

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): **ADA LEDESMA, an individual**
24431 JUNIFER SPRINGS RD, HOMELAND, CA 92548

2. Information on additional judgment debtors is shown on page 2.
 3. Judgment creditor (name and address):
CACH, LLC C/O: Mandarich Law Group, LLP
6301 Owensmouth Avenue, Suite 850
Woodland Hills, CA 91367
 Date: **06/07/2013**

4. Information on additional judgment creditors is shown on page 2.
 5. Original abstract recorded in this county:
 a. Date:
 b. Instrument No.:

Ryan Vos/ Amy Shah/Jennifer Marrow/Elizabeth Suttian
 (TYPE OR PRINT NAME)


 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 6142.85

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

8. a. Judgment entered on (date): **12/28/2012**
 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):



This abstract issued on (date):
6-17-13

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 **Jackie Puot**, Deputy

2013-0294793
 06/20/2013 12:38P
 2 of 3



PLAINTIFF: CACH, LLC	CASE NUMBER:
DEFENDANT: ADA LEDESMA	TEC1204336

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]: HOMELA 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.

2013-0294793
 06/26/2013 12:38P
 3 of 3



DOC # 2013-0017966

01/11/2013 12:56P Fee:NC

Page 1 of 3

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

County of San Bernardino

Central Collections

AND WHEN RECORDED MAIL TO:

CENTRAL COLLECTIONS
157 W. 5th Street, 3rd Floor
San Bernardino, CA 92415-0465

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ABSTRACT OF JUDGMENT

Title of Document

THIS AREA FOR
RECORDER'S
USE ONLY

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

ACR 238P-AS4RE0 (Rev. 06/2007)

28623749-25

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name and Address) TEL NO: **387-8303**
 Recording requested by and return to: **COLLECTIONS (909) 387-8303**
S. MARK STRAIN, Deputy County Counsel CA BAR# 183911
JEAN-RENE BASLE, County Counsel, CA BAR #134107
385 N. ARROWHEAD AVE.
SAN BERNARDINO, CA 92415-0140
 ATTORNEY FOR JUDGEMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN BERNARDINO
 STREET ADDRESS: **303 W. THIRD STREET**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **SAN BERNARDINO, CA, 92415-0210**
 BRANCH NAME: **SAN BERNARDINO DISTRICT**

FOR RECORDER'S USE ONLY

PLAINTIFF: **COUNTY OF SAN BERNARDINO**
 DEFENDANT: **MARCOS LEDESMA ETC**

ABSTRACT OF JUDGMENT--CIVIL AND SMALL CLAIMS Amended **CASE NUMBER: CIVDS1203080**

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

MARCOS LEDESMA
AKA MARCO LEDESMA
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

 b. Driver's licence No. [last 4 digits] and state: **CA** 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):
MARCOS LEDESMA AKA MARCO LEDESMA
24431 JUNIPER SPRINGS RD , HOMELAND, CA 92548
 2. Information on additional judgment debtors is shown on page 2.
 3. Judgment creditor (name and address):
COUNTY OF SAN BERNARDINO
157 W. 5th Street, 3rd Fir
San Bernardino, CA 92415-0465
 Date: **13 20 OCT 2012 11-19-12 SMS**
S. Mark Strain, Deputy County Counsel
 (Type or Print Name)

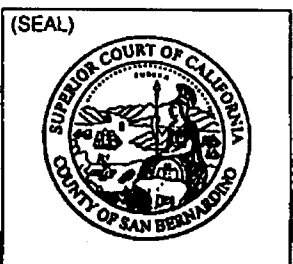
FOR COURT USE ONLY

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:
 \$ **12057.53**
 7. All judgment creditors and debtors are listed on this abstract.
 8. a. Judgment entered on (date): **09-24-12**
 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 judgement entered in this action.
 b. A certified copy of the judgment is attached.



This abstract issued on (date): **DEC 04 2012**

Clerk, by Christine Lockman, Deputy
 Christine Lockman

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

ABSTRACT OF JUDGMENT--CIVIL AND SMALL CLAIMS

Code of Civil Procedure, SS 488.480.
 674.700.190
 ABSTCC/ABST1-CC Account # 28623749 - 25

PLAINTIFF: COUNTY OF SAN BERNARDINO

DEFENDANT MARCOS LEDESMA ETC

CASE NUMBER:

CIVDS1203080

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

Driver's licence No. & state [last 4 digits]: Unknown
CA

Social Security No. [last 4 digits]: Unknown

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

17. Name and last known address

Driver's licence No. & state [last 4 digits]: 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 licence No. & state [last 4 digits]: 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 licence No. & state [last 4 digits]: Unknown

Social Security No. [last 4 digits]: Unknown

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

20. Name and last known address

Driver's licence No. & state [last 4 digits]: Unknown

Social Security No. [last 4 digits]: Unknown

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

21. Name and last known address

Driver's licence No. & state [last 4 digits]: Unknown

Social Security No. [last 4 digits]: Unknown

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

22. Continued on attachment 20.

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

When recorded, mail to:

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

DOC # 2015-0286539

07/02/2015 08:00 AM Fees: \$0.00

Page 1 of 1

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

This document was electronically prepared and recorded by the County of Riverside
Received by: EREC

CERTIFICATE OF LIEN

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

STATE OF CALIFORNIA | SS
COUNTY OF RIVERSIDE

No. 0440650

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

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

NAME AND ADDRESS

LEDESMA MARCOS
24431 JUNIPER SPRINGS RD
HOMELAND, CA 92548

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2014-2015	021-623	009728099-2	\$102.04	\$10.20	\$0.00	\$23.00

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

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

Executed on 06/25/2015



Don Kent, Tax Collector

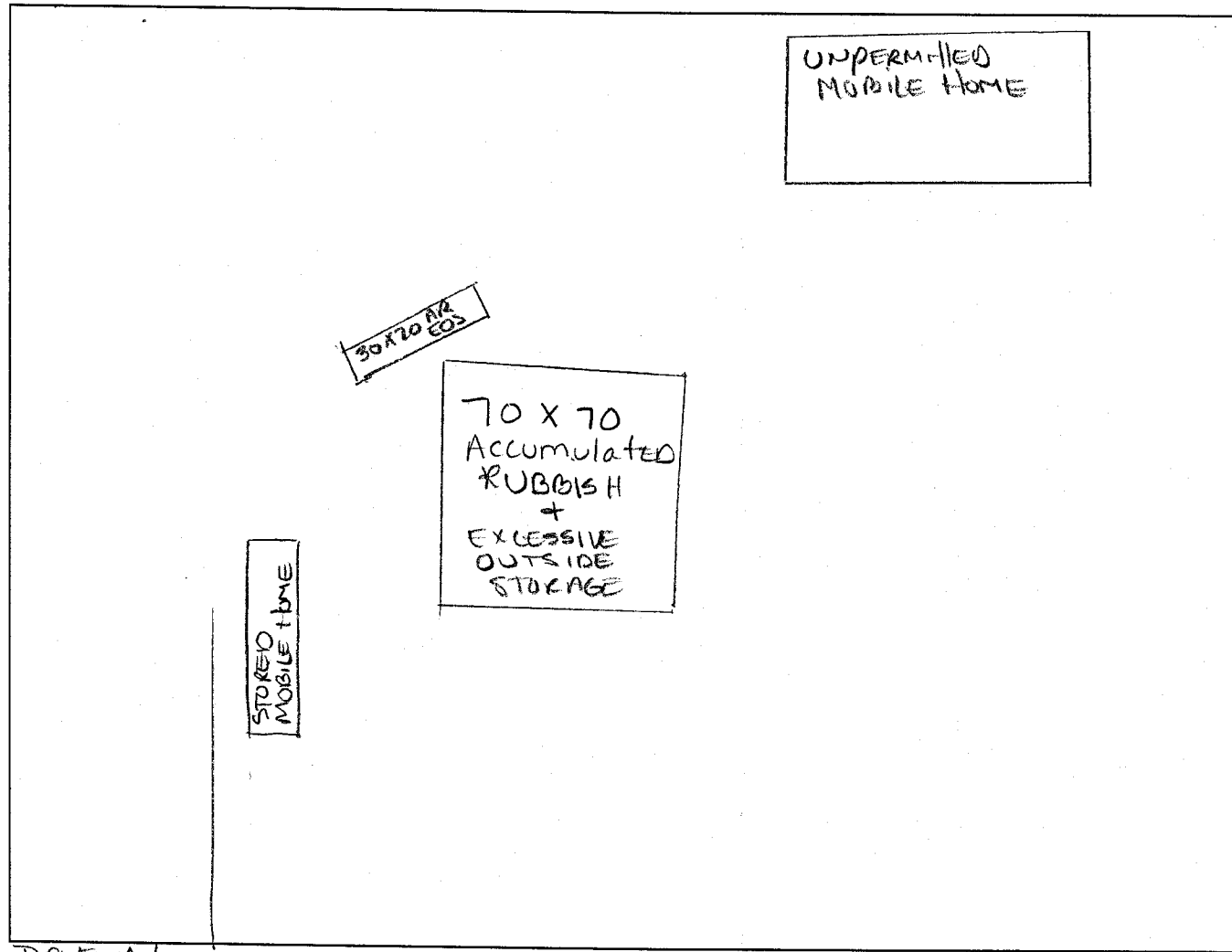
EXHIBIT “D”

SITE PLAN: Case # CV-1501226

OWNER(S): MARCOS LEDESMA / ADA LEDESMA
SITE ADDRESS: 24431 JUNIPER SPRINGS RD, HOMELAND
ASSESSOR'S PARCEL: 455-040-012
ACREAGE: 16.25

NORTH ARROW: 

REAR PROPERTY LINE



FRONT PROPERTY LINE: 24431 JUNIPER SPRINGS RD, HOMELAND

PREPARED BY: L. PADILLA

DATE: 8/6/15



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



ACCUMULATED RUBBISH AND EXCESSIVE
OUTSIDE STORAGE. LPADILLA



ACCUMULATED RUBBISH AND EXCESSIVE OUTSIDE STORAGE. LPADILLA



Accumulated Rubbish & Excessive Outside Storage Lpadilla



Accumulated Rubbish & Excessive Outside Storage. Lpadilla



Accumulated Rubbish & Excessive Outside Storage Lpadilla



Accumulated Rubbish & Excessive Outside Storage. Lpadilla



Accumulated Rubbish & Excessive Outside Storage Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated rubbish and Excessive Outside Stor
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Accumulated rubbish and Excessive Outside Storage.
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Lpadilla



Accumulated rubbish and Excessive Outside Storage.
Lpadilla

Photographs



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.
Lpadilla



Accumulated Rubbish & Excessive Outside Storage.



Accumulated Rubbish & Excessive Outside Storage.