

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



ITEM: 19.10
(ID # 12323)

MEETING DATE:
Tuesday, April 18, 2023

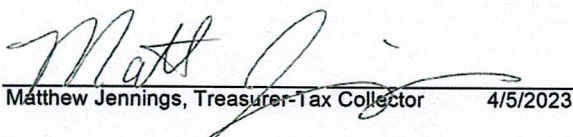
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 207, Item 1051. Last assessed to: Mychan Thi Pham- Nguyen, a married woman as her sole and separate property. District 1. [\$75,169 - Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Equity Trust Company, Custodian FBO Michal A. Bledsoe, IRA for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 929090007-4;
2. Deny the claim from Matthew A. Gardner for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 929090007-4;
3. Deny the claim from Mychan Pham Nguyen for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 929090007-4;
4. Authorize and direct the Auditor-Controller to issue a warrant to Equity Trust Company, Custodian FBO Michal A. Bledsoe, IRA in the amount of \$75,169.90, 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.

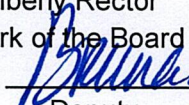
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/5/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 18, 2023
xc: Tax Collector

Kimberly Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$75,169	\$ 0	\$75,169	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	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 three claims for excess proceeds:

1. Claim from Equity Trust Company, Custodian FBO Michal A. Bledsoe, IRA based on Deed of Trust with Assignment of Rents recorded December 29, 2005 as Instrument No. 2005-1071618, a Declaration under California Probate Code 13101, a copy of the Last Will and Testament of Wanda S. Bledsoe, and Certificates of Death for Carroll H. Bledsoe and Wanda S. Bledsoe.
2. Claim from Matthew A. Gardner based on a Notice of Delinquent Assessment and Claim of Lien recorded on July 14, 2015 as Instrument No. 2015-0306310 and an Abstract of Judgment recorded July 27, 2017 as Instrument No. 2017-0306968.
3. Claim from Mychan Pham Nguyen based on a Grant Deed recorded December 29, 2005 as Instrument No. 2005-1071616.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Equity Trust Company, Custodian FBO Michal A. Bledsoe, IRA be awarded excess proceeds in the amount of \$75,169.90. Since the claim from Equity Trust Company, Custodian FBO Michal A. Bledsoe, IRA exceeds the amount of excess proceeds available, there are no funds available for consideration for the claims from Matthew A. Gardner or Mychan Pham Nguyen. 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.

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

Impact on Residents and Businesses

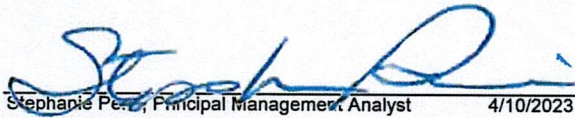
Excess proceeds will be released to a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Bledsoe

ATTACHMENT B. Claim Nguyen

ATTACHMENT C. Claim Gardner


Stephanie Perez, Principal Management Analyst 4/10/2023


Ronak Patel, Deputy County Counsel 3/2/2023

1000177
200291767

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 JUN 15 PM 5:00

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 207 Item 1051 Assessment Number: 929090007-4

Assessee: PHAM NGUYEN, MYCHAN THI

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 \$250,000.00 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 205-10710 recorded on 12/29/2005. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Copy of Deed of Trust
Death certificates Wanda Bledsoe & Carroll Bledsoe
cent. Copy of will of Wanda S. Bledsoe showing Michal Bledsoe
as beneficiary & executor

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 8th day of June, 2017 at _____

Michal A. Bledsoe
Signature of Claimant

Matthew Collier
County, State **MATTHEW COLLIER**
Corporate Alternate Signer
Signature of Claimant

Michal A Bledsoe
Print Name

Equity Trust Company, Custodian
Print Name FBO Michal A. Bledsoe, IRA

30460 Calle La Reina
Street Address

Street Address

Bonsall CA 92003
City, State, Zip

City, State, Zip

760 468 3619
Phone Number

Phone Number

REGORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
RIVERSIDE RESALE

DOC # 2005-1071618
12/29/2005 08:00A Fee:25.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:
First Regional Bank
5950 La Place Court #160
Carlsbad, CA 92008
2177426-26
Parcel No. 929-090-007

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
✓	2		4		1				
A	R	L			COPY	LONG	REFUND	NCHG	EXAM
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DEED OF TRUST WITH ASSIGNMENT OF RENTS
(SHORT FORM)

25 T

This DEED OF TRUST, made December 16, 2005, between Mychan Thi Pham-Nguyen, herein called TRUSTOR, whose address is 27 Starview, Irvine, CA 92603, First American Title Company, a California corporation, herein called TRUSTEE, and First Regional Bank thru acquisition from Bank of Commerce, Custodian FBO Carroll H. Bledsoe, IRA, as to an undivided 60% interest and Wanda S. Bledsoe, SEP-IRA, as to an undivided 20% interest and Michal A. Bledsoe, SEP-IRA, as to an undivided 20% interest, herein called BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in Trust with Power of Sale, that property in the City of Unincorporated Area Of Riverside County, County of Riverside, State of California, described as

Parcel 4 as shown on Parcel Map 7617 on file in Book 31 Page 25 of Parcel Maps, Records of Riverside County California.

together with the rents, issues and the profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of \$250,000.00 with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, 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, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	598	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	135	47
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on Page 3 of this document hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed the maximum allowed by law.

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

Signature of Trustor

Mychan Thi Pham-Nguyen
Mychan Thi Pham-Nguyen

STATE OF CALIFORNIA }
COUNTY OF Orange } S.S.

On 12-20-05, before me, Hong Qui Tran, a Notary Public in and for said County and State, personally appeared Mychan Thi Pham-Nguyen 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 *Hong Qui Tran*



DO NOT RECORD

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

To protect the security of this Deed of Trust, Trustor agrees:

- 1) To keep said property in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore, to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon, not to commit or permit waste thereof; nor to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- 2) To provide, maintain and deliver to Beneficiary Fire Insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- 3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- 4) To pay, at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.
Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may, make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrances, charge or lien which in the judgment of either appears to be prior or superior hereto; and, exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- 5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- 6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies 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 right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- 8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said not for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may, reconvey any part of said property; consent to the making of any map or plat thereof; joint in granting any easement thereon, or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- 9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of the Deed and said note to Trustee for cancellation and retention or other disposition as Trustee in its sole discretion may choose and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The Grantee in such reconveyance may be described as "the person or persons legally entitled thereto."
- 10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues, and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act 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, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all document 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 by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply to 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, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledges, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
- 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: First American Title Company, TRUSTEE:

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

Dated: _____

Please mail Deed of Trust, Note and Reconveyance to:

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

6-12-17

In explanation, we held a loan for \$250,000 on the subject property secured by a First Deed of Trust dated December 16, 2005, which was originally held by my parents and me in our IRA. I was notified by the Assessor's Office that we were a party of interest.

However, since the origination date, both my parents, Carroll H. Bledsoe and Wanda S. Bledsoe, have passed away. Carroll Bledsoe passed away in 2012. Wanda Bledsoe inherited his IRA but she passed away in 2016. I inherited her IRA. Thus I am now the sole beneficiary of the Trust Deed interest in the property.

I have included copies of death certificates for Carroll and Wanda Bledsoe and Wanda Bledsoe's will. The form was signed by me and by Equity Trust, the successor trustee for the IRAs.

If you have any questions or need further information or documentation, please contact me at 760-468-3619. Or via email at michalbledsoe.esq@gmail.com.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Michal A Bledsoe". The signature is fluid and cursive, with the first name "Michal" being the most prominent part.

Michal A Bledsoe

I, Michal A Bledsoe, state under penalty of perjury that the 1st trust deed dated December 16, 2005 was in the amount of \$250,000. Borrower paid down the loan in the amount of \$50,000, leaving a balance of \$200,000.


Michal A Bledsoe

DECLARATION UNDER CALIFORNIA PROBATE CODE §13101

Michal A. Bledsoe, sole heir of the estate of Carroll H. Bledsoe, Declarant herein, states:

1. This declaration is made pursuant to Probate Code Section 13100, et seq., regarding Carroll H. Bledsoe, who is deceased.

2. Carroll H. Bledsoe ("Decedent") died on February 2, 2002, at San Diego County, California.

3. At least forty (40) days have elapsed since the death of the Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.

4. No proceeding is now being or has been conducted in California for administration of the Decedent's estate.

5. The current gross fair market value of the Decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed One Hundred Sixty-Six Thousand, Two Hundred and Fifty Dollars (\$166,250.00).

6. The property of the Decedent that is to be paid, transferred, or delivered to the declarant is:

Excess proceeds from tax sale on May 24, 2016 for APNs: 929090007-4.

7. The Declarant is the successor of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property.

8. No other person has a superior right to the interest of the Decedent in the described property.

9. The Declarant requests that the described property be paid, delivered, or transferred to the Declarant.

LAST WILL AND TESTAMENT OF WANDA S. BLEDSOE

I, WANDA S. BLEDSOE, a resident of San Diego County, California, declare this to be my Last Will and Testament and revoke all former Wills.

FIRST: I declare that I am married to CARROLL H. BLEDSOE, and that I have one child, MICHAL ANDREA MCKEE BLEDSOE, and that I have no deceased child.

SECOND: It is my intention to dispose of all my separate property and of my share of community property, and of all assets having their source in the property owned by me at the time of my marriage on December 31, 1973, no matter how title is presently held.

THIRD: I give all of my property, both real and personal, and of every kind and nature, regardless of where the same may be situated, whether vested or contingent at the time of my death, to my daughter, Michal Andrea McKee Bledsoe. Should my daughter predecease me, then I give said property to my grand-daughter, Victoria Georgina McKee, born October 27, 1996, in the testamentary trust of my daughter's Will and according to the terms of her Will.

FOURTH: I hereby nominate my daughter, Michal Andrea McKee Bledsoe, as Executrix of this Will, without bond; provided that if she should refuse or be unable to serve as such Executrix, then and in that event I nominate my grand-daughter as Executrix to serve without bond, if she is of legal age, and if she is not, then I nominate my great niece, Debra Flores, as Executrix hereof, to serve with bond.

FIFTH: If any beneficiary under this Will shall in any manner contest or attack this Will or any of its provisions, then in such event, any share or interest in my estate given to such contesting beneficiary under this Will is revoked and shall be disposed of in the same manner herein as if such

W.S.B.

LAST WILL AND TESTAMENT OF WANDA S. BLEDSOE

contesting beneficiary had predeceased me without issue.

SIXTH: Except as otherwise provided in this Will, I have intentionally and with full knowledge omitted to provide for my heirs. If any person who, if I died intestate, would be entitled to any part of my estate, shall either directly or indirectly, alone or in conjunction with any other person, claim in spite of my Will an intestate share of my estate, I give that person One Dollar, and no more, in lieu of any other share or interest in my estate.

SEVENTH: All beneficiaries must survive me for 45 days to receive property under this Will. As used in this Will, the phrase "survive me" means to be alive or in existence on the 45th day after my death.

EIGHTH: All personal and real property that I leave in this Will shall pass subject to any encumbrances or liens placed on the property as security for the repayment of a loan or debt.

NINTH: I authorize my Executrix, on any preliminary or final distribution of the property in my estate, to partition, allot and distribute my estate in kind, including undivided interests in my estate or any part of it, or partly in cash and partly in kind, or entirely in cash, in my Executrix's absolute discretion.

I further authorize my Executrix to hold, manage or operate any property in my estate, and to invest and reinvest any surplus money of my estate that my Executrix considers advisable in any kind of property, real, personal or mixed, and every kind of investment, specifically including, but not limited to, improved and unimproved real property, interest bearing accounts, corporate and government obligations of every kind, preferred or common stock, shares of investment trusts, investment companies, mutual funds or common trust funds including funds administered by the Executrix, and mortgage participations, that persons of prudence, discretion

LAST WILL AND TESTAMENT OF WANDA S. BLEDSOE

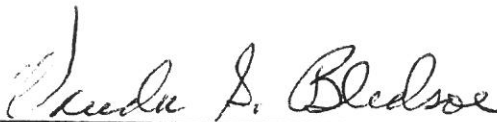
And intelligence acquire for their own account. Notwithstanding the foregoing investment authorization, my Executrix shall not be liable for failure to exercise the powers that are granted in this paragraph.

TENTH: I direct that all estate and inheritance taxes assessed against property in my estate or against my beneficiaries to be paid in the manner provided by the laws of California.

ELEVENTH: I want all debts and expenses owed by my estate to be paid in the manner provided by law, except for liens and encumbrances placed on property as security for the repayment of a loan or debt.

TWELFTH: If any provision of this Will is held invalid, that shall not affect other provisions that can be given effect without the invalid provision.

I, Wanda S. Bledsoe, the testator, sign my name to this instrument, this 13th day of September, 2000. at Fallbrook, California. I declare that I sign and execute this instrument as My Last Will, and that I sign it willingly, and that I execute it as my free and voluntary act. I declare that I am of the age of majority or otherwise legally empowered to make a Will, and under no constraint or undue influence.


Wanda S. Bledsoe

The foregoing instrument, consisting of four pages, including this page, was signed on the above date by Wanda S. Bledsoe in our presence, we being present at the same time, and she then declared to us that such instrument was her Last Will; and we, at her request and in her presence

LAST WILL AND TESTAMENT OF WANDA S. BLEDSOE

AND IN the presence of each other, have signed such instrument as witnesses, this 13th day of September 2000.

Bj. McKeighan RESIDING AT Fallbrook, CA
Grace Lynn RESIDING AT Fallbrook, CA
Louise RESIDING AT Fallbrook, Co.



Deposited Will No D01357

The foregoing instrument is a full, true and correct copy of the original which has been deposited in this office, and which has not, to date, been presented for probate

Date 4/7/17

By V. Lin Deputy
V. Lin

CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

3502012031809

CERTIFICATE OF DEATH

3201237002770

STATE FILE NUMBER		USE BLACK INK ONLY / NO ENLARGES, WITHDRAWS OR ALTERATIONS (S-1 PREY 3/05)				LOCAL REGISTRATION NUMBER		
DECEDENT'S PERSONAL DATA	1. NAME OF DECEDENT - FIRST (Given) CARROLL		2. MIDDLE HARRIS		3. LAST (Family) BLEDSOE			
	AKA, ALSO KNOWN AS - include full AKA (FIRST, MIDDLE, LAST)			4. DATE OF BIRTH mm/dd/yyyy 12/31/1924		5. AGE Yrs. 87	6. FURTHER ONE YEAR Months Days	
	7. BIRTH STATE/FOREIGN COUNTRY CA	8. MARITAL STATUS/SPD* (at Time of Death) MARRIED	9. DATE OF DEATH mm/dd/yyyy 02/02/2012	10. HOUR (24 Hour) 2000	11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	12. MARRIAGE/SPD* (if Time of Death) MARRIED	13. DATE OF DEATH mm/dd/yyyy 02/02/2012	14. HOUR (24 Hour) 2000
	15. EDUCATION - Highest Level/Degree (see worksheet on back) BACHELOR	16. WAS DECEDENT HISPANIC/LATINO/SPANISH? (if yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	17. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) WHITE	18. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED LT COLONEL	19. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) US AIR FORCE	20. YEARS IN OCCUPATION 28	21. DECEDENT'S RESIDENCE (Street and number, or location) 30460 CALLE LA REINA	
USUAL RESIDENCE	22. CITY BONSALL	23. COUNTY/PROVINCE SAN DIEGO	24. ZIP CODE 92003	25. YEARS IN COUNTY 36	26. STATE/FOREIGN COUNTRY CA	27. INFORMANT'S NAME, RELATIONSHIP MICHAL BLEDSOE, DAUGHTER	28. INFORMANT'S MAILING ADDRESS (Street and number, or full route number, city or town, state and zip) PO BOX 757, BONSALL, CA 92003	
	29. NAME OF SURVIVING SPOUSE/SPD* - FIRST WANDA	30. MIDDLE SUE	31. LAST (BIRTH NAME) MCABEE	32. NAME OF FATHER/PARENT - FIRST ROBERT	33. MIDDLE -	34. LAST BLEDSOE	35. BIRTH STATE UNKNOWN	
SPOUSE/SPD* AND PARENT INFORMATION	36. NAME OF MOTHER/PARENT - FIRST VANITIA	37. MIDDLE -	38. LAST (BIRTH NAME) BARNES	39. BIRTH STATE UNKNOWN	40. NAME OF FUNERAL ESTABLISHMENT SAN DIEGO CREMATION SERVICE	41. LICENSE NUMBER FD1481	42. SIGNATURE OF LOCAL REGISTRAR WILMA WOOTEN, MD	
	43. DISPOSITION DATE mm/dd/yyyy 02/22/2012	44. PLACE OF FINAL DISPOSITION FT ROSECRANS NATIONAL CEMETERY SAN DIEGO, CA 92106	45. TYPE OF DISPOSITION(S) CR/BU	46. SIGNATURE OF EMBALMER NOT EMBALMED	47. LICENSE NUMBER -	48. DATE mm/dd/yyyy 02/22/2012	49. PLACE OF DEATH OWN RESIDENCE	
PLACE OF DEATH	50. COUNTY SAN DIEGO	51. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 30460 CALLE LA REINA	52. CITY BONSALL	53. CAUSE OF DEATH IMMEDIATE CAUSE (Final disease or condition resulting in death) A) CARDIOPULMONARY ARREST	54. DEATH REPORTED TO CORONER? IMMED	55. SPOUSE PERFORMED? 15 MINS	56. AUTOPTOY PERFORMED? YRS	
	57. UNDERLYING CAUSE (Final disease or condition resulting in death) B) ACUTE MYOCARDIAL INFARCTION C) CONGESTIVE HEART FAILURE D) CORONARY ARTERY DISEASE	58. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 DEMENTIA	59. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (if yes, list type of operation and date) NO	60. SIGNATURE AND TITLE OF CERTIFIER LUIS JOSEPH NAVAZO M.D.	61. LICENSE NUMBER G72940	62. DATE mm/dd/yyyy 02/22/2012	63. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE LUIS JOSEPH NAVAZO M.D. 1582 W SAN MARCOS BLVD STE 100, SAN MARCOS, CA 92069	
CAUSE OF DEATH	64. MANNER OF DEATH Natural <input type="checkbox"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/>	65. INJURED AT WORK? NO	66. INJURY DATE mm/dd/yyyy	67. HOUR (24 Hour)	68. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)	69. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)	70. LOCATION OF INJURY (Street and number, or location, and city, and zip)	
	71. SIGNATURE OF CORONER / DEPUTY CORONER	72. DATE mm/dd/yyyy	73. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	74. STATE REGISTRAR	75. CENSUS TRACT	76. FAX AUTH.#	77. CENSUS TRACT	



* A 0 0 2 3 8 9 8 3 3 *

County of San Diego - Department of Health Services - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. Required fee paid.

DATE ISSUED: February 24, 2012

Wilma J. Wooten, M.D.
WILMA J. WOOTEN, MD
REGISTRAR OF VITAL RECORDS
County of San Diego

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar



STATE OF CALIFORNIA
CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

3052016191603

CERTIFICATE OF DEATH

3201637016344

STATE FILE NUMBER		STATE OF CALIFORNIA USE BLACK INK ONLY / NO ENVELOPES, BRITISH OR ALTERATIONS VS-1 (MAY 2015)				LOCAL REGISTRATION NUMBER					
DECEASED'S PERSONAL DATA	1. NAME OF DECEASED - FIRST (Given) WANDA		2. MIDDLE SUE		3. LAST (Family) BLED SOE						
	AKA, ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST)			4. DATE OF BIRTH (mm/dd/yyyy) 03/17/1933		5. AGE YRS. 83	IF UNDER ONE YEAR: Months: _____ Days: _____	IF UNDER 24 HOURS: Hours: _____ Minutes: _____	6. SEX F		
	8. BIRTH DATE/FOREIGN COUNTRY AK		11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	12. MARITAL STATUS/SIC* at Time of Death WIDOWED		7. DATE OF DEATH (mm/dd/yyyy) 09/26/2016		8. HOUR (24 Hours) 1912			
	13. EDUCATION - Highest Level/Degree (see worksheet on back) SOME COLLEGE		14. WAS DECEASED HISPANIC/LATINO/SPANISH? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	16. DECEASED'S RACE - Up to 3 races may be listed (see worksheet on back) CAUCASIAN							
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED BUSINESS OWNER			18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) REAL ESTATE			19. YEARS IN OCCUPATION 35					
USUAL RESIDENCE	20. DECEASED'S RESIDENCE (Street and number, or location) 30460 CALLE LA REINA										
	21. CITY BONSALL		22. COUNTY/PROVINCE SAN DIEGO		23. ZIP CODE 92003		24. HOUR IN COUNTY 40		25. STATE/FOREIGN COUNTRY CA		
INFORMANT	26. INFORMANT'S NAME, RELATIONSHIP MICHAL BLED SOE, DAUGHTER				27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) PO BOX 757, BONSALL, CA 92003						
	29. NAME OF SURVIVING SPOUSE/SPOFF - FIRST -		29. MIDDLE -		30. LAST (BIRTH NAME) -						
SPOUSE/SPOFF AND PARENT INFORMATION	31. NAME OF FATHER/PARENT - FIRST JESSE		32. MIDDLE FRANKLIN		33. LAST MCABEE		34. BIRTH STATE AK				
	35. NAME OF MOTHER/PARENT - FIRST DORA		36. MIDDLE ANN		37. LAST (BIRTH NAME) WILLIAMSON		38. BIRTH STATE AK				
FUNERAL DIRECTOR / LOCAL REGISTRAR	39. DISPOSITION DATE (mm/dd/yyyy) 10/03/2016		40. PLACE OF FINAL DISPOSITION FT. ROSECRANS NATIONAL CEMETERY 1800 CABRILLO MEMORIAL DRIVE, SAN DIEGO, CA 92106								
	41. TYPE OF DISPOSITION(S) CR/BU		42. SIGNATURE OF EMBALMER NOT EMBALMED				43. LICENSE NUMBER -				
	44. NAME OF FUNERAL ESTABLISHMENT ACCU-CARE CREMATION & FUNERALS		45. LICENSE NUMBER FD1528	46. SIGNATURE OF LOCAL REGISTRAR WILMA J WOOTEN, MD MPH			47. DATE (mm/dd/yyyy) 09/30/2016				
PLACE OF DEATH	101. PLACE OF DEATH PACIFICA HOUSE				102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> EP/OP <input type="checkbox"/> OOH <input checked="" type="checkbox"/> HOSPITAL		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> NURSING HOME <input type="checkbox"/> SKILLED NURSING <input type="checkbox"/> OTHER				
	104. COUNTY SAN DIEGO		105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 4111 PARK DRIVE				106. CITY CARLSBAD				
CAUSE OF DEATH	107. CAUSE OF DEATH Enter the chain of events - diseases, injuries, or complications - that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or circulatory arrest, or immediate fortification without showing the etiology. DO NOT ABBREVIATE.										
	IMMEDIATE CAUSE (Final disease or condition resulting in death) LATE EFFECT OF CEREBROVASCULAR ACCIDENT		108. DEATH REPORTED TO CORNER? WEEKS WV16-03938		109. BODILY EXAM PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		110. AUTOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		111. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO		
	112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 DYSPHAGIA										
	113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO								114. IF FEMALE, PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		
PHYSICIAN'S CERTIFICATION	114.1 CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Deceased Attended Since: _____ Deceased Last Seen Alive: _____		115. SIGNATURE AND TITLE OF CERTIFIER CHARLES E HERGESHEIMER M.D.		116. LICENSE NUMBER G76058		117. DATE (mm/dd/yyyy) 09/30/2016				
	114.2 TYPE ATTENDING PHYSICIAN'S NAME (MAILING ADDRESS, ZIP CODE) 09/19/2016 09/26/2016 2525 PIO PICO DRIVE STE 301, CARLSBAD, CA 92008										
CORONER'S USE ONLY	118. CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK										
	119. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)										
	120. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)										
	121. LOCATION OF INJURY (Street and number, or location, and city, and zip)										
122. SIGNATURE OF CORONER / DEPUTY CORONER				127. DATE (mm/dd/yyyy)		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER					
STATE REGISTRAR	A	B	C	D	E	FAX AUTH.#		CENSUS TRACT			

County of San Diego - Health & Human Services Agency - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. This copy not valid unless prepared on engraved border displaying seal and signature of Registrar

Wilma J. Wooten, M.D.

DATE ISSUED: October 6, 2016
WILMA J. WOOTEN, M.D., M.P.H.
REGISTRAR OF VITAL RECORDS
County of San Diego



CASANDIECI

November 28, 2022

APN: 929090007-4

Date of Sale: May 24th 2016.

We held a trust deed on the above referenced APN on property in Riverside County. The property was in default at time of tax sale. (My mother was dying at the time, she passed in Sept of 2016.)

I testify, under penalty of perjury, that the loan was a first trust deed, purchase money, for a face amount of 250,000 but the borrower had paid the principle by 50,000, leaving a balance of \$200,000 owing as of May 24th 2016.

A handwritten signature in black ink that reads "Michal Bledsoe". The signature is written in a cursive, flowing style.

Michal Bledsoe

PO Box 757 Bonsall CA 92003

760-468-3619

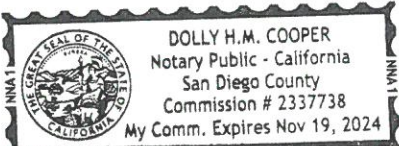
sagecounsel@gmail.com

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 28
day of November, 2022, by Michal Bledsoe

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



(Seal)

Signature

A handwritten signature in black ink, appearing to read 'Michal Bledsoe', is written over a horizontal line.

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

2017 NOV -1 AM 11:17

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC 207 Item 1051 Assessment Number: 929090007-4

Assessee: PHAM NGUYEN, MYCHAN THI

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 \$10,828.69 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. 2015-0306310 recorded on 7/14/2015. 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.

Please see attached A Copy of Recorded Lien

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 8th day of June, 2017 at Los Angeles, California
County, State

Matthew A. Gardner

Signature of Claimant

Signature of Claimant

Matthew A. Gardner

Print Name

Print Name

90234 E. Colorado Blvd. #800

Street Address

Street Address

Pasadena, CA 91101

City, State, Zip

City, State, Zip

626-449-5577

Phone Number

Phone Number

When Recorded Mail to:
Matthew A. Gardner, Esq.
Richardson Harman Ober PC
234 East Colorado Blvd., 8th Floor
Pasadena, California 91101

2015-0306310

07/14/2015 12:00 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aidana
County Of Riverside
Assessor-County Clerk-Recorder

APN# 929-090-007

NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN

This NOTICE OF DELINQUENT ASSESSMENT AND CLAIM OF LIEN is being given pursuant to California Civil Code §5675 and the provisions of the Declaration of Covenants, Conditions and Restrictions (CC&Rs) of the Homeowners Association as follows:

Association claimant: LA Cresta Property Owners' Association

Declaration of Covenants, Conditions and Restrictions recorded on July 24, 1969, as Instrument No.: 69-81116 County of Riverside, California.

The description of the common interest development property being recorded is as follows:

Common address: 38707 Calle De Companero, Murrieta, CA 92562

Legal description: See attached Exhibit "A", which is incorporated herein by reference

The reputed owners are: Mychan Thi Pham-Nguyen

Owner's mailing address: PO Box 54625, Irvine, CA 92619

ITEMIZATION OF DELINQUENCY

(See Exhibit "B" attached hereto and made a part hereof)

Assessment:	\$ 4,825.16
Collection Fees:	\$ 100.00
Late Fees:	\$ 10.00
Interest:	\$ 23.04
Legal Fees & Costs:	\$ 768.68
TOTAL:	\$ 5,726.88

Additional monies shall accrue under this claim at the rate of the claimant's regular or special assessments, plus permissible late charges, cost of collection and interest, if any, that shall accrue subsequent to the date of this notice. Should the association named herein act to have the lien created by this notice enforced at non-judicial foreclosure and sale, as provided in California Civil Code, Section 5700, the trustee authorized to enforce the lien shall be: Richardson Harman Ober PC, 234 E. Colorado Blvd., 8th Floor, Pasadena, California 91101.

LA Cresta Property Owners' Association

By: RICHARDSON HARMAN OBER PC
Authorized Representative

DATED: July 8, 2015

Matthew A. Gardner

Matthew A. Gardner, Esq.

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

)
) SS.

COUNTY OF LOS ANGELES

On July 9, 2015, before me, Thushari Sanjeevani Fernando, notary public, personally appeared Matthew A. Gardner, 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 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 is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
Signature

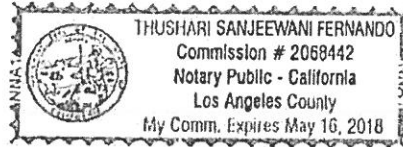


Exhibit "A"

Legal Description

Parcel 4 as shown on Parcel Map 7617 on file in Book 31 Page 25 of Parcel Maps,
Records of Riverside County California.

Exhibit 'B'

RHO Richardson*Harran*Ober-

C8274.3

Thursday 09 July 2015

Date	Assessments	Utility	SBA	Special	Collection	Late Fee	Payments	Other	Interest	Month Total	Interest Prior	Forward
07/01/2014	\$ 3,950.16	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	7.00 %	\$ 3,950.16	\$ 0.00	\$ 3,950.16
07/31/2014												
10/01/2014	\$ 875.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00	\$ 0.00	0.00 %	\$ 885.00	\$ 23.04	\$ 4,835.16
10/31/2014												
05/01/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 100.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00 %	\$ 100.00	\$ 0.00	\$ 4,935.16
05/31/2015												
Totals	\$ 4,825.16	\$ 0.00	\$ 0.00	\$ 0.00	\$ 100.00	\$ 10.00	\$ 0.00	\$ 0.00			\$ 23.04	
	\$ 4,825.16											

Costs: \$ 18.58 Fees: \$ 0.00
 Legal Fees: \$ 750.00
 Final Total: \$ 5,726.86

RECORDING REQUESTED BY
Matthew A. Gardner

WHEN RECORDED MAIL TO
NAME Richardson Harman Ober PC
MAILING 234 E. Colorado Blvd., 8th Floor
ADDRESS
CITY, STATE Pasadena, California 91101
ZIP CODE

2017-0306968

07/27/2017 10:32 AM

*****Customer Copy Label*****

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

ABSTRACT OF JUDGMENT

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):
 After recording, return to:
Matthew A. Gardner, Bar No: 244216
Portia M. Wood, Bar No.: 309495
234 E. Colorado Blvd., 8th Floor
Pasadena, CA 91101
 TEL NO.: 626-449-5577 FAX NO. (optional): 626-449-5572
 E-MAIL ADDRESS (Optional): mgardner@rhopc.com

ATTORNEY FOR JUDGMENT CREDITOR ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF **Riverside**
 STREET ADDRESS: **4050 Main Street**
 MAILING ADDRESS:
 CITY AND ZIP CODE: **Riverside, CA 92501**
 BRANCH NAME: **Central Justice Center**

FOR RECORDER'S USE ONLY

PLAINTIFF: **LA CRESTA PROPERTY OWNERS' ASSOCIATION, a California Non-Profit Mutual Benefit Corporation**
 DEFENDANT: **MYCHAN THI PHAM-NGUYEN, an individual**

CASE NUMBER:
RIC 1606315

ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS Amended

FOR COURT USE ONLY

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

a. Judgment debtor's Name and last known address

Mychan Thi Pham-Nguyen, an Individual
14391 Starsia Street
Westminster, California 92683

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

c. Social security no. [last 4 digits] Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):
Mychan Thi Pham-Nguyen, an Individual
14391 Starsia Street, Westminster, California 92683

2. Information on additional judgment debtors is shown on page 2.


4. Information on additional judgment creditors is shown on page 2.

3. Judgment creditor (name and address):
La Cresta Property Owners' Association, a California Non-Profit Mutual Benefit Corporation, c/o 234 E. Colorado Blvd., 8th Floor
 Date: **June 30, 2017** **Pasadena, CA 92501**

5. Original abstract recorded in this county:

a. Date:
 b. Instrument No.:

Portia M. Wood
 (TYPE OR PRINT NAME)


 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:
\$ 10,828.69

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

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

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

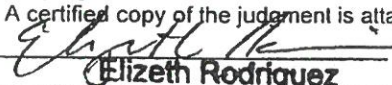
8. a. Judgment entered on (date): **June 23, 2017**
 b. Renewal entered on (date):

9. This judgment is an installment judgment.

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



This abstract issued on (date):
JUL 12 2017

12. a. I certify that this is a true and correct abstract of the judgment entered in this action.
 b. A certified copy of the judgment is attached.
 Clerk, by  Deputy
Elizabeth Rodriguez



Richardson • Harman • Ober^{PC}

234 E. Colorado Blvd., 8th Floor
Pasadena, California 91101
Telephone: 626.449.5577
Facsimile: 626.449.5572
Toll Free: 877.446.2529

Author E-mail: tfernando@rhopc.com

October 6, 2017

Don Kent, Treasurer-Tax Collector
Attn: Excess Proceeds
Post Office Box 12005
Riverside, CA 92502

**Re: LA Cresta Property Owners' Association
Mychan Thi Pham-Nguyen
38707 Calle De Companero, Murrieta, CA 92562
Follow up on the Excess Funds Claim - Lien Document # 2015-0306310**

Hi Mr. Ken,

You were advised that this office is pursuing the handling the distribution of the excess funds claim according to the Tax Deed recorded on July 14, 2016.

Please be advised that we have not heard from your office regarding the claim we sent you on June 8, 2017. - A copy of claim is attached.

Please let us know when will be the distribution begins if any towards subject recorded lien.

Be advised that this office is attempting to collect a debt. Any information will be used for that purpose. Nothing in this letter is, or shall be deemed to be, a waiver of any factual or legal position, or of any rights of the Association, all of which are expressly reserved hereby.

Your prompt attention to this matter will be greatly appreciated.

Very truly yours,

RICHARDSON ♦ HARMAN ♦ OBER PC

Thushari Fernando
Collections Manager

/tf

cc: Board of Directors
c/o Paula Peters

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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 207 Item 1051 Assessment Number: 929090007-4

Assessee: PHAM NGUYEN, MYCHAN THI

Situs: NONE

Date Sold: May 24, 2016

Date Deed to Purchaser Recorded: July 14, 2016

Final Date to Submit Claim: July 14, 2017

2016 NOV 24 PM 1:48

RIVERSIDE COUNTY
TREAS - TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 75680 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. 205-1071616 recorded on 12-29-2005. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

* please see attached document.
Thank you.

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 8 day of November, 2016 at RIVERSIDE, CALIFORNIA
County, State

[Signature]
Signature of Claimant

Signature of Claimant

MYCHAN PHAM NGUYEN
Print Name

Print Name

P. O. BOX 54625
Street Address

Street Address

IRVINE CA 92619
City, State, Zip

City, State, Zip

714 308-6860
Phone Number

Phone Number

RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
RIVERSIDE RESALE

DOC # 2005-1071616
12/29/2005 08:00A Fee:17.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Mychan Thi Pham-Nguyen
27 Starview
Irvine, CA 92603



Order No. 2177426 -26
Escrow No. 203-26614-MDC
Parcel No. 929-090-007

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

TRA: 082-003

SIG
OK
KW

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$434.50 and CITY \$
 computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: _____ City of La Cresta

(17) [T]

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
First Regional Bank thru aquisition from Bank of Commerce, Custodian FBO Carroll H. Bledsoe,
IRA, as to undivided 60% and Wanda S. Bledsoe, SEP-IRA, as to an Undivided 20% and Michal A.
Bledsoe, SEP-IRA, as to an undivided 20%

hereby GRANTS to Mychan Thi Pham-Nguyen, a Married Woman as her Sole and Separate
Property
the following described real property in the County of Riverside, State of California:

Parcel 4 as shown on Parcel Map 7617 on file in Book 31 Page 25 of Parcel Maps, Records of
Riverside County California.

Date December 6, 2005
First Regional Bank thru aquisition from Bank of
Commerce, Custodian FBO Carroll H. Bledsoe, IRA,
as to undivided 60% and Wanda S. Bledsoe, SEP-
IRA, as to an Undivided 20% and Michal A. Bledsoe,
SEP-IRA, as to an undivided 20%

BY [Signature]
Authorized Signer

STATE OF CALIFORNIA }
COUNTY OF San Diego } S.S.
On December 12, 2005, before me, Patricia B. Arellano, a
Notary Public in and for said County and State, personally appeared Jesse Mobley

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 (s)he/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 [Signature]

