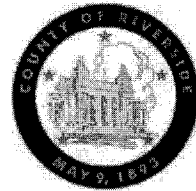


**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM  
9.2  
(ID # 2759)

**MEETING DATE:**

Tuesday, May 2, 2017

**FROM :** TREASURER-TAX COLLECTOR:

**SUBJECT:** TREASURER-TAX COLLECTOR: Recommendation for Distribution of Excess Proceeds for Tax Sale No. 199, Item 363. Last assessed to: Alan I. Sherman and Rachel Sherman Trustees of the Alan I. Sherman and Rachel Sherman Trust dated 11/22/1994 as to an undivided 9.605% interest, Walter S. Wehrell, a single man as to an undivided 67.797% interest, Ora Lax, Trustee of the Ora Lax Declaration of Trust dated 01/16/1995 as to an undivided 11.299% Interest, Rachel Sherman, a married woman as to an undivided 11.299 % interest, District 4. [\$0]

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

1. Deny the claim from Vincent J. Quigg, attorney for Alan Sherman and/or Steven E. Goldsmith for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 669395018-5;
2. Deny the claim from Bag Fund LLC;
3. Deny the claim from New Haven Financial;
4. Deny the claims, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675;
5. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$5,125.96 to the county general fund pursuant to Revenue and Taxation Code Section 4674.

**ACTION:**


  
Don Kent, Treasurer-Tax Collector 4/4/2017

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington and Ashley  
Nays: None  
Absent: None  
Date: May 2, 2017  
xc: Treasurer

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

**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.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b>			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	16/17

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

**BACKGROUND:**

**Summary (continued)**

Revenue and Taxation Code 4676 (b) states that the county shall make reasonable effort to obtain the name and last known mailing address of the parties of interest. Then, if the address of the party of interest cannot be obtained, the county shall publish notice of the right to claim excess proceeds in a newspaper of general circulation in the county as per Revenue and Taxation Code 4676 (c). The Treasurer-Tax Collector's Office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

- Examined title reports to notify all parties of interest attached to the parcel.
- Researched all last assessee's through the County's Property Tax System for any additional addresses.
- Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
- Advertised in newspapers for three consecutive weeks in the Desert Sun, Palo Verde Valley Times and the Press Enterprise referring any parties of interest to file a claim for the excess proceeds.

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

- Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4675.

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on March 21, 2014.

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

1. Claim from Vincent J. Quigg, attorney for Alan Sherman and/or Steven E. Goldsmith based on a Trustee's Deed Upon Sale recorded April 22, 2008 as Instrument No. 2008-0199022.
2. Claim from Bag Fund LLC based on a Short Form Deed of Trust and Assignment of Rents recorded August 29, 2007 as Instrument No. 2007-0552279 and a Trustee's Deed Upon Sale recorded April 22, 2008 as Instrument No. 2008-0199022.
3. Claim from New Haven Financial based on a Trustee's Deed Upon Sale recorded April 22, 2008 as Instrument No. 2008-0199022.

**BACKGROUND:**

**Summary (continued)**

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the claim from Vincent J. Quigg, attorney for Alan Sherman and/or Steven E. Goldsmith be denied since he was unable to substantiate his claim. The claim from Bag Fund LLC be denied since they were no longer a Party of Interest at the time of the sale because the property had been previously sold through a Trustee's Deed Upon Sale recorded April 22, 2008 as Instrument No. 2008-0199022 which extinguished their Short Form Deed of Trust and Assignment of Rents. The claim from New Haven Financial be denied since they were not a party of interest at the time of the sale. Since there are no other claimants the unclaimed excess proceeds in the amount of \$5,125.96 will be transferred to the county general fund. 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 Residents and Businesses**

Excess proceeds are being transferred to the county general fund.

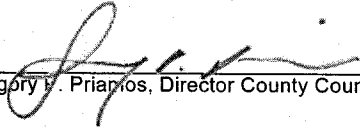
SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

ATTACHMENTS (if any, in this order):

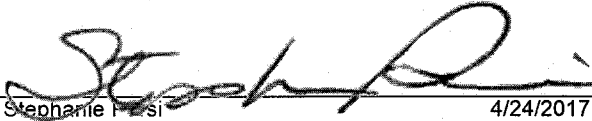
ATTACHMENT A. Claim Quigg

ATTACHMENT B. Claim BagFund

ATTACHMENT C. Claim NewHavenFinancial

  
Gregory V. Priamos, Director County Counsel

2/9/2017

  
Stephanie P. Priamos

4/24/2017

  
Gregory V. Priamos, Director County Counsel

2/9/2017

**CLAIM FOR EXCESS PROCEEDS**  
(Rev. & Tax. Code, §4675)  
(See Reverse for Further Instructions)

TO: Riverside County Treasurer-Tax Collector  
RE: Claim for Excess Proceeds

I hereby certify that I am a party of interest in the following parcel:

Parcel Number: 669-395-018  
Assessee: Sherman et al.  
Situs: Vacant lot on Rosa Parks Blvd / Granada Ave  
Date Sold: 2/4/2014 (recorded on 3/21/14)  
Date Deed to Purchaser Recorded: 4/22/08

I claim excess proceeds under Revenue and Taxation Code section 4675. Enclosed is documentation supporting my claim.

See attached

I affirm, under penalty of perjury, that the foregoing is true and correct to the best of my knowledge.

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

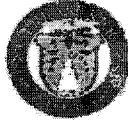
Attorney for Alan Sherman  
or Steven E. Goldsmith  
\_\_\_\_\_  
Name of Claimant (please print or type)

Mailing Address: Law office of Vinal J. Quigg  
8335 Sunset Blvd Ste 338  
W. Hollywood Calif. 90069

Daytime Phone: (310) 277-5005

MAIL COMPLETED CLAIM FORMS TO:

County Administrative Center- 4th Floor  
4080 Lemon Street, P.O. Box 12005  
Riverside, CA 92502-2205  
(951) 955-3900  
(951) 955-3990 - Fax



Palm Desert Office  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Temecula Office  
40935 County Center Drive, Suite C  
Temecula, CA 92591

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

E-mail: [ffc@co.riverside.ca.us](mailto:ffc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

April 22, 2014

RACHEL SHERMAN  
1310 HYDE ST  
SAN FRANCISCO, CA 94109-3804

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 669395018-5      Item: 363

Situs Address:

Assessee: Sherman, Alan I Tr & Wehrell, Walter S & Lax, Ora Tr & Rachel Etal

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3947.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Jennifer Pazicni  
Deputy

LAW OFFICES OF  
**Vincent J. Quigg & Associates**  
8335 Sunset Blvd.  
Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

March 3, 2015

**VIA US MAIL**

TREASURER-TAX COLLECTOR  
STOP 1110 DON KENT TAX COLLECTOR  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, California 92501

Re: Parcel #669-395-018 ("018")  
Parcel #669-395-017 ("017")

To Whom It May Concern:

This office represents the owners of the above referenced parcels. I have been asked by them to make an overage claim on the above parcel #017, as well as request a history of payments on parcel #018 so that we could reinstate the overage and/or get payment plan for same.

Regarding parcel #018, on or about 3/21/14, our Client lost the above reference Property at Tax Sale (See attached). To date our Client and/or their partners have yet to receive notice of any overage and/or how to make a claim for same.


I am surprised that my clients, to date, have yet to receive any notification regarding procedures.

It has now come to our attention that there was overage, which is due my client.

Please contact the undersigned at your earliest convenience to arrange for our Client refund.

If you need any other documentation, other than what we already included, please let us know.

Thanking you in advance for your anticipated cooperation.



Vincent J. Quigg, Esq

Encl: As Stated.

Cc: Clients

LAW OFFICES OF  
Vincent J. Quigg & Associates  
8335 Sunset Blvd.  
Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

March 27, 2015

**VIA FACSIMILE and US MAIL**

TOTAL NO. OF PAGES INCLUDING COVER LETTER: 8

Adrian Potenciano  
Treasurer - Tax Collector  
STOP 1110 DON KENT TAX COLLECTOR  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, California 92501  
Fax: (951) 955-3990

**RE: Parcel #669-395-017 through 018 (the "Properties")**

Dear Adrian:

It was a pleasure to talk to you earlier. Knowing that we have a public servant as knowledgeable and helpful as you are is encouraging. As I mentioned to you on Friday, our Client through our office submitted a request for overages on the Properties, among other inquiries. I found the correspondence regarding the overage and enclosed it herein.

Remember we are still looking for a payment history on parcel # 669-395-017, as we think payments made to the assessor's office have not been credited to our account/parcel and/or made to an incorrect parcel.

Please call me on Monday after you review your files and the attached.

Thanking you in advance for anticipated services, have a good weekend.

Sincerely,

Ron Hacker

Cc: Client

Enclosures as stated.



LAW OFFICES OF  
Vincent J. Quigg & Associates  
8335 Sunset Blvd. Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

May 9, 2016

Via email to [jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

Jennifer Pazicni  
Riverside County Treasurer  
Tax Collector's Office

Dear Jennifer,

Please see the attached excess proceeds demand from the second lienholder that we received in January. We are okay with you paying any excess proceeds up to \$13,000 directly to them, as they are owed the money. Alternatively, you can forward the check to New Haven Financial, the Trustee of the underlying Trustee's Deed upon Sale) and we will distribute it accordingly (see attached claim). Should you have any questions, please don't hesitate to contact us.

Sincerely,

Vincent J. Quigg

[Dictated but not read]

Encl.: As stated

**BARRY G. COLEMAN  
ATTORNEY AT LAW**

23931 Sofia St.  
Mission Viejo, CA 92691  
Tel.: (949) 716-8046  
e-mail bgcesq@aol.com

January 7, 2016

Don Kent  
Treasurer-Tax Collector  
P. O. Box 12005  
Riverside, CA 92502  
Att. Excess Proceeds

Re: Claim for Excess Proceeds by Bag Fund

Dear Mr. Kent,

Enclosed is a notarized claim for excess proceeds with supporting documentation. My client Bag Fund, LLC is the holder of a deed of trust secured by the real property located at 448 Palm Vista Dr., Palm Springs, CA 92262.

It was agreed between my client, original owner Mr. Jerome Richardson, and New Haven Financial Group that my client would have priority for our deed of trust up to the principal amount of \$13,000.00. If you have any questions or wish to further confirm this please contact Vincent J. Quigg, who was their attorney at that time.

If you have any questions please contact me at your earliest convenience.

Yours truly,



Barry G. Coleman  
Attorney at Law

cc Bag Fund, LLC  
Vince Quigg, Esq.

22CH FNU  
 WHEN RECORDED MAIL TO  
 DEL TORO LOAN SERVICING  
 2434 SOUTHPORT WAY SUITE F  
 NATIONAL CITY, CA 91950

DOC # 2008-0199022  
 04/22/2008 08:00A Fee:15.00  
 Page 1 of 3  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



MAIL TAX STATEMENTS TO  
 SAME AS ABOVE

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Trustee Sale No. 07-23458 Loan No. 6058 Title Order No. M722801

TRUSTEE'S DEED UPON SALE

15

APN 669-395-018-5 T.R.A. No.

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$57,665.90
- 3) The amount paid by the grantee at the trustee sale was .....\$57,665.90
- 4) The documentary transfer tax is.....\$0
- 5) Said property is in CITY OF PALM SPRINGS

and NEW HAVEN FINANCIAL (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to ALAN I. SHERMAN AND RACHEL SHERMAN TRUSTEES OF THE ALAN I. SHERMAN AND RACHEL SHERMAN TRUST DATED 11/22/1984 AS TO AN UNDIVIDED 9.805% INTEREST, WALTER S. WEHRELL, A SINGLE MAN AS TO AN UNDIVIDED 87.797% INTEREST, ORA LAX, TRUSTEE OF THE ORA LAX DECLARATION OF TRUST DATED 01/16/1995 AS TO AN UNDIVIDED 11.299% INTEREST, RACHEL SHERMAN, A MARRIED WOMAN AS TO AN UNDIVIDED 11.299% INTEREST (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Riverside, State of California, described as follows: LOT 225 OF DESERT HIGHLAND ESTATES IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 24, PAGES 53 AND 54 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03/05/2007 and executed by THE HIGHLANDS PALM SPRINGS VENTURE, A NEVADA LIMITED LIABILITY CORPORATION, as Trustor, and Recorded on 04/04/07 AS INSTRUMENT NUMBER 2007-0228972 of official records of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 04/16/2008. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$57,665.90 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Trustee Sale No. 07-23458  
Loan No. 6058  
Title Order No. M722801

DATE: 4/18/08

NEW HAVEN FINANCIAL, AS TRUSTEE

  
\_\_\_\_\_  
Larry Rabinoff, President

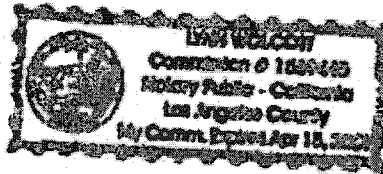
STATE OF California  
COUNTY OF Los Angeles

On 4/18/08 before me, Lynn Wolcott, a Notary Public in and for said State, personally appeared Larry Rabinoff, President, 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.

  
\_\_\_\_\_  
Notary Public in and for said County and State



This document filed for recording  
By Fidelity National Title Insurance and Trust  
as an accommodation only. It has not been  
examined as to its execution or as its effect  
upon the title.



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

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000  
<http://riverside.assessor.com>

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Lynn Wolcott

Commission #: 1869445

Place of Execution: Los Angeles

Date Commission Expires: Apr 15, 2009

Date: 4/22/08

Signature: Melissa James

Print Name: Melissa James

REQUESTED BY:  
 TREASURER-TAX COLLECTOR  
 1110 DON KENT TAX COLLECTOR  
 080 LEMON ST-4TH FLOOR  
 RIVERSIDE, CALIFORNIA 92501

IRMA C SALINAS  
 51 VISTA BONITA TRAIL  
 ALM DESERT, CA 92260

DOC # 2014-0104780  
 03/21/2014 11:05A Fee:18.00  
 Page 1 of 2 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



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NO SMF					T:	CTY	UNI	19	

TRA 011-044

Doc. Trans. Tax - computed on full value of property conveyed \$ 11.55

Don Kent, Tax Collector

*Don Kent*  
 Signature of Declarant

C  
042

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2007-2008  
 and for nonpayment were duly declared to be in default 2008-669395018-0000  
 Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and IRMA C SALINAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROP ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on FEBRUARY 4, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 3, Revenue and Taxation Code, for the sum of \$10,211.00.

NO TAXING AGENCY objected to the sale. \$2,831

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to SHERMAN, ALAN I TR & RACHEL TR; WEHRELL, WALTER S; LAX, ORA TR; SHERMAN, RACHEL, described as follows:

Assessor's Parcel Number 669395018-5

IN THE CITY OF PALM SPRINGS

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on  
 County of Riverside FEBRUARY 4, 2014 By Don Kent  
 Tax Collector

On March 5, 2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.  
 Larry W. Ward, Assessor, Clerk Recorder

By: PO Taylor Seal  
 Deputy



**LEGAL DESCRIPTION**

**IN THE CITY OF PALM SPRINGS**

**LOT 225 IN DESERT HIGHLAND ESTATES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGES 53-54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

September 24, 2015

Law Offices of Vicent J. Quigg & Associates  
C/O Steven E. Goldsmith  
Re: Alan Sherman  
8335 Sunset Blvd., Ste., 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100   | <input type="checkbox"/> Copy of Marriage Certificate for  |
| <input checked="" type="checkbox"/> County Claim Form  | <input type="checkbox"/> Original Note/Payment Book  |
| <input checked="" type="checkbox"/> Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg & Associates to claim on behalf of Alan I Sherman. | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)                               |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)                   |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator  |
|  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
|  | <input checked="" type="checkbox"/> Other – Copy of the Alan I Sherman and Rachel Sherman Trust dated 11/22/1994 |

Please send in all documents within 30 days (**October 26, 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)



March 29, 2016

# Final Notice

Law Offices of Vicent J. Quigg & Associates  
C/O Steven E. Goldsmith  
Re: Alan Sherman  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |   |   |
|---|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100  | <input type="checkbox"/> Copy of Marriage Certificate for Original Note/Payment Book                                    |
| <input checked="" type="checkbox"/> <b>County Claim Form</b>  | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)                                      |
| <input checked="" type="checkbox"/> <b>Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg &amp; Associates to claim on behalf of Alan I Sherman.</b> | <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 checked="" type="checkbox"/> <b>Other – Copy of the Alan I Sherman and Rachel Sherman Trust dated 11/22/1994</b> |

**If your documentation is not received within 15 days (April 13, 2016), your claim will be denied.**

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

Sincerely,

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

**Pazicni, Jennifer**

---

**From:** Pazicni, Jennifer  
**Sent:** Tuesday, April 26, 2016 4:25 PM  
**To:** 'californiaattys@gmail.com'  
**Subject:** Excess Proceeds (EP 199-363)  
**Attachments:** EP 199-363 Claim Form.pdf; AGENT.doc; ASSIGN1.doc

I am currently working on a claim for excess proceeds from your office. It is for Parcel # 669395018-5. In order to complete your claim, I need additional documentation. Please fill out the attached claim form along with either the Assignment of Right form or the Authorization for Agent form. I will also need a copy of your clients trust documents if they took title with their trust. I have attempted to make contact by phone and mail, but have received no response. I will extend my deadline another 15 days, until **May 11, 2016**, to give you time to respond. If I again receive no response, your claim will be denied.

Please contact me if you have any questions.

Sincerely,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

**Pazicni, Jennifer**

---

**From:** Pazicni, Jennifer  
**Sent:** Thursday, May 26, 2016 8:25 AM  
**To:** californiaattys@gmail.com  
**Subject:** EP 199-363

Good Morning-

I wanted to follow up on our conversation two weeks ago. Have you been able to gather the required documents for this claim? Do you need additional time to send in the documents? Please keep me informed of your progress.

Thank you,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

SENDER: COMPLETE THIS SECTION

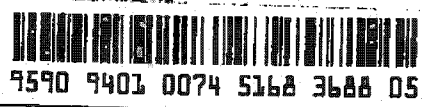
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EP 199 Item 363  
 Law Offices of Vincent J. Quigg & Associates  
 8335 Sunset Blvd., Ste. 338  
 West Hollywood, CA 90069

June 16, 2016

Law Offices of Vincent J. Quigg  
 8335 Sunset Blvd., Ste., 338  
 West Hollywood, CA 90069



2. Article Number (Transfer from service label)  
 7015 0640 0006 1626 8309

Re: APN: 669395018-5  
 TC 199 Item 363  
 Date of Sale: February 4, 2014

PS Form 3811, April 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature  
 X  Agent  
 Address:  
 B. Received by (Printed Name) Ellen Latzen C. Date of Delivery 6/20/16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restr. Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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.

- \_\_\_ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- X County Claim Form
- X Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg & Associates to claim on behalf of your CLIENT.
- \_\_\_ Certified Death Certificate for
- \_\_\_ Copy of Birth Certificates for

- \_\_\_ Copy of Marriage Certificate for
- \_\_\_ Original Note/Payment Book
- \_\_\_ Updated Statement of Monies Owed (as of date of tax sale)
- \_\_\_ Articles of Incorporation (if applicable)
- \_\_\_ Statement by Domestic Stock
- \_\_\_ Court Order Appointing Administrator
- \_\_\_ Deed (Quitclaim/Grant etc...)
- X Other – If your CLIENT took title with a Trust, we will need a copy of said trust.

Please send in all documents within 30 days (July 16, 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)

August 31, 2016

# Final Notice

Law Offices of Vicent J. Quigg &  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4,

To Whom It May Concern:

This office is in receipt of your cla  
documentation you have provided

Please submit the necessary pro  
document(s) listed below may as

Notarized Affidavit for Colle  
Personal Property under Cali  
Probate Code 13100

- County Claim Form
- Notarized Statement Giving  
Authorization to the Law Offices of  
Vicent J. Quigg & Associates to claim on  
behalf of your CLIENT.
- Certified Death Certificate for
- Copy of Birth Certificates for

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:  
EP 199-363  
Law Offices of Vicent J. Quigg & Associates  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069



2. Article Number (Transfer from service label)  
7025 0640 0006 1626 8804

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Address

B. Received by (Printed Name)  Date of Delivery

C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below.  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation®
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

- (as of date of tax sale)
- Articles of Incorporation (if applicable)
- Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other – If your CLIENT took title with a Trust, we will need a copy of said trust.

**If your documentation is not received within 15 days (September 15, 2016), your claim will be denied.**

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

Sincerely,

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

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

TO (a) Item 233 Assessment No. 069395013-5

Assessor: SHERMAN ALAN LITR & WENHRELD WALTERS 3 TAX, ORA TR & RACHEL ETAL

Date of Sale: January 1, 2014

Date Paid to Purchaser/Recorded: March 21, 2014

Date to Surrender: March 20, 2015

We, pursuant to Revenue and Taxation Code Section 4770, hereby claim excess proceeds in the amount of \$ 13,000 from the sale of the above mentioned real property. We were the  holder(s).  
I/We own it, own it(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2007-0552279 recorded on 8/29/07. A copy of this document is attached hereto. We are the rightful owners by virtue of the attached assignment of interest. 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.

Joint Tenancy, and of Joint Tenants with Right of Survivorship, and of Joint Tenants with Right of Survivorship and Community Property, and of Joint Tenants with Right of Survivorship and Community Property, and of Joint Tenants with Right of Survivorship and Community Property, and of Joint Tenants with Right of Survivorship and Community Property.

Joint Tenants with Right of Survivorship and Community Property, and of Joint Tenants with Right of Survivorship and Community Property, and of Joint Tenants with Right of Survivorship and Community Property.

Executed: 7<sup>th</sup> of January 2016 at Los Angeles  
by BAG Ferd LAC  
[Signature]

Signature

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Los Angeles

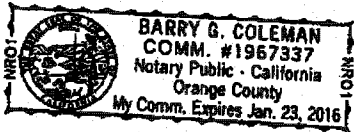
On Jan. 7, 2016 before me, Barry G. Coleman, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Tanya Bogorad  
Name(s) of Signer(s)

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 Barry G. Coleman  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

County Administrative Center- 4th Floor  
4080 Lemon Street, P.O. Box 12005  
Riverside, CA 92502-2205  
(951) 955-3900  
(951) 955-3990 - Fax



Palm Desert Office  
38-686 El Cerrito Road  
Palm Desert, CA 92211

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

Temecula Office  
40935 County Center Drive, Suite C  
Temecula, CA 92591

April 22, 2014

RACHEL SHERMAN  
1310 HYDE ST  
SAN FRANCISCO, CA 94109-3804

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 669395018-5      Item: 363

Situs Address:

Assessee: Sherman, Alan I Tr & Wehrell, Walter S & Lax, Ora Tr & Rachel Etal

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3947.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Jennifer Pazicni  
Deputy



LAW OFFICES OF  
**Vincent J. Quigg & Associates**  
8335 Sunset Blvd.  
Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

March 3, 2015

**VIA US MAIL**

TREASURER-TAX COLLECTOR  
STOP 1110 DON KENT TAX COLLECTOR  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, California 92501

Re: Parcel #669-395-018 ("018")  
Parcel #669-395-017 ("017")

To Whom It May Concern:

This office represents the owners of the above referenced parcels. I have been asked by them to make an overage claim on the above parcel #017, as well as request a history of payments on parcel #018 so that we could reinstate the overage and/or get payment plan for same.

Regarding parcel #018, on or about 3/21/14, our Client lost the above reference Property at Tax Sale (See attached). To date our Client and/or their partners have yet to receive notice of any overage and/or how to make a claim for same.

I am surprised that my clients, to date, have yet to receive any notification regarding procedures.

It has now come to our attention that there was overage, which is due my client.

Please contact the undersigned at your earliest convenience to arrange for our Client refund.

If you need any other documentation, other than what we already included, please let us know.

Thanking you in advance for your anticipated cooperation.



Vincent J. Quigg, Esq

Encl: As Stated.

Cc: Clients

LAW OFFICES OF  
**Vincent J. Quigg & Associates**  
8335 Sunset Blvd.  
Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

March 27, 2015

**VIA FACSIMILE and US MAIL**

TOTAL NO. OF PAGES INCLUDING COVER LETTER: 8

Adrian Potenciano  
Treasurer --Tax Collector  
STOP 1110 DON KENT TAX COLLECTOR  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, California 92501  
Fax: (951) 955-3990

**RE: Parcel #669-395-017 through 018 (the "Properties")**

Dear Adrian:

It was a pleasure to talk to you earlier. Knowing that we have a public servant as knowledgeable and helpful as you are is encouraging. As I mentioned to you on Friday, our Client through our office submitted a request for overages on the Properties, among other inquiries. I found the correspondence regarding the overage and enclosed it herein.

Remember we are still looking for a payment history on parcel # 669-395-017, as we think payments made to the assessor's office have not been credited to our account/parcel and/or made to an incorrect parcel.

Please call me on Monday after you review your files and the attached.

Thanking you in advance for anticipated services, have a good weekend.

Sincerely,

Ron Hacker

Cc: Client

Enclosures as stated.

LAW OFFICES OF  
Vincent J. Quigg & Associates  
8335 Sunset Blvd. Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

May 9, 2016

Via email to [jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

Jennifer Pazicni  
Riverside County Treasurer  
Tax Collector's Office

Dear Jennifer,

Please see the attached excess proceeds demand from the second lienholder that we received in January. We are okay with you paying any excess proceeds up to \$13,000 directly to them, as they are owed the money. Alternatively, you can forward the check to New Haven Financial, the Trustee of the underlying Trustee's Deed upon Sale) and we will distribute it accordingly (see attached claim). Should you have any questions, please don't hesitate to contact us.

Sincerely,

Vincent J. Quigg

[Dictated but not read]

Encl.: As stated

BARRY G. COLEMAN  
ATTORNEY AT LAW

23931 Sofia St.  
Mission Viejo, CA 92691  
Tel.: (949) 716-8046  
e-mail bgcesq@aol.com

January 7, 2016

Don Kent  
Treasurer-Tax Collector  
P. O. Box 12005  
Riverside, CA 92502  
Att. Excess Proceeds

Re: Claim for Excess Proceeds by Bag Fund

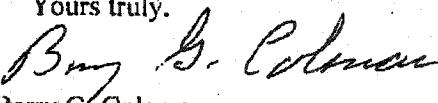
Dear Mr. Kent,

Enclosed is a notarized claim for excess proceeds with supporting documentation. My client Bag Fund, LLC is the holder of a deed of trust secured by the real property located at 448 Palm Vista Dr., Palm Springs, CA 92262.

It was agreed between my client, original owner Mr. Jerome Richardson, and New Haven Financial Group that my client would have priority for our deed of trust up to the principal amount of \$13,000.00. If you have any questions or wish to further confirm this please contact Vincent J. Quigg, who was their attorney at that time.

If you have any questions please contact me at your earliest convenience.

Yours truly,

  
Barry G. Coleman  
Attorney at Law

cc Bag Fund, LLC  
Vince Quigg, Esq.

DOC # 20L -0552279  
08/29/2007 08:00R Fee:22.00  
Page 1 of 3  
Recorded in Official Records  
County of Riverside  
Larry U. Ward  
Assessor, County Clerk & Recorder

RECORDING REQUESTED BY  
**BAG FUND, LLC**

AND WHEN RECORDED MAIL TO

NAME **BAG FUND, LLC**  
ADDRESS **P. O. Box 6124**  
CITY **THOUSAND OAKS**  
STATE & ZIP **Ca 91326**



S	R	U	PAGE	SIZE	DA	MISC	LONG	RPD	COPY
2			3		1				1
M	A	L	465	425	PCOR	NCOR	SMP	NCHG	EXAM 514

13  
C  
514

TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_ APN NO. **669-395-018-5**

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)**

This Deed of Trust, made this 1st day of August 15, 2007 between Jerome Richardson, herein called Trustor, whose address is 22358 N. Summit Ridge Circle, Chatsworth, Ca 91311,, Stewart Title of California, Inc., herein called Trustee, and herein called Beneficiary, **Bag Fund, LLC**

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in **RIO** County, California, described as:

Legal Description attached hereto and made a part thereof.

Commonly known as **448 Palm Vista Drive, Palm Springs, Ca 92262**

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 herein 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 **\$13,000.00** executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property 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 rate secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded 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 opposite the name of such county, viz.:

COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE	COUNTY	DATE	BOOK	PAGE
IMPERIAL	8/10/66	1267	574	ORANGE	8/14/67	8714	147	SAN BERNARDINO	8/29/68	7090	14
KERN	9/6/68	4195	363	VENTURA	8/28/68	3363	14	SAN LUIS OBISPO	9/10/68	1489	429
RIVERSIDE	8/10/68			ACCOUNT - 87627	YEAR 1968			SAN DIEGO	9/10/68		
								LOS ANGELES	8/28/68	2244	822
								SERIES 9 BOOK 1968	PAGE 16362P	T6810	842

(which provisions, identical in all counties, are printed on the reverse hereof) 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.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

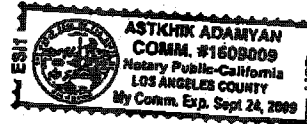
Jerome Richardson

STATE OF CALIFORNIA  
COUNTY OF Los Angeles ) SS.

On August 15, 2007 before me Astkhik Adamyant Notary Public, personally appeared Jerome Richardson 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



(This area for official notarial seal)



2887-0552273  
09/29/2007 08:08A  
2 of 3

**DO NOT RECORD**

The following is a copy of provisions (1) to (14), inclusive, of the following 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 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 remove, 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 less 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 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 riparian 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 other may deem necessary to protect the security hereof/ Beneficiary or Trustee being authorized to enter upon said property for such purpose; 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 executing 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.
- (6) That any award of damages in connection with any condemnation for public use or of 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.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his rights 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 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 recover any part of said property, connect 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 any part of said property, connect to the making of any map or plat thereof, join in any extension agreement or any agreement subordinating any part of said property, connect to the making of any map or plat thereof, join in
- (9) That upon written request of Beneficiary after 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 hereto." 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 give 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 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.
- (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 when 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 recording 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 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 as 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 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. 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.
- (13) That this Deed applies to, binds to the benefit of, and binds all parties hereto, their heirs, legal heirs, devisees, administrators, executors, successors and assigns. The term Beneficiary when the feminine gender is used, 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 a party unless brought by Trustee.

**DO NOT RECORD  
REQUEST FOR FULL RECONVEYANCE**

To be used only when note has been paid:

To Stewart Title of California, Inc., 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.

**MAIL RECONVEYANCE TO:**

By \_\_\_\_\_

By \_\_\_\_\_

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.

DOCUMENT PROVIDED BY STEWART TITLE OF CALIFORNIA, INC.

287TRUST.DOC

N:Property Management/Properties/22358 N. Summit Ridge Circle, deed of trust 13,000 448 Palm Vista Drive

**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

Order No. RPS-2602742 (REQUIRED)

Street Address: Vacant Land,  
Palm Springs, California 92262, Palm Springs, CA 92262

Legal Description:  
LOT 225 OF DESERT HIGHLAND ESTATES, IN THE CITY OF PALM SPRINGS, AS SHOWN BY MAP ON  
FILE IN BOOK 24 PAGES 53 AND 54 OF MAPS, RIVERSIDE COUNTY RECORDS.

A.P.N. 669-395-018-5

Page 7



2007-0552279  
08/23/2007 08:08A  
3 of 3

©2001 First American Title Insurance Company  
All Rights Reserved

22CH FNTU  
 WHEN RECORDED MAIL TO  
 DEL TORO LOAN SERVICING  
 2434 SOUTHPORT WAY SUITE F  
 NATIONAL CITY, CA 91950

DOC # 2008-0199022  
 04/22/2008 08:00A Fee:15.00  
 Page 1 of 3  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

MAIL TAX STATEMENTS TO  
 SAME AS ABOVE



S	R	U	PAGE	SIZE	LN	NSLN	LINKS	FILE	UNIT
1			3						
M	A	L	485	428	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

Trustee Sale No. 07-23458 Loan No. 6058 Title Order No. M722801

TRUSTEE'S DEED UPON SALE

15

APN 669-395-018-5 T.R.A. No.

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$57,665.90
- 3) The amount paid by the grantee at the trustee sale was.....\$57,665.90
- 4) The documentary transfer tax is.....\$0
- 5) Said property is in CITY OF PALM SPRINGS

and NEW HAVEN FINANCIAL (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to ALAN I. SHERMAN AND RACHEL SHERMAN TRUSTEES OF THE ALAN I. SHERMAN AND RACHEL SHERMAN TRUST DATED 11/22/1994 AS TO AN UNDIVIDED 9.805% INTEREST, WALTER S. WEHRELL, A SINGLE MAN AS TO AN UNDIVIDED 67.797% INTEREST, ORA LAX, TRUSTEE OF THE ORA LAX DECLARATION OF TRUST DATED 01/16/1995 AS TO AN UNDIVIDED 11.269% INTEREST, RACHEL SHERMAN, A MARRIED WOMAN AS TO AN UNDIVIDED 11.298% INTEREST (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Riverside, State of California, described as follows: LOT 225 OF DESERT HIGHLAND ESTATES IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 24, PAGES 53 AND 54 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03/05/2007 and executed by THE HIGHLANDS PALM SPRINGS VENTURE, A NEVADA LIMITED LIABILITY CORPORATION, as Trustor, and Recorded on 04/04/07 AS INSTRUMENT NUMBER 2007-0228972 of official records of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 04/16/2008. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$57,665.90 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.



Trustee Sale No. 07-23458  
Loan No. 6058  
Title Order No. M722801

DATE: 4/18/08

NEW HAVEN FINANCIAL, AS TRUSTEE

Larry Rabinoff, President

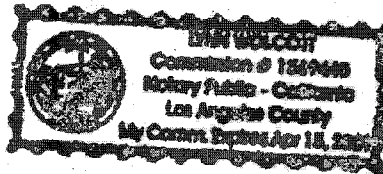
STATE OF California  
COUNTY OF Los Angeles

On 4/18/08 before me, Lynn Wolcott, a Notary Public in and for said State, personally appeared Larry Rabinoff, President, 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]  
Notary Public in and for said County and State



This document filed for recording  
By Fidelity National Title Insurance and Trust  
as an accommodation only. It has not been  
examined as to its execution or as its effect  
upon the title.



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

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 418-7000  
<http://riverside.aarecloc.com>

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Lynn Wolcott

Commission #: 1869445

Place of Execution: Los Angeles

Date Commission Expires: Apr 15, 2009

Date: 4/22/08

Signature: Melissa James

Print Name: Melissa James

REQUESTED BY:  
 REASURER-TAX COLLECTOR  
 1110 DON KENT TAX COLLECTOR  
 080 LEMON ST-4TH FLOOR  
 RIVERSIDE, CALIFORNIA 92501

IRMA C SALINAS  
 51 VISTA BONITA TRAIL  
 ALM DESERT, CA 92260

DOC # 2014-0104780  
 03/21/2014 11:05A Fee:18.00  
 Page 1 of 2 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	UA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NO SMF					T:		CTY	UNI	042 18

TRA 011-044

Doc. Trans. Tax - computed on full value of property conveyed \$ 11.55

Don Kent, Tax Collector

*Don Kent*  
 Signature of Declarant

C  
042

**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2007-2008  
 and for nonpayment were duly declared to be in default 2008-669395018-0000  
 Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and IRMA C SALINAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROP ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on FEBRUARY 4, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 3, Revenue and Taxation Code, for the sum of \$10,211.00.

NO TAXING AGENCY objected to the sale. *283*

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to SHERMAN, ALAN I TR & RACHEL TR; WEHRELL, WALTER S; LAX, ORA TR; SHERMAN, RACHEL, described as follows:

Assessor's Parcel Number 669395018-5

IN THE CITY OF PALM SPRINGS

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on  
 County of Riverside FEBRUARY 4, 2014 By *Don Kent*  
 Tax Collector

On March 5, 2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.  
 Larry W. Ward, Assessor, Clerk Recorder

By *Larry W. Ward* Seal  
 Deputy



**LEGAL DESCRIPTION**

**IN THE CITY OF PALM SPRINGS**

**LOT 225 IN DESERT HIGHLAND ESTATES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGES 53-54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

September 24, 2015

Law Offices of Vicent J. Quigg & Associates  
C/O Steven E. Goldsmith  
Re: Alan Sherman  
8335 Sunset Blvd., Ste., 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100   | <input type="checkbox"/> Copy of Marriage Certificate for  |
| <input checked="" type="checkbox"/> County Claim Form  | <input type="checkbox"/> Original Note/Payment Book  |
| <input checked="" type="checkbox"/> Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg & Associates to claim on behalf of Alan I Sherman. | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)                               |
| <input type="checkbox"/> Certified Death Certificate for   | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)                   |
| <input type="checkbox"/> Copy of Birth Certificates for  | <input type="checkbox"/> Court Order Appointing Administrator  |
|  | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
|  | <input checked="" type="checkbox"/> Other – Copy of the Alan I Sherman and Rachel Sherman Trust dated 11/22/1994 |

Please send in all documents within 30 days (**October 26, 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)

March 29, 2016

# Final Notice

Law Offices of Vicent J. Quigg & Associates  
C/O Steven E. Goldsmith  
Re: Alan Sherman  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

Notarized Affidavit for Collection of  
Personal Property under California  
Probate Code 13100  
 **County Claim Form**  
 **Notarized Statement Giving  
Authorization to the Law Offices of  
Vincent J. Quigg & Associates to claim on  
behalf of Alan I Sherman.**  
 Certified Death Certificate for  
 Copy of Birth Certificates for

Copy of Marriage Certificate for  
 Original Note/Payment Book  
 Updated Statement of Monies Owed  
(as of date of tax sale)  
 Articles of Incorporation (if applicable  
Statement by Domestic Stock)  
 Court Order Appointing Administrator  
Deed (Quitclaim/Grant etc...)  
 **Other - Copy of the Alan I Sherman and  
Rachel Sherman Trust dated 11/22/1994**

**If your documentation is not received within 15 days (April 13, 2016), your claim will be denied.**

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

Sincerely,

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

**Pazicni, Jennifer**

---

**From:** Pazicni, Jennifer  
**Sent:** Tuesday, April 26, 2016 4:25 PM  
**To:** 'californiaattys@gmail.com'  
**Subject:** Excess Proceeds (EP 199-363)  
**Attachments:** EP 199-363 Claim Form.pdf; AGENT.doc; ASSIGN1.doc

I am currently working on a claim for excess proceeds from your office. It is for Parcel # 669395018-5. In order to complete your claim, I need additional documentation. Please fill out the attached claim form along with either the Assignment of Right form or the Authorization for Agent form. I will also need a copy of your clients trust documents if they took title with their trust. I have attempted to make contact by phone and mail, but have received no response. I will extend my deadline another 15 days, until **May 11, 2016**, to give you time to respond. If I again receive no response, your claim will be denied.

Please contact me if you have any questions.

Sincerely,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

**Pazicni, Jennifer**

---

**From:** Pazicni, Jennifer  
**Sent:** Thursday, May 26, 2016 8:25 AM  
**To:** californiaattys@gmail.com  
**Subject:** EP 199-363

Good Morning-

I wanted to follow up on our conversation two weeks ago. Have you been able to gather the required documents for this claim? Do you need additional time to send in the documents? Please keep me informed of your progress.

Thank you,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)



**SENDER: COMPLETE THIS SECTION**

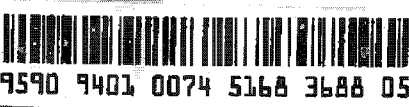
- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to

EP 199 Item 363  
 Law Offices of Vincent J. Quigg & Associates  
 8335 Sunset Blvd., Ste. 338  
 West Hollywood, CA 90069

June 16, 2016

Law Offices of Vincent J. Quigg  
 8335 Sunset Blvd., Ste., 338  
 West Hollywood, CA 90069



2. Article Number (Transfer from service label)

7015 0640 0006 1626 8309

Re: APN: 669395018-5  
 TC 199 Item 363  
 Date of Sale: February 4, 2014

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  
 Agent  
 Address

B. Received by (Printed Name) Ellen Latren

C. Date of Delivery  
6/20/16

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Insured Mail
  - Insured Mail Restricted Delivery (over \$500)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restr. Delivery
  - Return Receipt for Merchandise
  - Signature Confirmation
  - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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.

- \_\_\_ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- County Claim Form
- Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg & Associates to claim on behalf of your CLIENT.
- \_\_\_ Certified Death Certificate for
- \_\_\_ Copy of Birth Certificates for

- \_\_\_ Copy of Marriage Certificate for
- \_\_\_ Original Note/Payment Book
- \_\_\_ Updated Statement of Monies Owed (as of date of tax sale)
- \_\_\_ Articles of Incorporation (if applicable)
- \_\_\_ Statement by Domestic Stock
- \_\_\_ Court Order Appointing Administrator
- \_\_\_ Deed (Quitclaim/Grant etc...)
- Other -- If your CLIENT took title with a Trust, we will need a copy of said trust.

Please send in all documents within 30 days (July 16, 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)

August 31, 2016

# Final Notice

Law Offices of Vicent J. Quigg &  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4,

To Whom It May Concern:

This office is in receipt of your cl  
documentation you have provided

Please submit the necessary pro  
document(s) listed below may as

**SENDER: COMPLETE THIS SECTION**

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

1. Article Addressed to:

EP 199-363  
Law Offices of Vicent J. Quigg & Associates  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069



2. Article Number (Transfer from service label)

7015 0640 0006 1626 8804

PS Form 3811, April 2015 PSN 7530-02-000-9053

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) Tracy Gorman C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restrict Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

\_\_\_ Notarized Affidavit for Colle  
Personal Property under Cali  
Probate Code 13100

County Claim Form  
 Notarized Statement Giving  
Authorization to the Law Offices of  
Vincent J. Quigg & Associates to claim on  
behalf of your CLIENT.

\_\_\_ Certified Death Certificate for  
\_\_\_ Copy of Birth Certificates for

(as of date of tax sale)

\_\_\_ Articles of Incorporation (if applicable  
Statement by Domestic Stock)

\_\_\_ Court Order Appointing Administrator

\_\_\_ Deed (Quitclaim/Grant etc...)

Other - If your CLIENT took title with a  
Trust, we will need a copy of said trust.

**If your documentation is not received within 15 days (September 15, 2016), your claim will be denied.**

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

Sincerely,

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

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 159 Item 363 Assessment No.: 059395018-5

Assessed: SHERMAN ALAN I TR & WEHRELD WALTER S & LAX, ORA TR & RACHEL ETAL

Situs:

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Date to Submit Claim: March 23, 2015

We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 10,500\* from the sale of the above mentioned real property. We were the  Tenholder(s),  property owner(s) (check in one box) at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0199022 recorded on 4/22/08. A copy of this document is attached hereto. We are the rightful claimants by virtue of the attached assignment of interest. 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 taxable 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.

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

Executed this 7<sup>th</sup> day of May 2016 at New Harbor Los Angeles California Emmanuel

Signature of Claimant [Signature]  
Signature of Claimant [Signature]

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

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

City \_\_\_\_\_  
City \_\_\_\_\_

\* or as close to that amount as possible

County Administrative Center- 4th Floor  
4080 Lemon Street, P.O. Box 12005  
Riverside, CA 92502-2205  
(951) 955-3900  
(951) 955-3990 - Fax



Palm Desert Office  
38-686 El Cerrito Road  
Palm Desert, CA 92211

E-mail: [ttc@co.riverside.ca.us](mailto:ttc@co.riverside.ca.us)  
[www.countytreasurer.org](http://www.countytreasurer.org)

**COUNTY OF RIVERSIDE  
TREASURER-TAX COLLECTOR**

Temecula Office  
40935 County Center Drive, Suite C  
Temecula, CA 92591

April 22, 2014

RACHEL SHERMAN  
1310 HYDE ST  
SAN FRANCISCO, CA 94109-3804

Re: EXCESS PROCEEDS FROM SALE OF TAX DEFAULTED PROPERTY

Assessment No.: 669395018-5      Item: 363

Situs Address:

Assessee: Sherman, Alan I Tr & Wehrell, Walter S & Lax, Ora Tr & Rachel Etal

Date Sold: February 4, 2014

Date Deed to Purchaser Recorded: March 21, 2014

Final Date to Submit Claim: March 23, 2015

Dear Sir or Madame:

The property referenced above was declared subject to the Tax Collector's power of sale for non-payment of taxes and later sold. Parties of Interest, as defined in Section 4675 of the California Revenue and Taxation Code (e.g., the last assessee and any lienholders of record), have a right to file a claim for any excess proceeds that remain after the tax liens and the costs of the sale have been satisfied. Our records show that you may be a party of interest, and we are enclosing for your convenience a claim form and a return envelope. Please note that your claim must be filed within one year of the date the deed to the purchaser was recorded (shown above). By law, we cannot accept claims after one year from this recording date. Claims submitted will be evaluated by our legal counsel and awarded in accordance with state law. The submission of a claim merely initiates that review.

The enclosed form is relatively simple and we must stress that most applicants will be able to fill it out without help. However, if you need help, please feel free to contact our office by mail, telephone or in person and we will help you without charge. You may telephone us at (951) 955-3947.

If you prefer to have an agent file your claim for you, or if you should decide to sell your claim (often referred to as "assignment") so that the purchaser of the claim may receive the funds, please advise us and we will send the proper form.

Please note also that the statutory procedures and the County's internal procedures dictate that most claims will not be processed until at least twenty (20) months following the date of recordation of the tax deed.

Sincerely,

DON KENT  
TREASURER-TAX COLLECTOR

By Jennifer Pazieni  
Deputy

LAW OFFICES OF  
**Vincent J. Quigg & Associates**  
8335 Sunset Blvd.  
Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

March 3, 2015

**VIA US MAIL**

TREASURER-TAX COLLECTOR  
STOP 1110 DON KENT TAX COLLECTOR  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, California 92501

Re: Parcel #669-395-018 ("018")  
Parcel #669-395-017 ("017")

To Whom It May Concern:

This office represents the owners of the above referenced parcels. I have been asked by them to make an overage claim on the above parcel #017, as well as request a history of payments on parcel #018 so that we could reinstate the overage and/or get payment plan for same.

Regarding parcel #018, on or about 3/21/14, our Client lost the above reference Property at Tax Sale (See attached). To date our Client and/or their partners have yet to receive notice of any overage and/or how to make a claim for same.

I am surprised that my clients, to date, have yet to receive any notification regarding procedures.

It has now come to our attention that there was overage, which is due my client.

Please contact the undersigned at your earliest convenience to arrange for our Client refund.

If you need any other documentation, other than what we already included, please let us know.

Thanking you in advance for your anticipated cooperation.



Vincent J. Quigg, Esq

Encl: As Stated.

Cc: Clients

LAW OFFICES OF  
**Vincent J. Quigg & Associates**  
8335 Sunset Blvd.  
Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

March 27, 2015

**VIA FACSIMILE and US MAIL**

TOTAL NO. OF PAGES INCLUDING COVER LETTER: 8

Adrian Potenciano  
Treasurer – Tax Collector  
STOP 1110 DON KENT TAX COLLECTOR  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, California 92501  
Fax: (951) 955-3990

**RE: Parcel #669-395-017 through 018 (the “Properties”)**

Dear Adrian:

It was a pleasure to talk to you earlier. Knowing that we have a public servant as knowledgeable and helpful as you are is encouraging. As I mentioned to you on Friday, our Client through our office submitted a request for overages on the Properties, among other inquiries. I found the correspondence regarding the overage and enclosed it herein.

Remember we are still looking for a payment history on parcel # 669-395-017, as we think payments made to the assessor's office have not been credited to our account/parcel and/or made to an incorrect parcel.

Please call me on Monday after you review your files and the attached.

Thanking you in advance for anticipated services, have a good weekend.

Sincerely,

Ron Hacker

Cc: Client

Enclosures as stated.

LAW OFFICES OF  
Vincent J. Quigg & Associates  
8335 Sunset Blvd. Suite 338  
West Hollywood, CA 90069  
Tel.: (310) 277-5005  
Fax: (310) 277-2004  
californiaattys@gmail.com

May 9, 2016

Via email to [jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

Jennifer Pazicni  
Riverside County Treasurer  
Tax Collector's Office

Dear Jennifer,

Please see the attached excess proceeds demand from the second lienholder that we received in January. We are okay with you paying any excess proceeds up to \$13,000 directly to them, as they are owed the money. Alternatively, you can forward the check to New Haven Financial, the Trustee of the underlying Trustee's Deed upon Sale) and we will distribute it accordingly (see attached claim). Should you have any questions, please don't hesitate to contact us.

Sincerely,

Vincent J. Quigg

[Dictated but not read]

Encl.: As stated

BARRY G. COLEMAN  
ATTORNEY AT LAW

23931 Sofia St.  
Mission Viejo, CA 92691  
Tel.: (949) 716-8046  
e-mail bgccsq@aol.com

January 7, 2016

Don Kent  
Treasurer-Tax Collector  
P. O. Box 12005  
Riverside, CA 92502  
Att. Excess Proceeds

Re: Claim for Excess Proceeds by Bag Fund

Dear Mr. Kent,

Enclosed is a notarized claim for excess proceeds with supporting documentation. My client Bag Fund, LLC is the holder of a deed of trust secured by the real property located at 448 Palm Vista Dr., Palm Springs, CA 92262.

It was agreed between my client, original owner Mr. Jerome Richardson, and New Haven Financial Group that my client would have priority for our deed of trust up to the principal amount of \$13,000.00. If you have any questions or wish to further confirm this please contact Vincent J. Quigg, who was their attorney at that time.

If you have any questions please contact me at your earliest convenience.

Yours truly,



Barry G. Coleman  
Attorney at Law

cc Bag Fund, LLC  
Vince Quigg, Esq.



22CH FNTV  
 WHEN RECORDED MAIL TO  
 DEL TORO LOAN SERVICING  
 2434 SOUTHPORT WAY SUITE F  
 NATIONAL CITY, CA 91950

DOC # 2008-0199022  
 04/22/2008 08:00R Fee:15.00  
 Page 1 of 3  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder

MAIL TAX STATEMENTS TO  
 SAME AS ABOVE



S	R	U	PAGE	SIZE	LA	MSA	UNIV	NEW	UNIT
1			3						
M	A	L	485	428	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

Trustee Sale No. 07-23458 Loan No. 6058 Title Order No. M722801

TRUSTEE'S DEED UPON SALE

15

APN 669-395-018-5 T.R.A. No.

The undersigned grantor declares:

- 1) The Grantee herein was the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was.....\$57,665.90
- 3) The amount paid by the grantee at the trustee sale was.....\$57,665.90
- 4) The documentary transfer tax is.....\$0
- 5) Said property is in CITY OF PALM SPRINGS

and NEW HAVEN FINANCIAL (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without covenant or warranty, express or implied, to ALAN I. SHERMAN AND RACHEL SHERMAN TRUSTEES OF THE ALAN I. SHERMAN AND RACHEL SHERMAN TRUST DATED 11/22/1994 AS TO AN UNDIVIDED 9.605% INTEREST, WALTER S. WEHRELL, A SINGLE MAN AS TO AN UNDIVIDED 87.787% INTEREST, ORA LAX, TRUSTEE OF THE ORA LAX DECLARATION OF TRUST DATED 01/16/1995 AS TO AN UNDIVIDED 11.289% INTEREST, RACHEL SHERMAN, A MARRIED WOMAN AS TO AN UNDIVIDED 11.289% INTEREST (herein called Grantee), all of its right, title and interest in and to that certain property situated in the County of Riverside, State of California, described as follows: LOT 225 OF DESERT HIGHLAND ESTATES IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 24, PAGES 53 AND 54 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated 03/05/2007 and executed by THE HIGHLANDS PALM SPRINGS VENTURE, A NEVADA LIMITED LIABILITY CORPORATION, as Trustor, and Recorded on 04/04/07 AS INSTRUMENT NUMBER 2007-0228972 of official records of Riverside County, California, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Default and Election to Sell which was recorded in the Office of the Recorder of said County, and such default still existed at the time of sale.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Default or the personal delivery of the copy of the Notice of Default and the posting and publication of copies of the Notice of a Sale have been complied with.

Trustee, in compliance with said Notice of Trustee's Sale and in exercise of its powers under said Deed of Trust, sold the herein described property at public auction on 04/16/2008. Grantee, being the highest bidder at said sale, became the purchaser of said property for the amount bid being \$57,665.90 in lawful money of the United States, or by credit bid if the Grantee was the beneficiary of said Deed of Trust at the time of said Trustee's Sale.

Trustee Sale No. 07-23458  
Loan No. 6058  
Title Order No. M722801

DATE: 4/18/08

NEW HAVEN FINANCIAL, AS TRUSTEE

Larry Rabinoff, President

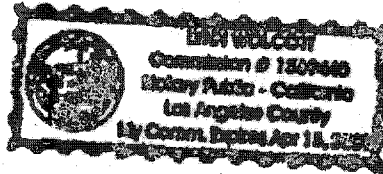
STATE OF California  
COUNTY OF Los Angeles

On 4/18/08 before me, Lynn Wolcott, a Notary Public in and for said State, personally appeared Larry Rabinoff, President, 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/sha/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]  
Notary Public in and for said County and State



This document filed for recording  
By Fidelity National Title Insurance and Trust  
as an accommodation only. It has not been  
examined as to its execution or as its effect  
upon the title.



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

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 416-7000

<http://riverside.aareclicrec.com>

## NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Lynn Wolcott

Commission #: 1869445

Place of Execution: Los Angeles

Date Commission Expires: Apr 15, 2009

Date: 4/22/08

Signature: Melissa James

Print Name: Melissa James

REQUESTED BY:  
 TREASURER-TAX COLLECTOR  
 1110 DON KENT TAX COLLECTOR  
 080 LEMON ST-4TH FLOOR  
 RIVERSIDE, CALIFORNIA 92501

IRMA C SALINAS  
 51 VISTA BONITA TRAIL  
 PALM DESERT, CA 92260

DOC # 2014-0104780  
 03/21/2014 11:05A Fee:18.00  
 Page 1 of 2 Doc T Tax Paid  
 Recorded in Official Records  
 County of Riverside  
 Larry W. Ward  
 Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NO SMF						T:	CTY	UNI	42 18-

TRA 011-044

Doc. Trans. Tax - computed on full value of property conveyed \$ 11.55

Don Kent, Tax Collector

*Don Kent*  
 Signature of Declarant



**TAX DEED TO PURCHASER OF TAX-DEFAULTED PROPERTY**

On which the legally levied taxes were a lien for Fiscal Year 2007-2008  
 and for nonpayment were duly declared to be in default 2008-669395018-0000  
 Default Number

This deed, between the Tax Collector of RIVERSIDE County ("SELLER") and IRMA C SALINAS, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROP ("PURCHASER") conveys to the PURCHASER free of all encumbrances of any kind existing before the sale, except those referred to in §3712 of the Revenue and Taxation Code, to the real property described herein which the SELLER sold to the PURCHASER at a public auction held on FEBRUARY 4, 2014 pursuant to a statutory power of sale in accordance with the provisions of Division 1, Part 6, Chapter 7, Revenue and Taxation Code, for the sum of \$10,211.00.

NO TAXING AGENCY objected to the sale. \$2,831.00

In accordance with law, the SELLER, hereby grants to the PURCHASER that real property situated in said county, State of California, last assessed to SHERMAN, ALAN I TR & RACHEL TR; WEHRELL, WALTER S; LAX, ORA TR; SHERMAN, RACHEL, described as follows:

Assessor's Parcel Number 669395018-5

IN THE CITY OF PALM SPRINGS

SEE PAGE 2 ENTITLED "LEGAL DESCRIPTION"

State of California Executed on  
 County of Riverside FEBRUARY 4, 2014 By Don Kent  
 Tax Collector

On March 5, 2014, before me, Larry W. Ward, Assessor, Clerk-Recorder, personally appeared Don Kent, Treasurer and Tax Collector for Riverside County, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.  
 Larry W. Ward, Assessor, Clerk Recorder

By: Larry W. Ward Seal  
 Deputy



**LEGAL DESCRIPTION**

**IN THE CITY OF PALM SPRINGS**

**LOT 225 IN DESERT HIGHLAND ESTATES, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 24, PAGES 53-54 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

September 24, 2015

Law Offices of Vicent J. Quigg & Associates  
C/O Steven E. Goldsmith  
Re: Alan Sherman  
8335 Sunset Blvd., Ste., 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

**Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.**

- |   |   |
|---|---|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100  | <input type="checkbox"/> Copy of Marriage Certificate for   |
| <input checked="" type="checkbox"/> <b>County Claim Form</b>  | <input type="checkbox"/> Original Note/Payment Book   |
| <input checked="" type="checkbox"/> <b>Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg &amp; Associates to claim on behalf of Alan I Sherman.</b> | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)                                      |
| <input type="checkbox"/> Certified Death Certificate for  | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)                          |
| <input type="checkbox"/> Copy of Birth Certificates for   | <input type="checkbox"/> Court Order Appointing Administrator   |
|   | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)  |
|   | <input checked="" type="checkbox"/> <b>Other – Copy of the Alan I Sherman and Rachel Sherman Trust dated 11/22/1994</b> |

Please send in all documents within 30 days (**October 26, 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)

March 29, 2016

# Final Notice

Law Offices of Vicent J. Quigg & Associates  
C/O Steven E. Goldsmith  
Re: Alan Sherman  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4, 2014

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. The documentation you have provided is insufficient to establish your claim.

Please submit the necessary proof to establish your right to claim the excess proceeds. The document(s) listed below may assist the Tax Collector in making the determination.

- |  |  |
|--|--|
| <input type="checkbox"/> Notarized Affidavit for Collection of Personal Property under California Probate Code 13100   | <input type="checkbox"/> Copy of Marriage Certificate for Original Note/Payment Book                             |
| <input checked="" type="checkbox"/> County Claim Form  | <input type="checkbox"/> Updated Statement of Monies Owed (as of date of tax sale)                               |
| <input checked="" type="checkbox"/> Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg & Associates to claim on behalf of Alan I Sherman. | <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 checked="" type="checkbox"/> Other – Copy of the Alan I Sherman and Rachel Sherman Trust dated 11/22/1994 |

**If your documentation is not received within 15 days (April 13, 2016), your claim will be denied.**

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

Sincerely,

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

**Pazicni, Jennifer**

---

**From:** Pazicni, Jennifer  
**Sent:** Tuesday, April 26, 2016 4:25 PM  
**To:** 'californiaattys@gmail.com'  
**Subject:** Excess Proceeds (EP 199-363)  
**Attachments:** EP 199-363 Claim Form.pdf; AGENT.doc; ASSIGN1.doc

I am currently working on a claim for excess proceeds from your office. It is for Parcel # 669395018-5. In order to complete your claim, I need additional documentation. Please fill out the attached claim form along with either the Assignment of Right form or the Authorization for Agent form. I will also need a copy of your clients trust documents if they took title with their trust. I have attempted to make contact by phone and mail, but have received no response. I will extend my deadline another 15 days, until May 11, 2016, to give you time to respond. If I again receive no response, your claim will be denied.

Please contact me if you have any questions.

Sincerely,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)



**Pazicni, Jennifer**

---

**From:** Pazicni, Jennifer  
**Sent:** Thursday, May 26, 2016 8:25 AM  
**To:** californiaattys@gmail.com  
**Subject:** EP 199-363

Good Morning-

I wanted to follow up on our conversation two weeks ago. Have you been able to gather the required documents for this claim? Do you need additional time to send in the documents? Please keep me informed of your progress.

Thank you,

Jennifer Pazicni  
Riverside County Treasurer-Tax Collector's Office  
Tax Sale Operations/Excess Proceeds  
951 955-3336  
[jpazicni@RivCoTTC.org](mailto:jpazicni@RivCoTTC.org)

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EP 199 Item 363  
 Law Offices of Vincent J. Quigg & Associates  
 8335 Sunset Blvd., Ste. 338  
 West Hollywood, CA 90069

June 16, 2016

Law Offices of Vincent J. Quigg  
 8335 Sunset Blvd., Ste., 338  
 West Hollywood, CA 90069



9590 9403 0074 5168 3688 05

2. Article Number (Transfer from service label)

7015 0640 0006 1626 8309

PS Form 3811, April 2015 PSN 7530-02-000-9063

Re: APN: 669395018-5  
 TC 199 Item 363  
 Date of Sale: February 4, 2014

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

- Agent
- Address

B. Received by (Printed Name)

Ellen Latzen

C. Date of Delivery

6/20/16

- D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below.  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restr. Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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.**

- \_\_\_ Notarized Affidavit for Collection of Personal Property under California Probate Code 13100
- X County Claim Form
- X Notarized Statement Giving Authorization to the Law Offices of Vincent J. Quigg & Associates to claim on behalf of your CLIENT.
- \_\_\_ Certified Death Certificate for
- \_\_\_ Copy of Birth Certificates for

- \_\_\_ Copy of Marriage Certificate for
- \_\_\_ Original Note/Payment Book
- \_\_\_ Updated Statement of Monies Owed (as of date of tax sale)
- \_\_\_ Articles of Incorporation (if applicable Statement by Domestic Stock)
- \_\_\_ Court Order Appointing Administrator
- \_\_\_ Deed (Quitclaim/Grant etc...)
- X Other – If your CLIENT took title with a Trust, we will need a copy of said trust.

Please send in all documents within 30 days (July 16, 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)

August 31, 2016

# Final Notice

Law Offices of Vicent J. Quigg &  
8335 Sunset Blvd., Ste. 338  
West Hollywood, CA 90069

Re: APN: 669395018-5  
TC 199 Item 363  
Date of Sale: February 4,

To Whom It May Concern:

This office is in receipt of your cle  
documentation you have provided

Please submit the necessary pro  
document(s) listed below may as

\_\_\_ Notarized Affidavit for Colle  
Personal Property under Cali  
Probate Code 13100

X County Claim Form

X Notarized Statement Giving  
Authorization to the Law Offices of  
Vicent J. Quigg & Associates to claim on  
behalf of your CLIENT.

\_\_\_ Certified Death Certificate for  
\_\_\_ Copy of Birth Certificates for

\_\_\_ (as of date of tax sale)  
\_\_\_ Articles of Incorporation (if applicable)  
\_\_\_ Statement by Domestic Stock)  
\_\_\_ Court Order Appointing Administrator  
\_\_\_ Deed (Quitclaim/Grant etc...)  
X Other – If your CLIENT took title with a  
Trust, we will need a copy of said trust.

**If your documentation is not received within 15 days (September 15, 2016), your claim will be denied.**

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

Sincerely,

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

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</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 type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) <input type="checkbox"/> Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>EP 199-363 Law Offices of Vicent J. Quigg &amp; Associates 8335 Sunset Blvd., Ste. 338 West Hollywood, CA 90069</p>		<p>3. Service Type <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail Restrict Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>9590 9401 0074 5168 3662 38</p> <p>7015 0640 0006 1626 8804</p>		<p>PS Form 3811, April 2015 PSN 7530-02-000-9053</p> <p>Domestic Return Receipt</p>	