

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



ITEM: 19.2  
(ID # 9844)

**MEETING DATE:**  
Tuesday, October 18, 2022

**FROM :** TREASURER-TAX COLLECTOR:

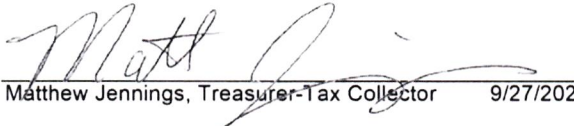
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 1055. Last assessed to: Carlos Lugo and Veronica Gutierrez, husband and wife as joint tenants, as to an undivided one-half interest and Jose L. Amezcuita and Eugenia Amezcuita, husband and wife as joint tenants, as to an undivided one-half interest, as tenants in common. District 1. [\$49,725-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from La Cresta Highlands Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 932320006-7;
2. Approve the claim from Carlos G. Lugo AKA Carlos Lugo, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 932320006-7;

Continued on page 2

**ACTION:Policy**

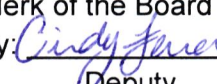
  
Matthew Jennings, Treasurer-Tax Collector 9/27/2022

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: October 18, 2022  
xc: Tax Collector

Kecia R. Harper  
Clerk of the Board  
By:   
Deputy

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

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

3. Approve the claim from Veronica Gutierrez, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 932320006-7;
4. Approve the claim from Jose Luis Amezcuita AKA Jose L. Amezcuita and Eugenia Amezcuita, last assessees, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 932320006-7;
5. Authorize and direct the Auditor-Controller to issue a warrant to La Cresta Highlands Association in the amount of \$1,415.05, Carlos G. Lugo AKA Carlos Lugo in the amount of \$12,077.62, Veronica Gutierrez in the amount of \$12,077.62, and Jose Luis Amezcuita AKA Jose L. Amezcuita and Eugenia Amezcuita in the amount of \$24,155.24, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

<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>	\$ 49,725	\$ 0	\$ 49,725	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	22/23

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

**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 May 24, 2016 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 14, 2016. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 10, 2016, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from La Cresta Highlands Association based on a Notice of Delinquent Assessment recorded July 02, 2010 as Instrument No. 2010-0310589.

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

2. Claim from Carlos G. Lugo AKA Carlos Lugo based on a Grant Deed recorded February 03, 2006 as Instrument No. 2006-0088071.
3. Claim from Veronica Gutierrez based on a Grant Deed recorded February 03, 2006 as Instrument No. 2006-0088071.
4. Claim from Jose Luis Amezcuita AKA Jose L. Amezcuita and Eugenia Amezcuita based on a Grant Deed recorded February 03, 2006 as Instrument No. 2006-0088071.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that La Cresta Highlands Association be awarded excess proceeds in the amount of \$1,415.05, Carlos G. Lugo AKA Carlos Lugo in the amount of \$12,077.62, Veronica Gutierrez in the amount of \$12,077.62, and Jose Luis Amezcuita AKA Jose L. Amezcuita and Eugenia Amezcuita in the amount of \$24,155.24. 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 will be released to a lien holder and last assessees.

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

**ATTACHMENT A. Claim LaCresta**

**ATTACHMENT B. Claim Carlos**

**ATTACHMENT C. Claim Veronica**

**ATTACHMENT C. Claim Amezcuita**

*Michael C. Thomas*

Michael C. Thomas

8/15/2022

*Steven K. Atkeson*

Steven Atkeson

10/10/2022

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2018 MAY 17 AM 9:48

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 1055 Assessment No.: 932320006-7

Assessee: LUGO, CARLOS & GUTIERREZ, VERONICA & AMEZQUITA, JOSE L & AMEZQUITA, EUGENIA

Situs:

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6,620.97 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2010-0310581 recorded on 7/2/10. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Notice of Delinquent Assessment

Articles of Incorporation

Services Authorization Letter

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

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

Executed this 3<sup>rd</sup> day of May, 2018 at Riverside Co, California  
County, State

Lucila Ralston

Signature of Claimant

Signature of Claimant

Lucila Ralston

Print Name

Print Name

28441 Rancho Calif. Rd  
Street Address Suite 101

Street Address

Imperial, CA 92590  
City, State, Zip

City, State, Zip

951-296-9030  
Phone Number

Phone Number

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 NOV 14 PM 6: 54

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 1055 Assessment Number: 932320006-7

Assessee: LUGO, CARLOS & GUTIERREZ, VERONICA & AMEZQUITA, JOSE L & AMEZQUITA, EUGENIA

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 2495.40 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2010-0310589; recorded on 7/2/10. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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

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

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

Executed this 25 day of OCTOBER, 2016 at RIVERSIDE, CA  
County, State

Richard Jamison Sr  
Signature of Claimant

Larry Jasperison  
Signature of Claimant

RICHARD JAMISON  
Print Name

LARRY JASPERISON  
Print Name

42430 WINCHESTER ROAD  
Street Address

42430 WINCHESTER ROAD  
Street Address

TEMECULA CA 92590  
City, State, Zip

TEMECULA CA 92590  
City, State, Zip

951 296-5640  
Phone Number

951 296-5640  
Phone Number

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

RECORDED AT THE REQUEST OF  
COAST ASSESSMENT SERVICE COMPANY

WHEN RECORDED RETURN TO  
COAST ASSESSMENT SERVICE COMPANY  
Post Office Box 972  
GARDEN GROVE, CALIFORNIA 92842



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051

Account No.  
CASCO Order No.

## Notice of Delinquent Assessment

PURSUANT TO the power and authority vested in it by that certain Declaration of Covenants, Conditions and Restrictions recorded May 11, 1981 in the office of the County Recorder of the County of Riverside, State of California, as Recorder's Instrument No. 84833, which Declaration, as the same may have been either supplemented, amended, or re-recorded, imposed obligations on the owner(s) of the real property described herein, "the Debtor", to pay certain assessments, by reason of a breach and default in such obligations, the undersigned Association, whose mailing address is c/o ASSOCIATIONS EQUITY MANAGEMENT, INC., 42430 WINCHESTER ROAD, TEMECULA, CALIFORNIA 92590, HEREBY GIVES NOTICE OF DELINQUENT ASSESSMENT, as required by Section 1367 et seq., of the California Civil Code, and Claims a Lien upon said real property. The amount of the Association's Claim of Lien is \$ 3,791.84. Said amount represents the Debtor's unpaid assessments of \$ 3,037.36, late charges and penalties of \$ 234.48, accrued interest of \$ 0.00, unpaid property transfer fees of \$ 0.00, attorney's fees of \$ 0.00, and pre-lien and lien filing costs of \$ 520.00. The real property upon which the Association claims a Lien is situate in said County and State and is described as follows:

Parcel 25 of Parcel Map 16966, in the County of Riverside, State of California, as per map recorded in Book 96, Pages 25 through 33 inclusive of Parcel Maps, in the office of the County Recorder of said County.

The name and last known mailing address of the owner(s) of said real property, as shown upon the Association's records, is CARLOS LUGO, VERONICA GUTIERREZ, JOSE L. AMEZQUITA and EUGENIA AMEZQUITA  
30423 Laruns Street, Murrieta, California 92563

The amount claimed herein, plus the amount of all the Debtor's assessments which become due subsequent hereto, plus accrued interest thereon, if any, plus late charges and other penalties, plus the Association's future costs and plus attorney's fees, if any, shall constitute and remain a Lien upon said real property until such amounts have been fully paid or are otherwise satisfied. COAST ASSESSMENT SERVICE COMPANY, a California corporation, Post Office Box 972, Garden Grove, California 92842, is appointed as Trustee of the Association and is authorized to sell or to cause said real property to be sold to satisfy the Debtor's obligations. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IN WITNESS WHEREOF, the Association has executed these presents the date set forth in the acknowledgement certificate below.

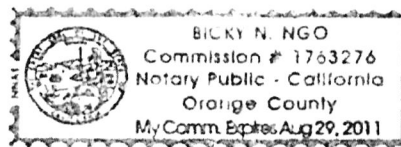
STATE OF CALIFORNIA  
COUNTY OF ORANGE

On July 2, 2010, before me, BICKY N. NGO, a Notary Public for said State, personally appeared D. J. MORGER, 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/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

BICKY N. NGO, Notary Public for said State

LA CRESTA HIGHLANDS ASSOCIATION,  
a California non-profit corporation  
By: ASSOCIATIONS EQUITY MANAGEMENT, INC.,  
a Texas corporation, Its Managing Agent

By:   
(SEAL) D. J. Morger, Its Authorized Agent



THIS SPACE FOR OFFICIAL NOTARIAL SEAL

RECORDED AT THE REQUEST OF  
COAST ASSESSMENT SERVICE COMPANY  
WHEN RECORDED RETURN TO  
COAST ASSESSMENT SERVICE COMPANY  
Post Office Box 972  
GARDEN GROVE, CALIFORNIA 92842

Account No.  
CASCO Order No.

DOC # 2010-0310589  
07/02/2010

Customer Copy Label  
The paper to which this label is  
affixed has not been compared  
with the recorded document

Larry W Ward  
County of Riverside  
Assessor, County Clerk & Recorder

RECORDER'S USE ONLY

## Notice of Delinquent Assessment

PURSUANT TO the power and authority vested in it by that certain Declaration of Covenants, Conditions and Restrictions recorded May 11, 1981 in the office of the County Recorder of the County of Riverside, State of California, as Recorder's Instrument No. 84833, which Declaration, as the same may have been either supplemented, amended, or re-recorded, imposed obligations on the owner(s) of the real property described herein, "the Debtor", to pay certain assessments, by reason of a breach and default in such obligations, the undersigned Association, whose mailing address is c/o ASSOCIATIONS EQUITY MANAGEMENT, INC., 42430 WINCHESTER ROAD, TEMECULA, CALIFORNIA 92590, HEREBY GIVES NOTICE OF DELINQUENT ASSESSMENT, as required by Section 1367 et seq., of the California Civil Code, and Claims a Lien upon said real property. The amount of the Association's Claim of Lien is \$ 3,791.84. Said amount represents the Debtor's unpaid assessments of \$ 3,037.36, late charges and penalties of \$ 234.48, accrued interest of \$ 0.00, unpaid property transfer fees of \$ 0.00, attorney's fees of \$ 0.00, and pre-lien and lien filing costs of \$ 520.00. The real property upon which the Association claims a Lien is situate in said County and State and is described as follows:

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The name and last known mailing address of the owner(s) of said real property, as shown upon the Association's records, is: CARLOS LUGO, VERONICA GUTIERREZ, JOSE L. AMEZQUITA and EUGENIA AMEZQUITA  
30423 Laruns Street, Murrieta, California 92563

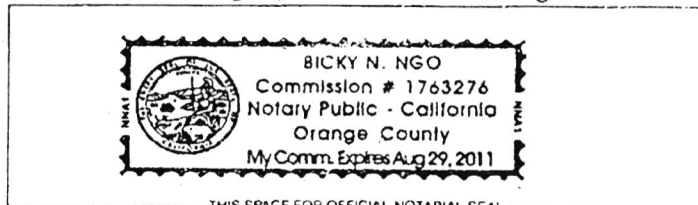
The amount claimed herein, plus the amount of all the Debtor's assessments which become due subsequent hereto, plus accrued interest thereon, if any, plus late charges and other penalties, plus the Association's future costs and plus attorney's fees, if any, shall constitute and remain a Lien upon said real property until such amounts have been fully paid or are otherwise satisfied. COAST ASSESSMENT SERVICE COMPANY, a California corporation, Post Office Box 972, Garden Grove, California 92842, is appointed as Trustee of the Association and is authorized to sell or to cause said real property to be sold to satisfy the Debtor's obligations. WE ARE ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. IN WITNESS WHEREOF, the Association has executed these presents the date set forth in the acknowledgement certificate below.

STATE OF CALIFORNIA } ss:  
COUNTY OF ORANGE  
On July 2, 2010, before me, BICKY N. NGO, a Notary Public for said State, personally appeared D. J. MORGER, 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/she executed the same in his/her authorized capacity and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Bicky N. Ngo  
BICKY N. NGO, Notary Public for said State

LA CRESTA HIGHLANDS ASSOCIATION,  
a California non-profit corporation  
By: ASSOCIATIONS EQUITY MANAGEMENT, INC.,  
a Texas corporation, Its Managing Agent

By: [Signature]  
(SEAL) D. J. Morger, Its Authorized Agent



THIS SPACE FOR OFFICIAL NOTARIAL SEAL

# Declaration of Default

(ASSESSMENT LIEN AND FORECLOSURE INSTRUCTIONS)

COAST ASSESSMENT SERVICE COMPANY  
Post Office Box 972  
GARDEN GROVE, CALIFORNIA 92842

Date: July 2 20 10  
Our Account No. \_\_\_\_\_  
Debtor: LUGO, ET AL

The undersigned Association has previously handed you, or will hand you upon request, copies of the Association's Covenants, Conditions and Restrictions, and of any other documents pertaining to the imposition, collection and subordination of the Association's assessments. All prior notices required by such Covenants, Conditions and Restrictions, or other documents, have been served on the Debtor by the Association. No Debtor is known to be on active duty in the United States Armed Forces or otherwise protected by the "Soldier's and Sailor's Civil Relief Act of 1940", or any amendment thereto, or under any pending Bankruptcy proceedings or restraining orders. The Association has heretofore made demand on the Debtor for payment of the Debtor's arrearages and the Association's prior costs. A breach and default in the Debtor's obligations to pay the Association's assessments has occurred and still exists. Due to such breach and default, your company, and the President or any Vice President of your company, acting individually as authorized Agent of the Association and in the Association's name, place and stead, and for the Association's sole benefit and security, are hereby authorized and directed to:

1. Add the fees for your services, as provided, and your costs, as incurred, to the amounts due the Association from the Debtor.
2. Without further order, prepare, execute and record the Association's Notice of Delinquent Assessment in order to impose a lien upon the Debtor's real property as security for the total amounts then due to the Association, including all your fees and costs.
3. Notify the Debtor, by certified and first class mail, of the recordation of said Notice of Delinquent Assessment and of the time period currently allowed by law for the Debtor's account to be fully reinstated before foreclosure proceedings may be instituted.
4. Upon expiration of such time period and our further order, execute and record your Notice of Default and Election to Sell the Debtor's real property, cause title thereof to be examined by a title company of your selection, or by your own personnel, and, within the time limits imposed by the California Civil Code, post one copy thereof on the Debtor's real property, and mail additional copies thereof, and of any future Notice of Trustee's Sale, to the Debtor and to all other parties legally entitled thereto. Three months thereafter, provided the Debtor's account has still not been fully reinstated, upon our order, publish your Notice of Trustee's Sale, post copies thereof on the Debtor's real property and in one public place, as required by law, and, on the earliest allowable date thereafter, sell the Debtor's real property at public auction in order to satisfy the Debtor's obligations.
5. Upon full reinstatement of the Debtor's account, execute and record a release of the Association's Notice of Delinquent Assessment.

Instruct the Debtor to pay all sums due the Association, plus your fees and costs, directly to the Association, in care of this office. Upon receipt thereof, we will notify you immediately and remit all sums then due you hereunder. If the Debtor's account is reinstated through your office, after clearing any personal checks, you shall promptly remit all sums then due the Association, in care of this office. If action is instituted to enjoin these proceedings or to nullify the Association's Lien, or for any other reason, including any claim of invalidity of these proceedings or any Trustee's Deed issued by you pursuant hereto not caused wholly by your own gross negligence or error, the Association agrees to represent, defend and indemnify you and your personnel against loss of any nature occasioned thereby, and, if it fails to do so, to reimburse you upon demand for all attorney's fees, costs and losses you incur as a consequence thereof. If these proceedings are delayed for any reason more than two months after the date hereof, or if the Association accepts ANY funds from the Debtor before the Debtor's account is fully reinstated, or if it acquires title to the Debtor's real property, the Association will become liable for and pay all your fees and costs, plus accrued interest thereon and your attorney's fees and collection costs upon demand. However, if the Association's lien is nullified by mortgage foreclosure, or otherwise, or if it elects to cancel these proceedings for any valid reason prior to your Trustee's Sale of the Debtor's real property, the Association's liability shall be limited to \$200.00 during the lien period; to \$350.00, plus costs, after you record your Notice of Default; and to \$400.00, plus costs, after you publish your Notice of Trustee's Sale.

The Debtor's past due assessments total \$ 3,037.36. Interest thereon to date totals \$ 0.00. Late charges and other penalties total \$ 234.48. Attorney's fees total \$ 0.00. The Association's prior collection costs total \$ 320.00. Future assessments are \$ 1,172.43 every 6th month. Late charges of \$ 117.24 each accrue on the 16th day after each assessment's due date. Interest at N/A percent per annum accrues \_\_\_\_\_ on all sums \_\_\_\_\_ days past due. Other sums due from the Debtor are \$ None for \_\_\_\_\_.

The Name(s) of the Debtor is(are): CARLOS LUGO, VERONICA GUTIERREZ, JOSE L. AMENZQUITA and EUGENIA\*  
The Debtor's last known address is: 30423 Laruns Street, Murrieta, California 92563  
The Liened Property's address is: Parcel 25, Parcel Map 16966  
**\*AMENZQUITA\***

RECEIPT of the original executed copy hereof and the CC & R's and other documents referred to hereinabove is acknowledged July 29, 20 10.  
This Order has been assigned Our No. \_\_\_\_\_

COAST ASSESSMENT SERVICE COMPANY

By: Lynna A. Gurender

HOATL06-EM

LA CRESTA HIGHLANDS ASSOCIATION,

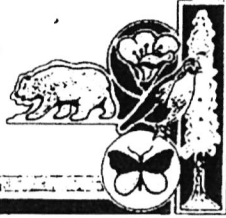
a California non-profit corporation Association's Name

By: ASSOCIATIONS EQUITY MANAGEMENT, INC.,  
a Texas corporation, its Managing Agent

By: Linda Schornack  
42430 Winchester Road, Temecula, California 92590  
(951) 296-5640, Attention: Linda Schornack

PLEASE FORWARD ORIGINAL SIGNED COPY WITH YOUR DOCUMENTS  
A RECEIPTED COPY WILL BE RETURNED FOR YOUR RECORDS





State  
of  
California  
OFFICE OF THE SECRETARY OF STATE

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

*IN WITNESS WHEREOF*, I execute  
this certificate and affix the Great  
Seal of the State of California this

MAY 14 1981



*March Fong Eu*

Secretary of State

1044058

ENDORSED  
FILED

In the office of the Secretary of State  
of the State of California

MAY 14 1981

MARCH FONG CO, Secretary of State  
Carmella M. Guy  
Deputy

ARTICLES OF INCORPORATION  
OF  
LA CRESTA HIGHLANDS ASSOCIATION

I

The name of the Corporation shall be LA CRESTA HIGHLANDS ASSOCIATION.

II

A. This Corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of this Corporation is to engage in any lawful act or activity for which a Corporation may be organized under such law.

B. The specific purpose of this Corporation is to encourage, maintain and enforce the architectural integrity, and the upgrading, maintenance of repair of roads, equestrian trails, police protection, drainage improvements, water acquisition areas and fire retreat areas within the boundaries of the Development.

C. Notwithstanding any of the above statements of purpose and powers, this corporation shall not, except to an insubstantial degree, engage in any activities or exercise any powers that are not in the furtherance of the primary purpose of the Corporation.

III

The name and address in the State of California of this Corporation's initial agent for service of process is:

Name: Pamela Malnar

Address: 28636 Front Street, Temecula, CA, 92390

IV

These Articles of Incorporation may be amended by the vote or written assent of at least a bare majority of the governing body and at least a bare majority of the voting power of the Association and at least a bare majority of the votes of members other than the subdivider.

Dated: 5-11-81

*Hugh Stiles*

Incorporator

I hereby declare that I am the person who executed the foregoing Articles of Incorporation, which execution is my act and deed.

*Hugh Stiles*

**LA CRESTA HIGHLANDS ASSOCIATION**

c/o Ralston Management  
28441 Rancho California Rd., Suite 101, Temecula, CA 92590  
(951) 296-9030 \* FAX (951) 200-3894  
email: [luci@ralstonM.com](mailto:luci@ralstonM.com)

November 7, 2018

Don Kent, Treasurer-Tax Collector  
P.O.Box 12005  
Riverside, CA 92502-2205

Attention: Excess Proceeds

Subject: Claim for Excess Proceeds from the Sale of tax-Defaulted property

Amount of Lien: \$3,791.84  
Document #: 2010-0310589  
Record Date: 7/2/10  
Assessee: Lugo, Carlos & Gutierrez, Veronica & Amezquita, Jose & Eugenia  
Assessor's Parcel #: 932320006-7

Dear Treasurer-Tax Collector:

I, Larry Jasperson, Board President for La Cresta Highlands Association, am authorized to make a Claim for Excess Proceeds from the Sale of tax-Defaulted property.

As of February 2017, Ralston Management is our management company and they are authorized on our behalf to make a Claim for Excess Proceeds from the Sale of tax-Defaulted property.

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

If you require any further documentation please contact Luci by e-mail at [luci@ralstonm.com](mailto:luci@ralstonm.com).

Sincerely,



Larry Jasperson,  
Board President for  
La Cresta Highlands Association

**LA CRESTA HIGHLANDS ASSOCIATION**

c/o Ralston Management  
 28441 Rancho California Rd., Suite 101  
 Temecula, CA 92590  
 Phone: (951) 200-3894  
 email: luci@ralstonM.com

**RECEIVED**  
 2022 MAY -6 AM 7:39  
 RIVERSIDE COUNTY  
 TREAS-TAX COLLECTOR

November 20, 2018

Don Kent, Treasurer-Tax Collector  
 P.O.Box 12005  
 Riverside, CA 92502-2205

Attention: Excess Proceeds

Subject: Claim for Excess Proceeds from the Sale of tax-Defaulted property

Amount of lien: \$3,791.84  
 Document#: 2010-0310589  
 Record Date: 7/2/10  
 Assessee: Lugo, Carlos & Gutierrez, Veronica & Amezquita, Jose & Eugenia  
 Assessor's Parcel #: 932320006-7

Dear Treasurer-Tax Collector:

As the current management company for La Cresta Highlands Association, we are authorized on their behalf to make a Claim for Excess Proceeds from the Sale of tax-Defaulted property.

We have previously enclosed a copy of the Notice of Delinquent Assessment recorded on 7/2/10, Document# 2010-0310589, along with a copy of the Articles of Incorporation.

**LIEN UPDATE:**

Original Amount of Lien:	\$3,791.84
Less: Payments received	-2,376.79
	-----
Amount of Claim:	\$1,415.05
Plus Lien Release cost (if allowed)	174.00
	-----
Total Amount of Claim:	\$1,589.05
	-----

*as of 12/31/21*  
1589.05  
 15.00 notary fee  
 10% 158.90 Interest 2019  
 158.90 " 2020  
 158.90 " 2021  
2079.85

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

If you require further documentation, please contact us at 951-296-9030 or by email at [luci@ralstonM.com](mailto:luci@ralstonM.com). Thank you very much for your assistance in this matter.

Sincerely,

*Luci Ralston*  
 Luci Ralston, CMCA, AMS  
 Ralston Management, for  
 La Cresta Highlands Association

*updated 5/4/22, no change (LR) except for interest + notary fee.*

*Lucila Ralston*

# ALL-PURPOSE ACKNOWLEDGMENT

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

State of California }  
 County of RIVERSIDE } SS.

On 05/04/2022, before me, ROCHEL AMOG, Notary Public,

personally appeared LUCILA RALSTON, 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.

PLACE NOTARY SEAL IN ABOVE SPACE

NOTARY'S SIGNATURE

## OPTIONAL INFORMATION

The information below is optional. However, it may prove valuable and could prevent fraudulent attachment of this form to an unauthorized document.

### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- INDIVIDUAL
- CORPORATE OFFICER \_\_\_\_\_ TITLE(S)
- PARTNER(S)
- ATTORNEY-IN-FACT
- GUARDIAN/CONSERVATOR
- SUBSCRIBING WITNESS
- OTHER: \_\_\_\_\_

### DESCRIPTION OF ATTACHED DOCUMENT

Claim For Access proceeds  
 TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

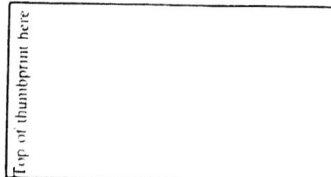
08/04/2022  
 DATE OF DOCUMENT

### SIGNER (PRINCIPAL) IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

RIGHT  
 THUMBPRINT  
 OF  
 SIGNER

OTHER



## Account History Report La Cresta Highlands

### C Lugo & J Amezquita

Community Address: 932-320-006 20.39 Acr  
Murrieta, CA 92562

Date Settled: Fri Feb 03, 2006  
Unit Type: 127 - Unit Type 127 (\$1,172.43)

Mailing Address: 30423 Laruns St  
Murrieta, CA 92563

Last payment date: **Thu Dec 03, 2015**  
Last payment amount: **216.39**  
Current balance: **2,495.48**

Trans Date	Transaction	Charges	Payments	Balance	Date Billed	Reference	Comments
06/26/2013	Opening Balance	871.69		871.69			
07/01/2013	Association Fee	715.07		1,586.76			Semi-annual Char: Recurring Charges: 07/01/2013
07/01/2013	Association Fee	267.14		1,853.90			Semi-annual Char: Recurring Charges: 07/01/2013
07/09/2013	Pay Plan Fee-Mgmt	50.00		1,903.90			Payment Plan Fee
07/17/2013	Late Fee	98.22		2,002.12			Late Fee Late Fee: 07/17/2013
07/17/2013	Late Fee		-98.22	1,903.90			Remove late fee PPLN
08/12/2013	Check		-308.98	1,594.92		3500	PPLN
09/03/2013	Check		-308.98	1,285.94		3512	PPLN
10/14/2013	Check		-308.98	976.96		3522	PPLN
11/19/2013	Check		-308.98	667.98		3554	PPLN
01/01/2014	Association Fee	715.07		1,383.05			Semi-annual Char: Recurring Charges: 01/01/2014
01/01/2014	Association Fee	267.14		1,650.19			Semi-annual Char: Recurring Charges: 01/01/2014
01/15/2014	Check		-308.98	1,341.21		3583	PPLN
01/20/2014	Late Fee	98.22		1,439.43			Late Fee Late Fee: 01/20/2014
02/01/2014	Late Fee		-98.22	1,341.21			Remove late fee PPLN
02/14/2014	Check		-178.58	1,162.63		3616	2014 PPLN
02/28/2014	Pay Plan Fee-Mgmt	50.00		1,212.63			Payment Plan Fee Mtg 2.27.14
03/25/2014	Check		-178.58	1,034.05		3593	PPLN
04/16/2014	Check		-178.58	855.47		3609	
05/29/2014	Check		-178.58	676.89		3643	PPLN
07/01/2014	Association Fee	715.07		1,391.96			Semi-annual Char: Recurring Charges: 07/01/2014
07/01/2014	Association Fee	267.14		1,659.10			Semi-annual Char: Recurring Charges: 07/01/2014
07/21/2014	Late Fee	98.22		1,757.32			Late Fee Late Fee: 07/21/2014
09/05/2014	Delinq Proc Fee - Mgmt	75.00		1,832.32			Intent to Lien Intent to Lien fee/09-04-14
10/06/2014	Lockbox Payment		-350.00	1,482.32		3689	Lock Box: 10/06/2014
11/14/2014	Lockbox Payment		-450.00	1,032.32		3701	Lock Box: 11/14/2014
12/17/2014	Lockbox Payment		-400.00	632.32		3709	Lock Box: 12/17/2014
01/01/2015	Association Fee	715.07		1,347.39			Semi-annual Char: Recurring Charges: 01/01/2015
01/01/2015	Residential Assessment 03	267.14		1,614.53			Semi-annual Char: Recurring Charges: 01/01/2015
02/04/2015	Lockbox Payment		-216.39	1,398.14		3717	Lock Box: 02/04/2015
02/27/2015	Lockbox Payment		-216.39	1,181.75		3722	Lock Box: 02/27/2015
03/24/2015	Lockbox Payment		-216.39	965.36		3728	Lock Box: 03/24/2015
05/04/2015	Lockbox Payment		-216.39	748.97		3730	Lock Box: 05/04/2015
06/18/2015	Lockbox Payment		-216.39	532.58		3744	Lock Box: 06/18/2015
07/01/2015	Association Fee	715.07		1,247.65			Semi-annual Char: Recurring Charges: 07/01/2015
07/01/2015	Residential Assessment 03	267.14		1,514.79			Semi-annual Char: Recurring Charges: 07/01/2015
08/03/2015	Lockbox Payment		-216.39	1,298.40		3755	Lock Box: 08/03/2015
09/02/2015	Lockbox Payment		-216.39	1,082.01		3767	Lock Box: 09/02/2015
10/02/2015	Lockbox Payment		-216.39	865.62		3777	Lock Box: 10/02/2015
11/03/2015	Lockbox Payment		-216.39	649.23		3787	Lock Box: 11/03/2015
12/03/2015	Lockbox Payment		-216.39	432.84		3796	Lock Box: 12/03/2015
01/01/2016	Association Fee	715.07		1,147.91			Semi-annual Char: Recurring Charges: 01/01/2016
01/01/2016	Residential Assessment 03	267.14		1,415.05			Semi-annual Char: Recurring Charges: 01/01/2016
07/01/2016	Association Fee	715.07		2,130.12			Semi-annual Char: Recurring Charges: 07/01/2016
07/01/2016	Residential Assessment 03	267.14		2,397.26			Semi-annual Char: Recurring Charges: 07/01/2016
07/16/2016	Late Fee	98.22		2,495.48			Late Fee Late Fee: 07/16/2016

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2016 SEP -6 PM 4: 19

TC 207 Item 1055 Assessment Number: 932320006-7

RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

Assessee: LUGO, CARLOS & GUTIERREZ, VERONICA & AMEZQUITA, JOSE L & AMEZQUITA, EUGENIA

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 12431.38 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2006-0088071; recorded on 02-03-2006. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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

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

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

Executed this 01 day of September 2016 at Riverside California  
County, State

[Signature]  
\_\_\_\_\_  
Signature of Claimant

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

Carlos G. Lugo  
\_\_\_\_\_  
Print Name

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

35929 Rhone Ln.  
\_\_\_\_\_  
Street Address

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

Winchester Ca. 92596  
\_\_\_\_\_  
City, State, Zip

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

(714) 713-9783  
\_\_\_\_\_  
Phone Number

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

STEWART TITLE-Riverside  
RECORDING REQUESTED BY:  
STEWART TITLE

AND WHEN RECORDED MAIL TO:

Carlos Lugo and Veronica Gutierrez et al.  
35929 Rhone Lane  
Winchester, CA 92596

Order No.: 507301721  
Escrow No.: BC-10002-LT  
A.P.N.: 932-320-006-7 TRA#082 -003

DOC # 2006-0088071  
02/03/2006 08:00A Fee:37.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
									MA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

GRANT DEED

37

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$374.00 CITY TRANSFER TAX IS \$.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area  City of Murrieta AND



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

Bo Tan Huynh, a single man and Hoang Tan Huynh, a single man as Joint Tenants  
hereby GRANT(S) to

Carlos Lugo and Veronica Gutierrez, husband and wife as joint tenants, as to an undivided one-half interest and Jose L. Arnezquita and Eugenia Arnezquita, husband and wife as joint tenants, as to an undivided one-half interest, as tenants in common

the following described real property in the County of Riverside, State of California:

Parcel 25 of Parcel Map 16966, as shown by map on file in Book 96, Page(s) 25 to 33, inclusive of Parcel Maps, Records of Riverside County, California.

Dated: November 29, 2005

STATE OF CALIFORNIA  
COUNTY OF Orange ) ss.

On December 8, 2005 before me  
Quyen Van Tran, Notary  
Notary Public, personally appeared  
Bo Tan Huynh

Bo Tan Huynh  
Bo Tan Huynh  
Hoang Tan Huynh  
Hoang Tan Huynh

Hoang Tan Huynh  
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 Quyen Van Tran  
Signature of Notary

Commission Expiration Date: 10/31/09



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Carlos Lugo and Veronica Gutierrez et al., 35929 Rhone Lane, Winchester, CA 92596



**AFFIDAVIT OF ONE AND THE SAME**

STATE OF California  
COUNTY OF Riverside  
OF \_\_\_\_\_

I, Carlos Guillermo Lugo Mendivil, residing at 35929 Rhone Ln.,  
in the county of Riverside in the state of California  
and being duly sworn, do hereby depose and attest that:

1. I am known by the following names: Carlos Guillermo Lugo Mendivil  
Carlos G. Lugo, Carlos Lugo
2. I have perused the Document #2006-0088071 document(s) carefully.
3. The name(s) Carlos Lugo, Carlos G. Lugo in the  
aforementioned document apply to me.

  
\_\_\_\_\_  
Affiant

6-29-2022  
Date

~~Subscribed and sworn to before me  
this See Attached day of \_\_\_\_\_ 20\_\_\_\_\_  
\_\_\_\_\_  
(Notary Public),  
\_\_\_\_\_  
County.~~

My commission expires July 16, 2025 20\_\_\_\_

# JURAT

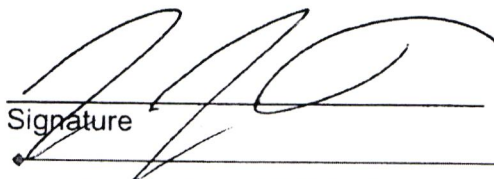
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

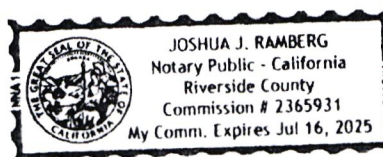
State of California

County of Riverside

Subscribed and sworn to (or affirmed) before me on this 29<sup>th</sup> day of June,  
2022 by Carlos G. Lugo

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

  
Signature \_\_\_\_\_ (Seal)



## OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Affidavit of One  
(Title or description of attached document)

and the Same  
(Title or description of attached document continued)

Number of Pages 1 Document Date 6-29-2022

Additional information \_\_\_\_\_

## INSTRUCTIONS

The wording of all Jurats completed in California after January 1, 2015 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one with does contain the proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and county information must be the state and county where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of the document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document with a staple.

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 SEP -6 PM 4: 19

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 1055 Assessment Number: 932320006-7

Assessee: LUGO, CARLOS & GUTIERREZ, VERONICA & AMEZQUITA, JOSE L & AMEZQUITA, EUGENIA

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$12,431.38 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2006-0088071; recorded on 22-03-2006. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

Executed this 01 day of September, 2016 at Riverside California  
County, State

Veronica Gutierrez  
Signature of Claimant

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

Veronica Gutierrez  
Print Name

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

35929 Phone LN  
Street Address

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

Winchester CA 92596  
City, State, Zip

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

(714) 719-2608  
Phone Number

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

STEWART TITLE-Riverside  
RECORDING REQUESTED BY:  
STEWART TITLE

AND WHEN RECORDED MAIL TO:

Carlos Lugo and Veronica Gutierrez et al.  
35929 Rhone Lane  
Winchester, CA 92596

Order No.: 507301721  
Escrow No.: BC-10002-LT  
A.P.N.: 932-320-006-7 TRA#082 - 003

DOC # 2006-0088071  
02/03/2006 08:00A Fee:37.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
									MA
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$374.00 CITY TRANSFER TAX IS \$.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area  City of Murrieta AND

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

Bo Tan Huynh, a single man and Hoang Tan Huynh, a single man as Joint Tenants

hereby GRANT(S) to

Carlos Lugo and Veronica Gutierrez, husband and wife as joint tenants, as to an undivided one-half interest and Jose L. Amezcuita and Eugenia Amezcuita, husband and wife as joint tenants, as to an undivided one-half interest, as tenants in common

the following described real property in the County of Riverside, State of California:

Parcel 25 of Parcel Map 16966, as shown by map on file in Book 96, Page(s) 25 to 33, inclusive of Parcel Maps, Records of Riverside County, California.

Dated: November 29, 2005

STATE OF CALIFORNIA  
COUNTY OF Orange

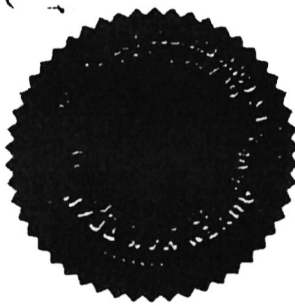
On December 8, 2005 before me  
Quyen Van Tran Notary  
Notary Public, personally appeared  
Bo Tan Huynh

Hoang Tan Huynh  
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 Quyen Van Tran  
Signature of Notary

Commission Expiration Date: 10/31/09

} ss.  
Bo Tan Huynh  
Bo Tan Huynh  
Hoang Tan Huynh  
Hoang Tan Huynh



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Carlos Lugo and Veronica Gutierrez et al., 35929 Rhone Lane, Winchester, CA 92596

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2016 SEP -6 PM 4: 19

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 207 Item 1055 Assessment Number: 932320006-7

Assessee: LUGO, CARLOS & GUTIERREZ, VERONICA & AMEZQUITA, JOSE L & AMEZQUITA, EUGENIA

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$24,862.76 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2006-0088071; recorded on 02-03-2006. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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

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

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

Executed this 06 day of September, 2016 at Riverside California  
County, State

Jose Luis Amezcuita  
Signature of Claimant

Eugenia Amezcuita  
Signature of Claimant

Jose Luis Amezcuita  
Print Name

Eugenia Amezcuita  
Print Name

30423 Laruns st  
Street Address

30423 Laruns st.  
Street Address

Murrieta CA 92563  
City, State, Zip

Murrieta CA 92563  
City, State, Zip

714-713-1288  
Phone Number

714-393-9216  
Phone Number

STEWART TITLE-Riverside  
RECORDING REQUESTED BY:  
STEWART TITLE

AND WHEN RECORDED MAIL TO:

Carlos Lugo and Veronica Gutierrez et al.  
35929 Rhone Lane  
Winchester, CA 92596

Order No.: 507301721  
Escrow No.: BC-10002-LT  
A.P.N.: 932-320-006-7 TRA#082 -003

DOC # 2006-0088071  
02/03/2006 08:00A Fee:37.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.	
									MA	
A	R	L				COPY	LONG	REFUND	NCHG	EXAM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX IS \$374.00

CITY TRANSFER TAX IS \$0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- unincorporated area  City of Murrieta AND

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

Bo Tan Huynh, a single man and Hoang Tan Huynh, a single man as Joint Tenants  
hereby GRANT(S) to

Carlos Lugo and Veronica Gutierrez, husband and wife as joint tenants, as to an undivided one-half  
interest and Jose L. Amezcuita and Eugenia Amezcuita, husband and wife as joint tenants, as to an  
undivided one-half interest, as tenants in common

the following described real property in the County of Riverside, State of California:

Parcel 25 of Parcel Map 16966, as shown by map on file in Book 96, Page(s) 25 to 33,  
inclusive of Parcel Maps, Records of Riverside County, California.

Dated: November 29, 2005

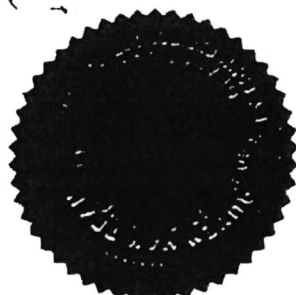
STATE OF CALIFORNIA  
COUNTY OF Orange

On December 8, 2005 before me  
Quyen Van Tran, Notary  
Notary Public, personally appeared  
Bo Tan Huynh

Hoang Tan Huynh  
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 Quyen Van Tran  
Signature of Notary  
Commission Expiration Date: 10/31/09

} ss.  
Bo Tan Huynh  
Bo Tan Huynh  
Hoang Tan Huynh  
Hoang Tan Huynh



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Carlos Lugo and Veronica Gutierrez et al., 35929 Rhone Lane, Winchester, CA 92596

**AFFIDAVIT OF ONE AND THE SAME**

STATE OF California  
COUNTY OF Riverside  
OF

I, Jose Luis Amezquita, residing at 30423 Laruns st.,  
in the county of Riverside in the state of California  
and being duly sworn, do hereby depose and attest that:

1. I am known by the following names: Jose Luis Amezquita,  
Jose L. Amezquita
2. I have perused the Document #2006-0088071 document(s) carefully.
3. The name(s) Jose L. Amezquita in the  
aforementioned document apply to me.

Jose Luis Amezquita  
Affiant

6-27-2022  
Date

Subscribed and sworn to before me  
this 27<sup>th</sup> day of JUNE 20 22  
Margarita Alzam Corting,  
Riverside County. (Notary Public),

My commission expires JUNE 20 20 25

*see attached*



# Jurat Certificate California only

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

State of California

County of Riverside

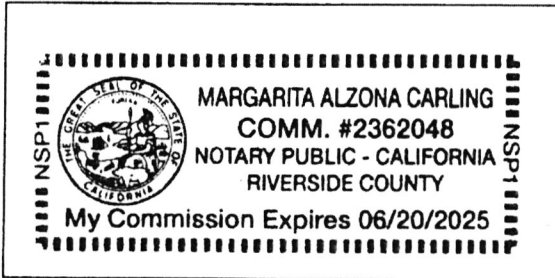
Subscribed and sworn to (or affirmed) before me on this 27<sup>th</sup>

day of JUNE, 2022 by Jose Luis Amezcua

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

Place Seal Here

Signature Margarita Alzona Carling



## Description of Attached Document

Type or Title of Document AFFIDAVIT OF ONE AND THE SAME

Document Date NONE

Number of Pages 1

Signer(s) Other Than Named Above NONE



PROOF OF CONNECTION TO ADDRESS

To whom it may concern.

I Carlos Lugo certify that Jose Luis Amezquita and Eugenia Amezquita lived at my residence at 35929 Rhone Ln. Winchester California 92596 for a period of time when property was purchased ( APN 932-320-006-7 TRA #082-003) DOC# 206-0088071.



6-27-2022

---

Carlos Lugo

All attached



# All-purpose Acknowledgment California

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

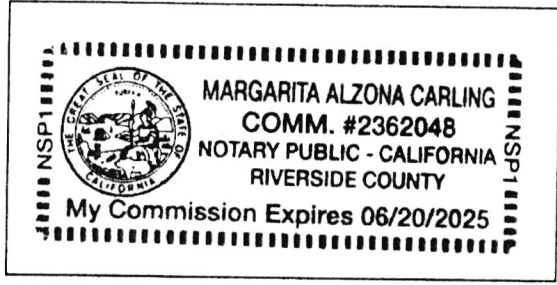
State of California  
County of Riverside

On JUNE 27, 2022 before me, Margarita Alzona Carling, notary public (here insert name and title of the officer),

personally appeared Carlos Lugo

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.



Notary Seal

WITNESS my hand and official seal.

Signature Margarita Alzona Carling

### For Bank Purposes Only

Description of Attached Document  
Type or Title of Document Proof of connection to address  
Document Date None Number of Pages 1  
Signer(s) Other Than Named Above None  
Account Number (if applicable) \_\_\_\_\_



FO01-000DSG5350CA-01