

FORM APPROVED COUNTY COUNSEL  
 BY: GREGORY P. PRIAMOS DATE: 3/21/16

Departmental Concurrence

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

741  
A



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

**SUBMITTAL DATE:**  
**MAR 21 2016**

**SUBJECT:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 321. Last assessed to: JWB Development, Inc., a California Corporation. District 4 [\$2,612]. Fund 65595 Excess Proceeds from Tax Sale.

**RECOMMENDED MOTION:** That the Board of Supervisors:  
 1. Approve the claim from Thomas D. Follett for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 639171022-7;  
 (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 February 4, 2014 public auction sale. The deed conveying title to the purchasers at the auction was recorded March 21, 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 April 22, 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*  
 Don Kent  
 Treasurer-Tax Collector

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ 2,612	\$ 0	\$ 2,612	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

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

**C.E.O. RECOMMENDATION:** APPROVE  
 BY: *Samuel Wong*  
 Samuel Wong  
 County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Tavaglione, seconded by Supervisor Benoit 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:** Treasurer

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

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

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

**9-17**

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

**FORM 11:** Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 321. Last assessed to: JWB Development, Inc., a California Corporation. District 4 [\$2,612]. Fund 65595 Excess Proceeds from Tax Sale.

**DATE:** MAR 21 2016

**PAGE:** Page 2 of 2

**RECOMMENDED MOTION:**

2. Deny the claim from the Riverside County Treasurer-Tax Collector;
3. Deny the claim from the State of California, Employment Development Department;
4. Deny the claim from Dean Prober, Esq. for Prober & Raphael, ALC, lawyers for the Claims Center, LLC;
5. Deny the claim from Gunilla M. Follett;
6. Authorize and direct the Auditor-Controller to issue a warrant to Thomas D. Follett in the amount of \$2,612.20, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**BACKGROUND:**

**Summary (continued)**

The Treasurer-Tax Collector has received five claims for excess proceeds:

1. Claim from Thomas D. Follett based on a Deed of Trust with Assignment of Rents recorded February 16, 2007 as Instrument No. 2007-0113878.
2. Claim from the Riverside County Treasurer-Tax Collector based on a Certificate of Lien recorded August 26, 2009 as Instrument No. 2009-0446113 and a Certificate of Lien recorded April 6, 2010 as Instrument No. 2010-0154896.
3. Claim from the State of California, Employment Development Department based on a Notice of State Tax Lien recorded October 6, 2009 as Instrument No. 2009-0518329.
4. Claim from Dean Prober, Esq. for Prober & Raphael, ALC, lawyers for the Claims Center, LLC based on an Abstract of Judgment recorded January 25, 2011 as Instrument No. 2011-0039773.
5. Claim from Gunilla M. Follett based on a Deed of Trust with Assignment of Rents recorded February 16, 2007 as Instrument No. 2007-0113878.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Thomas D. Follett be awarded excess proceeds in the amount of \$2,612.20. Since the amount claimed by Thomas D. Follett exceeds the amount of excess proceeds available, there are no funds available for consideration for the claim from the Riverside County Treasurer-Tax Collector, the State of California, Employment Development Department, Dean Prober, Esq. for Prober & Raphael, ALC, lawyers for the Claims Center, LLC and Gunilla M. Follett. 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 deed of trust holder of the property.

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

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

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 199 Item 321 Assessment No.: 639171022-7

Assessee: JWB DEV INC

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED

2014 APR 28 PM 12:39

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 70,000 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. 2007-013878 recorded on 2/16/2007. 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 25 day of APRIL, 2014 at SANTA CLARA, CALIFORNIA  
County, State

T. Follett  
Signature of Claimant

Gemma M. Follett  
Signature of Claimant

THOMAS D. FOLLETT  
Print Name

GEMMA M. FOLLETT  
Print Name

448 KNOLL DR  
Street Address

448 KNOLL DR  
Street Address

LOS ALTOS, CA, 94024  
City, State, Zip

LOS ALTOS, CA, 94024  
City, State, Zip

650 941 4835  
Phone Number

650 941 4835  
Phone Number

**RECORDING REQUESTED BY**  
**Lawyers Title Company**  
**AND WHEN RECORDED MAIL TO:**  
**Thomas D. Follett**  
**448 Knoll Drive**  
**Los Altos, CA 94024**

*Amended 0216*  
*4/30/2007*  
*to CFS*

**DOC # 2007-0113878**  
**02/16/2007 08:00A Fee:22.00**  
 Page 1 of 3  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



APN: **639-171-022-7**  
 Escrow No: **07802461-708-RE5**  
 Title No: **7802461-25**

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*035*

**DEED OF TRUST WITH ASSIGNMENT OF RENTS (SHORT FORM)**

*72* **T**  
**035**

This DEED OF TRUST, made February 13, 2007, between  
 JWB Development, Inc., a California corporation, herein called TRUSTOR,  
 whose address is: 66770 Pierson Blvd. Desert Hot Springs, CA 92240  
 LAWYERS TITLE COMPANY, a California Corporation, herein called TRUSTEE, and  
 Thomas D. Follett, a married man, herein called BENEFICIARY,

Trustor irrevocably grants, transfers and assigns to Trustee in Trust, with Power of Sale, that property in the City of Desert Hot Springs, County of Riverside, California, described as:

All that certain real property situated in the County of Riverside, State of California, described as follows:

Lot 238 of Wardman Heights Unit No. 2, in the City of Desert Hot Springs, in the County Riverside, State of California, as per Map Recorded in Book 30 Pages 72 to 79, both of inclusive of Maps, in the office of the County Recorder of Said County.

Commonly known as: Vacant Land Lot 238, Desert Hot Springs, CA 92240

**ACCELERATION CLAUSE:** Should the Trustor or his successors in interest, without the consent in writing of the Beneficiary, sell, transfer or convey or permit to be sold, transferred or conveyed, his interest in the property, or any part thereof, then the Beneficiary may, at his option, declare all sums secured hereby immediately due and payable.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing (1) payment of the sum of **\$70,000.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof; (2) the performance of each agreement of Trustor incorporated by reference or contained herein or reciting it is so secured; (3) Payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3788	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4788	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

Said agreements, terms and provisions contained in said subdivision A and B, (identical in all counties are printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by laws.

The foregoing assignment of rents is absolute unless initialed here, in which case, the assignment serves as additional security.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at this address hereinbefore set forth.

JWB Development, Inc.  
a California Corporation

John W. Brame  
John W. Brame, President

STATE OF CALIFORNIA  
COUNTY OF Riverside } SS:

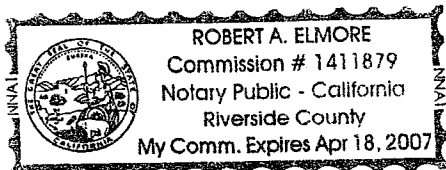
On February 14, 2007, before me, Robert A. Elmore

a Notary Public, personally appeared JOHN W. BRAME, 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 Robert A. Elmore

(This area for official notarial seal)



The following is a copy of Subdivision A and B of the fictitious Deed of Trust recorded in each county in California as stated in the foregoing Deed of Trust and incorporated by reference is said Deed of Trust as being a part thereof as if set forth at length therein.

- A. 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 therefor; 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 any 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 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 encumbrances, 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 encumbrance, charge or lien which in the judgment 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 amount allowed by law in effect at the date hereof, 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.

B. It is mutually agreed:

(1) 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 the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(2) 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.

(3) That at any time or from time to time, without liability therefor 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 plate thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(4) 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 or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then hereunder. The recitals in such reconveyance of any matter 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."

(5) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuances 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 done pursuant to such notice.

(6) 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 any 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 persons legally entitled thereto.

(7) 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. Said instrument 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.

(8) 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 pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(9) 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 a party unless brought by Trustee.

REQUEST FOR FULL RECONVEYANCE

TO LAWYERS TITLE COMPANY, TRUSTEE:

The undersigned is the legal owner and holder of the note or notes, and of all other indebtedness secured by the foregoing Deed of Trust. Said note or notes, together with all other indebtedness 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 said note or notes above mentioned, and all other evidences of indebtedness secured by said Deed of Trust delivered to you herewith, together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, all the estate now held by you under the same.

Dated 4-30-2007

Signature must be notarized

[Handwritten Signature]

Please mail Deed of Trust, Note and Reconveyance to \_\_\_\_\_

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.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>1. Article Addressed to:</p> <p>Thomas Q. Follett 448 Knoll Dr. Los Altos, CA 94024</p> <p>EP 199-321</p>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p> <p>7003 2260 0004 1558 9190</p>	<p>PS Form 3811, August 2001 Domestic Return Receipt 102595-02-M-15</p>

September 23, 2015

Thomas Q. Follett  
448 Knoll Dr.  
Los Altos, CA 94024

Re: APN: 639171022-7  
TC 199 Item 321  
Date of Sale: February

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 checked="" type="checkbox"/> <b>Updated Statement of Monies Owed (as of date of tax sale)</b> |
| <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 type="checkbox"/> Other -   |

Please send in all documents within 30 days (**October 23, 2015**). 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@co.riverside.ca.us](mailto:jpazicni@co.riverside.ca.us)

## Pazicni, Jennifer

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**From:** tdfollett@aol.com  
**Sent:** Tuesday, September 29, 2015 5:04 PM  
**To:** Pazicni, Jennifer  
**Subject:** TC 199 Item 321

To; Jennifer Pazicni

Today I received certified a letter re "TC 100 Item 321" stating that I had submitted insufficient information to establish my claim of ownership for the referenced property which was sold on a tax sale. The requested documentation is an "Updated Statement of Monies owed".

As background, John W Brame, President of JWB Development, Inc had title to the property. He planned to build and sell a house on the property. I invested \$70,000 as a lot loan for the property and have a Deed of Trust for that amount as security of the loan. This Deed of Trust was submitted in 2014 as a claim of ownership as requested during the tax sale process.

When the real estate market crashed in 2008, JCB Development went out of business. JCB had acquired significant amounts of property which lost nearly all the value. My wife and I were actually involved in two other properties with JCB. Consequently, JWB could not pay any money against the deed of trust. We decided to wait for the market to hopefully come back and then try to recover what we could.

To date we have not received any money or any consideration for the property. As of the date of the tax sale (2/14/2014) and even as of today, we have received nothing as payment of our Deed of Trust. Therefore, we still have a loss of \$70,000 which is the full amount of the Deed of Trust.

If you require additional information regarding my claim, I will be happy to provide it.

Thomas Follett  
448 Knoll  
Los altos CA 940024



**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 199 Item 321 Assessment No.: 639171022-7

Assessee: JWB DEV INC

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2014 JUL 22 AM 8:40  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1580.18 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) **[check in one box]** at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. see attached recorded on \_\_\_\_\_. 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.**

see attached

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

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

Executed this 22nd day of JULY, 2014 at Riverside, CA  
County, State

[Signature]  
Signature of Claimant

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

Print Name **Return to**

**DON KENT**

**County Treasurer-Tax Collector**

Street Address **P.O. Box 12005**

**Riverside, California 92502-2205**

City, State, Zip

Phone Number

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

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

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

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

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

When recorded, mail to:

JWB DEV INC  
66770 PIERSON BLV  
DSRT HOT SPGS CA 92240

Doc # 2009-0446113  
08/26/2009 08:00A Fee: NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
== Larry W Ward ==  
Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

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  
COUNTY OF RIVERSIDE

No. 0326254

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

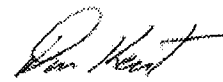
JWB DEV INC  
66770 PIERSON BLV  
DSRT HOT SPGS CA 92240

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2006-2007	061-074	052562155-3	\$381.54	\$38.15		\$11.00

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 10/01/2007

  
Don Kent, Tax Collector

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

When recorded, mail to:

JWB DEV  
77344 EVENING STAR CIR  
INDIAN WELLS CA 92210

Doc #. 2010-0154896  
04/06/2010 08:00A Fee: NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
== Larry W Ward ==  
Assessor, County Clerk and Recorder  
\*\*This document was electronically prepared and recorded by the County of Riverside\*\*

**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. 0380261

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**

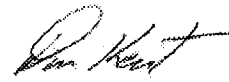
JWB DEV  
77344 EVENING STAR CIR  
INDIAN WELLS CA 92210

Fiscal Year	Tax Rate Area	Assessment Number	Tax	Penalty	Cost	Recording Fee
2005-2007	061-027	052826766-0	\$845.16	\$84.51		\$13.00

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 03/29/2010



Don Kent, Tax Collector

ASMTNBR: 052826766-0 YR: 2005 INPUT/PAY-DT: 02/04/2014 BAL-DUE: 1,582.18  
PARENT: 657393003-8 TRA: 061-027 BILLNBR: 007009487 TAX CODE 0-00

ASSESSEE: JWB DEV,  
MAILADDR: 77344 EVENING STAR CIR INDIAN WELLS CA 92210  
SITUS: 19524 PRICKLY PEAR TR DSRT HOT SPG 92241  
PRCLDESC: LOT 90 MB 026/090 B BAR H RANCH ESTATES 1  
ID INFO: DUE TO CONVEYANCE NBR: 0185058 EFFECTIVE DATE: 03/15/2006  
CONVEY: STT 0185058 03/2006

VALUE(S): LND: 62028 2005  
VALUE(S): LND: 61969 2006

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
\* \* \* \* \* E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0380261 DOC: 000020100154896  
PRNT: 03/29/2010 RECD: 04/06/2010 RELD:  
NAME: JWB DEV,  
ADDRESS: 77344 EVENING STAR CIR INDIAN WELLS CA 922100000

\* \* \* PRESS PA1 FOR MORE DATA \* \* \*  
INPUT/PAY-DT: 02/04/2014  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
08/04/2009	TAXES		845.16	845.16
12/11/2009	DELQ PENALTY		84.51	929.67
03/29/2010	LIEN FEES		23.00	952.67
03/29/2010	MISC FEES		21.00	973.67
02/04/2014	ACCRUED PENALTY		608.51	1,582.18

ASMTNBR: 052562155-3 YR: 2006 INPUT/PAY-DT: 02/04/2014 BAL-DUE: 928.36  
PARENT: 656202007-4 TRA: 061-074 BILLNBR: 006883379 TAX CODE 0-00

ASSESSEE: JWB DEV INC,  
MAILADDR: 66770 PIERSON BLV DSRT HOT SPGS CA 92240  
SITUS: 15641 AVENIDA FLORENCITA DSRT HOT SPG 92240  
PRCLDESC: LOT 884 MB 031/029 DOS PALMAS TR UNIT 9  
ID INFO: DUE TO NEW CONSTRUCTION EFFECTIVE DATE: 10/25/2006  
VALUE(S): STR: 177300

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
E N F O R C E M E N T A C T I O N S

CTY: 33 LIEN NBR: 0326254 DOC: 000020090446113  
PRNT: RECD: 08/26/2009 RELD:  
NAME: JWB DEV INC,  
ADDRESS: 66770 PIERSON BLV DSRT HOT SPGS CA 922400000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
INPUT/PAY-DT: 02/04/2014  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
06/05/2007	TAXES		381.54	381.54
08/01/2007	DELQ PENALTY		38.15	419.69
08/26/2009	LIEN FEES		23.00	442.69
08/26/2009	MISC FEES		45.00	487.69
02/04/2014	ACCRUED PENALTY		440.67	928.36

INQUHIST 052826766-0 2005

09/23/2015 13:43:41 PAGE: 1

ASMTNBR: 052826766-0 YR: 2005 INPUT/PAY-DT: 02/04/2014 BAL-DUE: 1,582.18  
PARENT: 657393003-8 TRA: 061-027 BILLNBR: 007009487 TAX CODE 0-00

ASSESSEE: JWB DEV,  
MAILADDR: 77344 EVENING STAR CIR INDIAN WELLS CA 92210  
SITUS: 19524 PRICKLY PEAR TR DSRT HOT SPG 92241  
PRCLDESC: LOT 90 MB 026/090 B BAR H RANCH ESTATES 1  
ID INFO: DUE TO CONVEYANCE NBR: 0185058 EFFECTIVE DATE: 03/15/2006  
CONVEY: STT 0185058 03/2006

VALUE(S): LND: 62028 2005  
VALUE(S): LND: 61969 2006

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
E N F O R C E M E N T A C T I O N S \* \* \* \* \*

CTY: 33 LIEN NBR: 0380261 DOC: 000020100154896  
PRNT: 03/29/2010 RECD: 04/06/2010 RELD:  
NAME: JWB DEV,  
ADDRESS: 77344 EVENING STAR CIR INDIAN WELLS CA 922100000

\* \* \* \* \* PRESS PA1 FOR MORE DATA \* \* \* \* \*  
INPUT/PAY-DT: 02/04/2014  
\* \* \* \* \* C H A R G E S A N D P A Y M E N T H I S T O R Y \* \* \* \* \*

TAX CODE 0-00

DATE	DESCRIPTION	COLNBR	AMOUNT	BALANCE DUE
08/04/2009	TAXES		845.16	845.16
12/11/2009	DELQ PENALTY		84.51	929.67
03/29/2010	LIEN FEES		23.00	952.67
03/29/2010	MISC FEES		21.00	973.67
02/04/2014	ACCRUED PENALTY		608.51	1,582.18

EDD



DE 6487

P.O. BOX 826880, MIC 92H  
SACRAMENTO, CA 94280-0001



Letter ID: L0236722368

Issued Date: March 23, 2015

Taxpayer ID:

ATTN: DON KENT/EXCESS PROCEEDS  
RIVERSIDE COUNTY TREASURER  
PO BOX 12005  
RIVERSIDE CA 92502-2205

CLAIM FOR EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY  
ASSESSMENT NO: 639171022-7 ITEM: 321 - *TC 199*  
ASSESSEE: JWB DEV INC  
SITUS ADDRESS: N/A

I, the undersigned claimant, request to be awarded the excess proceeds resulting from the sale of the above referenced property.

I claim my status as a party of interest pursuant to Section 4675 of the California Revenue and Taxation Code.

I am a rightful claimant and base my status and right to file a claim on the following information and documentation:

The Employment Development Department, State of California by its statutory power has created a lien for unpaid taxes against JWB DEVELOPMENT INC. in RIVERSIDE County, California.

CERTIFICATE RECORDED	BK-PG	TAXES	PEN	INT	BALANCE
W092570027	10-06-2009 2009-0518329	\$2,854.08	\$300.41	\$645.91	\$3,800.40

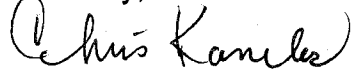
Interest calculated through February 4, 2014

**CLAIM TOTAL: \$3,800.40**

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

Executed 03-23-2015, at SACRAMENTO, CALIFORNIA.

Sincerely,



CHRIS KANELOS, Sr. Tax Compliance Rep. (Lead)  
Offset Group  
Collection Division  
(916) 464-2063

Employment Development Department  
800 Capital Mall MIC 92H  
Sacramento, CA 95814

DE 6487 Rev. 7 (5-12)

Detach and return this portion with payment

<b>Account ID</b>	<b>Amount Due</b> \$3,800.40
<b>Letter ID</b> L0236722368	<b>Issue Date</b> March 23, 2015
<b>Collection ID</b> 218933248	

Make remittances payable to Employment Development Department. Include Account ID on all checks and inquiries.



ATTN: DON KENT/EXCESS PROCEEDS  
RIVERSIDE COUNTY TREASURER  
PO BOX 12005  
RIVERSIDE CA 92502-2205

EMPLOYMENT DEVELOPMENT DEPT  
PO BOX 989061  
WEST SACRAMENTO, CA 95798-9061



DE 6487 Rev. 7 (5-12)

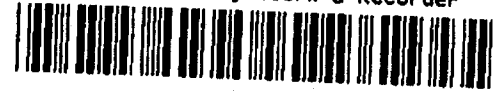
2507580529912310000003800403600002189332481231999911



Recording Requested By  
State of California  
Employment Development Department  
(866) 564-4228

When recorded mail to:  
STATE OF CALIFORNIA  
EMPLOYMENT DEVELOPMENT DEPARTMENT  
CENTRAL COLLECTION DIVISION, MIC 92  
P.O. BOX 826880  
SACRAMENTO, CALIFORNIA 94280-0001

DOC # 2009-0518329  
10/06/2009 08:00A Fee:NC  
Page 1 of 1  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



### NOTICE OF STATE TAX LIEN

(Filed pursuant to Section 7171 of the Government Code)

JWB DEVELOPMENT INC.

002 M 062

093071AX40061058

77344 EVENING STAR CIR  
INDIAN WELLS CA 92210

Account No.

RIVERSIDE

Certificate No.

W092570027

TAX PERIOD	TAX	PENALTY	INTEREST	TOTAL
10/01/08 THRU 12/31/08	2,854.08	300.41	97.82	3,252.31

Interest calculated through 09/14/09

The Director of the Employment Development Department hereby certifies the above is liable to the State of California for amounts due and required to be paid as determined under the provisions of the Unemployment Insurance Code, the Revenue and Taxation Code, or both.

THE AMOUNT OF DELINQUENCY ABOVE SET FORTH SHALL BE A LIEN UPON ALL REAL OR PERSONAL PROPERTY AND RIGHTS TO SUCH PROPERTY, INCLUDING ALL AFTER-ACQUIRED PROPERTY AND RIGHTS TO PROPERTY BELONGING TO THE ABOVE NAMED.

Date 09/14/09  
At Sacramento, California

The Director of the Employment Development Department has complied with all provisions of the Unemployment Insurance Code in the computation and levy of the amount assessed and has caused this notice of lien to be issued by a duly authorized representative.

By Johnson  
Authorized Representative  
This agency has adopted the use of a facsimile signature as affixed above.



Recording Requested By  
State of California  
Employment Development Department  
(866) 564-4228

---

When recorded mail to:  
STATE OF CALIFORNIA  
EMPLOYMENT DEVELOPMENT DEPARTMENT  
CENTRAL COLLECTION DIVISION, MIC 92  
P.O. BOX #26880  
SACRAMENTO, CALIFORNIA 94280-0001

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### NOTICE OF STATE TAX LIEN

(filed pursuant to Section 7171 of the Government Code)

⊗

M
030

JWB DEVELOPMENT INC.

77344 EVENING STAR CIR  
INDIAN WELLS CA 92210

Account No.

RIVERSIDE

Certificate No.

W080390002

TAX PERIOD	TAX	PENALTY	INTEREST	TOTAL
10/01/06 THRU 06/30/07	0.00	949.08	123.00	1,072.08

Interest calculated through 02/08/08

The Director of the Employment Development Department hereby certifies the above is liable to the State of California for amounts due and required to be paid as determined under the provisions of the Unemployment Insurance Code, the Revenue and Taxation Code, or both.

THE AMOUNT OF DELINQUENCY ABOVE SET FORTH SHALL BE A LIEN UPON ALL REAL OR PERSONAL PROPERTY AND RIGHTS TO SUCH PROPERTY, INCLUDING ALL AFTER-ACQUIRED PROPERTY AND RIGHTS TO PROPERTY BELONGING TO THE ABOVE NAMED.

Date 02/08/08  
At Sacramento, California

The Director of the Employment Development Department has complied with all provisions of the Unemployment Insurance Code in the computation and levy of the amount assessed and has caused this notice of lien to be issued by a duly authorized representative.

By Johnson  
Authorized Representative  
This agency has adopted the use of a facsimile signature as affixed above.

000061AX40201158

EP 199-521

RECORDING REQUESTED BY:  
EMPLOYMENT DEVELOPMENT DEPARTMENT  
(866) 564-4228

WHEN RECORDED MAIL TO:  
STATE OF CALIFORNIA  
EMPLOYMENT DEVELOPMENT DEPARTMENT  
COLLECTION DIVISION MIC 92G  
P.O. BOX 826880  
SACRAMENTO, CA 94280-0001

DOC # 2008-0286577

05/27/2008 08:00A Fee:13.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



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13

RELEASE OF LIEN IMPOSED UNDER A CERTIFICATE OR NOTICE OF STATE TAX LIEN

M  
023

CERTIFICATE NO. W080390002

ACCOUNT NO. \_\_\_\_\_

The Director of the Employment Development Department hereby releases and certifies that there has been released all property from any lien imposed thereon by the filing and recording of that certain Certificate or Notice of Amount of tax, interest, and penalty due under Section 1703 of the Unemployment Insurance Code or Section 7171 of the Government Code from:

JWB DEVELOPMENT INC.

in the amount of \$ 1,072.08 which was recorded on 03/03/08

in volume/page 2008-0102700 of Official Records of the County of RIVERSIDE

THE DIRECTOR OF THE EMPLOYMENT DEVELOPMENT DEPARTMENT OF THE STATE OF CALIFORNIA HAS CAUSED THIS RELEASE TO BE ISSUED BY THE DULY AUTHORIZED REPRESENTATIVE



Dated 05/13/08  
This document is produced on a laser printer.

By Johnson  
Authorized Representative

This agency has adopted the use of a facsimile signature as affixed above.

DE 2184 Rev. 31 (2-07)

CU-PA029

**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 199 Item 321 Assessment No.: 639171022-7

Assessee: JWB DEV INC

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

RECEIVED  
2014 MAY 19 PM 2:11  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10,467.17 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 2011-0039773; recorded on 1/25/2011. 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.**

Judgment entered on December 7, 2010 in the amount of \$7,798.28.

Interest on principal calculated as follows: 10% per annum (legal rate) since date of Judgment until claim made (\$2.13 interest per annum times 1253 days totals \$2,668.89).

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 13th day of May, 2014 at Woodland Hills, CA  
County, State



Signature of Claimant

Signature of Claimant

Dean Prober, Esq. PROBER & RAPHAEL, ALC

Print Name

20750 Ventura Blvd., Suite 100

Street Address

Woodland Hills, CA 91364

City, State, Zip

(818) 227-0100

Phone Number

Print Name

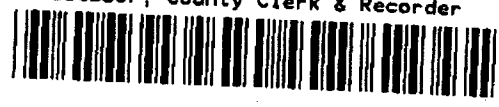
Street Address

City, State, Zip

Phone Number

DOC # 2011-0039773  
 01/25/2011 04:34P Fee:26.00  
 Page 1 of 3

Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



RECORDING REQUESTED BY AND MAIL TO:

Prober & Raphael,  
 A Law Corporation  
 20750 Ventura Blvd., #100  
 Woodland Hills, CA 91364  
 (818) 227-0100

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M	(A)	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT						T:	CTY	UNI	065 26

DOCUMENT TITLE

M  
065

- ABSTRACT OF JUDGMENT
- ACKNOWLEDGMENT OF SATISFACTION OF JUDGMENT
- OTHER \_\_\_\_\_

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, State Bar number, and telephone number):  
Recording requested by and return to:

Dean Prober Bar No. 106207  
PROBER & RAPHAEL  
20750 VENTURA BLVD., SUITE 100  
WOODLAND HILLS, CA 91364  
(818) 227-0100

ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 46-200 Oasis Street

MAILING ADDRESS: Indio, CA 92201

CITY AND ZIP CODE:

BRANCH NAME: Indio Court

PLAINTIFF: THE CLAIMS CENTER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY

DEFENDANT: JWB DEVELOPMENT INC. AKA JWB DEV., INC.

FOR RECORDER'S USE ONLY

CASE NUMBER:

INC10004562

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

JWB Development Inc. AKA JWB Dev., Inc.  
77344 Evening Star Cir.  
Indian Wells, CA 92210

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): JWB Development Inc. AKA JWB Dev., Inc.  
77344 Evening Star Cir.  
Indian Wells, CA 92210

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):  
The Claims Center, LLC, A Minnesota Limited Liability Company  
P. O. Box 27070  
Minneapolis, MN 55427

5.  Original abstract recorded in this county:

a. Date:

b. Instrument No.:

Date: December 28, 2010

DEAN PROBER

(TYPE OR PRINT NAME)

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 7,798.28

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

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

a. Amount: \$

b. In favor of (name and address):

8. a. Judgment entered on (date): December 7, 2010

b. Renewal entered on (date):

9.  This judgment is an installment judgment.

11. A stay of enforcement has

a.  not been ordered by the court.

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

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

b.  A certified copy of the judgment is attached.



This abstract issued on (date):

JAN 11 2011

Clerk, by A. Garcia Deputy

PLAINTIFF: The Claims Center, LLC, A Minnesota Limited Liability Company	CASE NUMBER:
DEFENDANT: JWB DEVELOPMENT INC. AKA JWB.DEV., INC.	INC10004562

**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address:

[ ] [ ]

[ ] [ ]

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

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

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

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

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

18. Name and last known address

19. Name and last known address

[ ] [ ]

[ ] [ ]

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

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

Social security no. [last 4 digits]:  Unknown

Social security no. [last 4 digits]:  Unknown

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

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

20.  Continued on Attachment 20.

PROBER & RAPHAEL  
A LAW CORPORATION

DEAN R. PROBER  
LEE S. RAPHAEL  
CASSANDRA J. RICHEY  
HOMAN MOBASSER  
MELISSA A. VERMILLION  
JOSEPH GARIBYAN  
BONNI S. MANTOVANI  
JEANNETTE R. MARSALA  
NINA Z. JAVAN  
EITAN YEHOOSHUA

20750 VENTURA BOULEVARD, SUITE 100  
WOODLAND HILLS, CALIFORNIA 91364

P.O. BOX 4365  
WOODLAND HILLS, CALIFORNIA 91365  
(818) 227-0100  
FAX: (818) 227-0637

[www.pralc.com](http://www.pralc.com)

5/14/2014

Don Kent, Treasurer-Tax Collector  
Post Office Box 12005  
Riverside, CA 92502-2205

Attention: Excess Proceeds

Re: JWB Dev. Inc., Assessee  
Our File No.: J.017-132  
Claim for Excess Proceeds

Dear Mr. Kent:

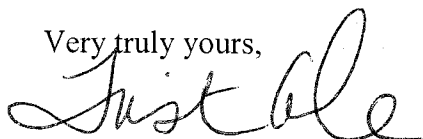
Enclosed please find our completed Claim for Excess Proceeds from the Sale of Tax-Defaulted Property. Also enclosed is a copy of the recorded Abstract of Judgment in connection with the judgment obtained against JWB Dev. Inc.

Please process our claim accordingly, and advise this office of the outcome of same.

Thank you in advance for your prompt attention to this matter.

Should you need anything further from our end, please feel free to contact me directly at extension 329.

Very truly yours,



Tristina Cole  
Assistant to Dean Prober, Esq.

Encl.