

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



ITEM: 19.8  
(ID # 12230)

MEETING DATE:  
Tuesday, May 23, 2023

FROM : TREASURER-TAX COLLECTOR:

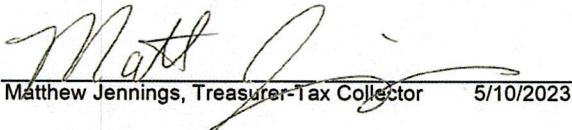
SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 203, Item 621. Last assessed to: Jesse Sanchez; Derek Sanchez; Ruben Jesus Sanchez; Vanessa Sanchez; Ruben Jesus Sanchez III, a single man, and Tommy Alifonso Sanchez, a single man as community property. District 4. [\$9,778-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Derek Sanchez, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
2. Deny the claims from George W. Williams for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;

Continued on Page 2

ACTION: Policy

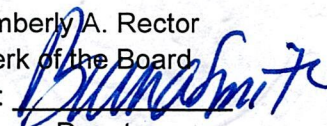
  
Matthew Jennings, Treasurer-Tax Collector 5/10/2023

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MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, 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: May 23, 2023  
xc: Tax-Collector, Auditor Controller

Kimberly A. Rector  
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. Deny the claim from Melanie Fesmire and George Williams for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
4. Deny the claim from Steven Ernest, Attorney for AmeriCredit Financial Services, Inc., for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
5. Deny the claim from Maria Arreola for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
6. Deny the claim from Charles Leigh, Managing Agent for Estrella Hills Homeowners Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
7. Deny the claim from Irene Guadalupe Sanchez, Power of Attorney for Jesse Daniel Sanchez AKA Jesse Sanchez, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
8. Deny the claim from Vanessa Sanchez for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
9. Deny the claim from Jackie Reyes for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 763150018-7;
10. Authorize and direct the Auditor-Controller to issue a warrant to Derek Sanchez in the amount of \$9,778.99, 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;
11. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$29,336.97 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$9,778	\$ 0	\$9,778	\$ 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 05, 2015 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 18, 2015. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 22, 2015 to parties of interest as defined



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

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.

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

1. Examined Parties of Interest Reports to notify all parties of interest attached to the parcel.
2. Researched all last assessee's through the County's Property Tax System for any additional addresses.
3. Used Accurint (people finder) to notify any new addresses that may be listed for our last assessees.
4. Advertised in newspapers for three consecutive weeks in The Desert Sun, Palo Verde Valley Times and The Press Enterprise referring any parties of interest to file a claim for the excess proceeds.
5. Sent out a certified mailing within 90 days as required by Revenue and Taxation Code 4676 (b).

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's deed to the Purchaser, which was recorded on June 18, 2015.

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

1. Claim from Derek Sanchez based on a Grant Deed recorded November 18, 1994 as Instrument No. 1994-437683.
2. Two claims from George W. Williams based on an Abstract of Judgment recorded January 17, 2007 as Instrument No. 2007-0036933 and an Abstract of Judgment recorded January 17, 2007 as Instrument No. 2007-0036955.
3. Claim from Melanie Fesmire and George Williams based on an Abstract of Judgment recorded October 02, 2009 as Instrument No. 2009-0513318.
4. Claim from Steven Ernest, Attorney for AmeriCredit Financial Services, Inc., based on an Abstract of Judgment recorded November 24, 2009 as Instrument No. 2009-0607723.
5. Claim from Maria Arreola based on an Abstract of Judgment recorded July 21, 2011 as Instrument No. 2011-0320948.



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

6. Claim from Charles Leigh, Managing Agent for Estrella Hills Homeowners Association based on an Abstract of Judgment recorded January 02, 2013 as Instrument No. 2013-0001169.
7. Claim from Irene Guadalupe Sanchez, Power of Attorney for Jesse Daniel Sanchez AKA Jesse Sanchez, based on a Grant Deed recorded October 16, 1989 as Instrument No. 1989-358155.
8. Claim from Vanessa Sanchez based on a Grant Deed recorded October 16, 1989 as Instrument 1989-358155 and a Certificate of Death for the claimant.
9. Claim from Jackie Reyes based on a Grant Deed recorded May 07, 2007 as Instrument No. 2007-0304890.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Derek Sanchez be awarded excess proceeds in the amount of \$9,778.99. The claims from George W. Williams, Melanie Fesmire and George Williams, and Maria Arreola be denied since their debtor was not a party of interest at the time their judgments were recorded. The claim from Steven Ernest, Attorney for AmeriCredit Financial Services, Inc., be denied since the claimant withdrew their claim. The claim from Charles Leigh, Managing Agent for Estrella Hills Homeowners Association be denied since the debtor is unrelated to the property sold. The claim from Irene Guadalupe Sanchez, Power of Attorney for Jesse Daniel Sanchez AKA Jesse Sanchez, be denied since the claimants failed to provide the required documentation to establish their claim. The claim from Vanessa Sanchez be denied since the claimant is now deceased and no heir(s) have come forward to support the claimants claim according to Probate Code 13100 et seq. Finally, the claim from Jackie Reyes be denied since it was determined the claimant did not hold title and was not a party of interest at the time of the sale. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$29,336.97 will be transferred to the County General Fund. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

Excess proceeds will be released to a last assessee of the property and transferred to the County General Fund.

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

**ATTACHMENT A. Claim Derek**

**ATTACHMENT B. Claim Williams**

**ATTACHMENT C. Claim Fesmire&Williams**

**ATTACHMENT D. Claim Ernest**

**ATTACHMENT E. Claim Arreola**

**ATTACHMENT F. Claim Leigh**

**ATTACHMENT G. Claim Irene&Jesse**



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

ATTACHMENT H. Claim Vanessa

ATTACHMENT I. Claim Reyes

  
Stephanie Perez, Principal Management Analyst 5/16/2023

  
Kristine Bell-Valdez, Supervising Deputy County Counsel 4/13/2023

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

**RECEIVED**

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

Re: **Claim for Excess Proceeds**

TC 203 Item 621 Assessment No.: 763150018-7

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

2015 DEC 21 AM 8:27

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 320.00 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. \_\_\_\_\_; recorded on \_\_\_\_\_. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Abstract of Judgement - Civil and Small Claims

DVS 082021 Jan 12, 2007

George W. Williams vs Ruben Sanchez

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 5 day of December, 2015 at Riverside CA  
County, State

[Signature]  
Signature of Claimant

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

George W. Williams  
Print Name

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

45-841 Oasis St #2  
Street Address

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

Indio CA 92201  
City, State, Zip

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

(760) 347-7387  
Phone Number

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



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

RECEIVED

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2015 DEC 21 AM 8:27

TC 203 Item 621 Assessment No.: 763150018-7

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 504.45 from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2007-0036955 recorded on 11/17/2007. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Abstract of Judgment Civil and Small Claims

JNS 08/2015 Jan 15, 2007

George W. Williams vs Ruben Sanchez

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 5 day of December, 2015 at Riverside CA  
County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

EJ-001

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

Recording requested by and return to:

GEORGE W. WILLIAMS  
81-701 Highway 111, Suite 1  
Indio, CA 92201  
(760) 347-7387 (760) 347-9736

☐ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 46200 OASIS STREET

MAILING ADDRESS:

CITY AND ZIP CODE: INDIO, CA. 92201

BRANCH NAME: INDIO BRANCG

PLAINTIFF: GEORGE W. WILLIAMS

DEFENDANT: RUBEN SANCHEZ

ABSTRACT OF JUDGMENT - CIVIL  
AND SMALL CLAIMS

☐ Amended

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

RUBEN SANCHEZ  
82195 BLISS AVENUE  
INDIO, CA. 92201

b. Driver's license No. and state:

c. Social security No.:

☒ Unknown☐ Unknown

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): 82195 BLISS AVENUE  
INDIO, CA. 92201

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

3. Judgment creditor (name and address):

GEORGE W. WILLIAMS  
81-701 HIGHWAY 111, STE 1  
INDIO, CA. 92201

Date: 1/10/2007

GEORGE W. WILLIAMS

(TYPE OR PRINT NAME)

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

\$ 504.45

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

8. a. Judgment entered on (date): 01/04/07

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.



This abstract issued on (date):

JAN 12 2007

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 [Rev. January 1, 2006]

Martin Group  
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ABSTRACT OF JUDGMENT - CIVIL  
AND SMALL CLAIMS

DOC 2007-0036955  
01/17/2007 08:00A Fee: 10.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk &amp; Recorder



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1			2						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									811

CASE NUMBER:

INS 082015

FOR COURT USE ONLY

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

11. A stay of enforcement has

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

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

- b. ☐ A certified copy of the judgment is attached.

Clerk, by

Deputy

SAN2559

Page 1 of 2  
Code of Civil Procedure, §§ 488.480,  
674, 709.190



EJ-001

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

Recording requested by and return to:

GEORGE W. WILLIAMS  
81-701 Highway 111, Suite 1  
Indio, CA 92201  
(760) 347-7387 (760) 347-9736

☐ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 46200 OASIS STREET

MAILING ADDRESS:

CITY AND ZIP CODE: INDIO, CA. 92201

BRANCH NAME: INDIO BRANCG

PLAINTIFF: GEORGE W. WILLIAMS

DEFENDANT: RUBEN SANCHEZ

**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

RUBEN SANCHEZ  
82195 BLISS AVENUE  
INDIO, CA. 92201

b. Driver's license No. and state:

c. Social security No.:

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): 82195 BLISS AVENUE  
INDIO, CA. 92201

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

3. Judgment creditor (name and address):

GEORGE W. WILLIAMS  
81-701 HIGHWAY 111, STE 1  
INDIO, CA. 92201

Date: 1/10/07

GEORGE W. WILLIAMS

(TYPE OR PRINT NAME)

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

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

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

\$ 320.00

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

8. a. Judgment entered on (date): 01/04/2007

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

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

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

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

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

b. ☐ A certified copy of the judgment is attached.

Clerk, by

Deputy



This abstract issued on (date):

JAN 12 2007

Form Adopted for Mandatory Use  
Judicial Council of California  
EJ-001 (Rev. January 1, 2006)



Morgan Drexel

ESSENTIAL FORMS™

**ABSTRACT OF JUDGMENT - CIVIL  
AND SMALL CLAIMS**

Page 1 of 2  
Code of Civil Procedure, §§ 483.460,  
624, 700.190

8SAN2576

DOC # 2007-0036933

01/17/2007 08:00A Fee:10.00

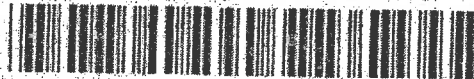
Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk &amp; Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			2						1
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
									811

CASE NUMBER:

INS 082021

C  
811

Advanced Person Search Results *Ran Search with full SSN*

Records: 1 to 11 of 11

Search Terms Used - SSN:

	Full Name	SSN	Address	Phone	Indicators	Next Steps
1.	<b>D</b> RUBEN H SANCHEZ RUBEN H SANCHEZ SR RUBEN HERNANDEZ SANCHEZ RUBEN JESUS SANCHEZ RUBEN JESUS SANCHEZ SR RUBEN J SANCHEZ RUBEN J SANCHEZ III RUBEN J SANCHEZ JR RUBEN SANCHEZ RUBEN HERNANDEZ RUBEN HERNANDEZ SANCHEZ SR RUBEN SANCHE SANCHEZ B DIAZ SANCHEZ RUBIN DOB: 3/xx/1949 DOB: 4/1949 DOB: 3/xx/1950 DOB: 3/xx/1982 DOD: 10/5/2014 Age at death: 65 Gender - Male *View Sources (~10) Setup Person Alert	LexID:	83490 CALLE COLIMA COACHELLA CA 92236-6373 Jul 2014 - Oct 2016 ✓ Probable current address	760-342-5721 - PDT Feb 09 - Oct 16 Current DA SANCHEZ MARY A (Current Listing Name)	<b>Criminal Records</b> <b>People at Work</b>	Learn how Accurint Reports can assist you: See Examples
			82690 US HIGHWAY 111 INDIO CA 92201-5634 Packaging service. Sep 1998 - Sep 2016	760-347-3927 - PDT Feb 04 - Nov 12 Possible non-DA phone number may be disconnected.		
			82195 BLISS AVE INDIO CA 92201-4101 Sep 2000 - Mar 2015			<i>abstract -</i>
			INDIO CA 92201-4101 Oct 2014			<i>Deed 1989-358156</i>
			52829 CALLE CAMACHO COACHELLA CA 92236-3049 Feb 1989 - Sep 2010			
			82674 US HIGHWAY 111 STE 2 INDIO CA 92201-5664 Aug 1982 - Nov 2009			
			82690 US HIGHWAY III HW INDIO CA 92201 Jun 1998 - Jun 2009			
			87730 53RD AVE THERMAL CA 92274-9102 Sep 2001 - Feb 2009			
			PO BOX 2767 INDIO CA 92202-2767 Jul 2006 - Oct 2007			
			87730 AVENUE 53 THERMAL CA 92274 Oct 1995 - Mar 2007			
			82674 US HIGHWAY 111 STE 1 INDIO CA 92201-5618 Jan 1992 - Dec 2006			
			87730 AVE 53 APT THERMAL CA 92274 Jan 1998 - Jun 2006			
			82674 HWY 111 1 INDIO CA 92201 2003 - Feb 2006			



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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 203 Item 621 Assessment No.: 763150018-7

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 75,937.75 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. 2009-0513318; recorded on 10/02/2009. 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.

Abstract of Judgment - Civil and Small Claims

Fesmire + Williams vs. Ruben Sanchez Jr.

INS 083473 Sept 29 2009

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 5 day of December, 2015 at Riverside, CA

County, State

[Signature]  
Signature of Claimant

[Signature]  
Signature of Claimant

Melanie Fesmire  
Print Name

45-841 Oasis St #2  
Street Address

Indio CA 92201  
City, State, Zip

(760) 347-7387  
Phone Number

George Williams  
Print Name

45-841 Oasis St #2  
Street Address

Indio CA 92201  
City, State, Zip

(760) 347-7387  
Phone Number

EJ-001

DOC 2009-0513318

10/02/2009 08:00A Fee:12.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk &amp; Recorder

M  
811

13-

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

Recording requested by and return to: 49862  
 George W. Williams  
 Fesmire & Williams  
 81-701 Highway 111, Suite 1  
 Indio, CA 92201  
 (760) 347-7387 (760) 347-9736

☐ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF Riverside

STREET ADDRESS: 46200 Oasis Street

MAILING ADDRESS:

CITY AND ZIP CODE: Indio, CA. 92201

BRANCH NAME: Indio Branch

PLAINTIFF: FESMIRE &amp; WILLIAMS

DEFENDANT: Ruben Sanchez Jr.

### ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS

☐ Amended

CASE NUMBER:

INS 083473

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

RUBEN SANCHEZ, JR.  
 87730 AVENUE 53, SPACE #4  
 THERMAL, CA. 92274

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

c. Social security No. [last 4 digits]:

d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address): RUBEN SANCHEZ, JR.

87730 AVENUE 53, SPACE#4, THERMAL, CA. 92274

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

3. Judgment creditor (name and address):

FESMIRE & WILLIAMS  
 81-701 HIGHWAY 111, STE 1  
 INDIO, CA. 92201

Date: 9/16/09

GEORGE W. WILLIAMS

(TYPE OR PRINT NAME)

☒ Unknown☐ Unknown

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

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

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

a. Amount: \$

b. In favor of (name and address):

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

\$ 7,593.75

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

8. a. Judgment entered on (date): 9/09/09

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

11. A stay of enforcement has

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

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

b. ☐ A certified copy of the judgment is attached.

Clerk, by \_\_\_\_\_, Deputy



This abstract issued on (date):

SEP 29 2009

July 30, 2019

Sent by FAX to: 951/955-3990  
and USPS

County of Riverside, Treasurer-Tax Collector  
Tax Sale Operations/Excess Proceeds  
4080 Lemon Street, 4<sup>th</sup> Floor  
Riverside, CA 92502  
Attn.: Miriam C. Marquez

Good Afternoon, Ms. Marquez:

We have received no payment on any of the three judgment liens we hold against Ruben Sanchez and Ruben Sanchez, Jr.

Our total demand/claim for moneys owed as of the date of the tax sale is \$13,339.85. I've attached both my Demand, which contains our calculations, and copies of each of the three Abstracts of Judgment we hold.

If you have any questions, please call me at 760/347-7387.

Regards,

**FESMIRE & WILLIAMS**

By: 

George W. Williams.

GWW/lvn  
Enc  
File





ABSTRACT OF JUDGMENT: DOC # 2009-0513318

RECORDED: 10/02/2009

AMOUNT OF JUDGMENT: \$7593.75

Judgment Debtor: Ruben Sanchez, Jr.  
SSN. \*\*\*\* \*

Interest Calculation:

$\$7593.75 \times .10 = \$759.375 / 365 \text{ days} = \$2.0804794 \text{ daily interest @ } 10\% \text{ per year.}$

Days from 10/02/2009 to 05/05/2015 = 2041  $\times .0804794 = \$4246.25 \text{ interest.}$

Judgment + Interest =  $\$7593.75 + \$4246.25 = \$11,840.$

Claim for money owed on Judgment INS 083473 = **\$11,840.00.**

ABSTRACT OF JUDGMENT: DOC # 2007-0036933 RECORDED: 01/17/2007	Judgment: \$320.00	Interest: \$256.64	Sub-Total Claim: 576.64
ABSTRACT OF JUDGMENT: DOC # 2007-0036933 RECORDED: 01/17/2007	Judgment: \$504.45	Interest: \$418.76	Sub- Total Claim: \$923.21
ABSTRACT OF JUDGMENT: DOC # 2009-0513318 RECORDED: 10/02/2009	Judgment: \$7593.75	Interest: \$4246.25	Sub- Total Claim: \$11,840.00
<b>TOTAL CLAIM OF MONEY OWED</b>			<b>\$13,339.85</b>

///

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 203 Item 621 Assessment No.: 763150018-7

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$17,527.49 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. 2009-0607723; recorded on 24 Nov. 2009. 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 17 day of August, 2015 at Orange, CA  
County, State

Signature of Claimant

Steven Ernest

Print Name

535 Anton Boulevard, 10th Floor

Street Address

Costa Mesa, CA 92626

City, State, Zip

714-431-1083

Phone Number

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

RECEIVED

2015 AUG 10 PM 3:31

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

EJ-001

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

Recording requested by and return to:

Steven E. Ernest, Esq. (SBN 183967)  
COOKSEY, TOOLEN, GAGE, DUFFY & WOO  
535 Anton Boulevard, Tenth Floor  
Costa Mesa, California 92626-1977 ✓  
Costa Mesa, California 92626-1977  
714-431-1083

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: COUNTY OF RIVERSIDE

MAILING ADDRESS: 46-200 Oasis Street

CITY AND ZIP CODE: Indio, California 92201

BRANCH NAME: INDIO BRANCH

DOC # 2009-0607723 ✓

11/24/2009 08:00A Fee: 17.00

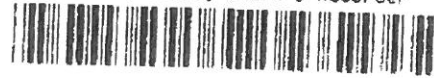
Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NOTICE SENT						T:	CTY	UNI	508

PLAINTIFF: AMERICREDIT FINANCIAL SERVICES, INC., A DELAWARE CORPORATION, SUCCESSOR TO LONG BEACH ACCEPTANCE CORPORATION  
DEFENDANT: RUBEN H. SANCHEZ; DEREK SANCHEZ; and DOES 1 through 100, inclusive,

CASE NUMBER:

INC 078628 ✓

**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

RUBEN H. SANCHEZ  
SANCHEZ BAIL BONDS  
82690 HIGHWAY 11  
INDIO, CA 92201 ✓

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): RUBEN H. SANCHEZ  
SANCHEZ BAIL BONDS, 82690 HIGHWAY 11  
INDIO, CA 92201 ✓

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

3. Judgment creditor (name and address):

Americredit Financial Services, Inc. a Delaware Corporation, Successor to Long Beach Acceptance Corporation, c/o Cooksey, 535 Anton Blvd., 10th Flr.,

Date: 15 SEPTEMBER 2009

Costa Mesa, CA 92626

STEVEN E. ERNEST, ESQ. ✓

(TYPE OR PRINT NAME)

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

5. ☐ Original abstract recorded in this county:

a. Date:

b. Instrument No.:

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 9,704.68

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

8. a. Judgment entered on (date): 21 AUGUST 2009

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

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

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

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

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

b. ☐ A certified copy of the judgment is attached.

Clerk, by , Deputy



This abstract issued on (date):

SEP 21 2009

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

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**

Legal  
Solutions  
Co Plus

Page 1 of 2  
Code of Civil Procedure, §§ 488.480,  
674, 700.190



PLAINTIFF: AMERICREDIT FINANCIAL SERVICES, INC., A DELAWARE CORPORATION, SUCCESSOR TO LONG BEACH ACCEPTANCE CORPO  
DEFENDANT: RUBEN H. SANCHEZ; DEREK SANCHEZ; and DOES 1 through 100, inclusive,

CASE NUMBER:  
INC 078628

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

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

DEREK SANCHEZ  
SANCHEZ BAIL BONDS  
82690 HIGHWAY 11  
INDIO, CA 92201✓

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

☐ Unknown  
☐ Unknown

Social security no. [last 4 digits]:

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

DEREK SANCHEZ

SANCHEZ BAIL BONDS, 82690 HIGHWAY 11

INDIO, CA 92201✓

17. Name and last known address

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

☐ Unknown  
☐ Unknown

Social security no. [last 4 digits]:

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

18. Name and last known address

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

☐ Unknown  
☐ Unknown

Social security no. [last 4 digits]:

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

19. Name and last known address

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

☐ Unknown  
☐ Unknown

Social security no. [last 4 digits]:

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

20. ☐ Continued on Attachment 20.



2009-0607723  
11/24/2009 08:08A  
2 of 2

**Ambriz, Maricela**

---

**From:** Byron Bahr <bbahr@cookseylaw.com>  
**Sent:** Thursday, August 25, 2022 3:37 PM  
**To:** RCTTC Excess Proceeds  
**Subject:** RE: Excess Proceeds TC 207-620 & 621

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Maricela-

This will confirm our telephone conversation of a few minutes ago wherein I informed you that **we will withdraw the prior claim.**

Our client, **AmeriCredit Financial Services Inc., withdraws the prior claim it made in this matter** as it is no longer seeking to collect any money on its account with Ruben and Derek Sanchez.

Thank you for following up with our office on this matter.

Byron J. Bahr  
Cooksey, Toolen, Gage, Duffy, & Woog  
535 Anton Boulevard, 10th Floor  
Costa Mesa, CA 92626-1977  
Telephone: (714) 431-1014/Fax: (714) 431-1119  
Email: [bbahr@cookseylaw.com](mailto:bbahr@cookseylaw.com)

**CONFIDENTIAL INFORMATION**

This e-mail transmission contains confidential information which is intended only for the addressee and which may be privileged under applicable law. Do not read, copy or disseminate it if you are not the addressee. If you have received this message in error, please notify the sender immediately and delete it. Thank you.

**From:** RCTTC Excess Proceeds <RCTTCExcessProceeds@rivco.org>  
**Sent:** Wednesday, August 24, 2022 3:14 PM  
**To:** Byron Bahr <bbahr@cookseylaw.com>  
**Subject:** RE: Excess Proceeds TC 207-620 & 621

RE: TC 203 Items 620 & 621  
PINs: 763150017-6 & 763150018-7  
Date of Sale: May 25, 2016

Good afternoon,

Thank you for your response. Our office will keep an eye out for your documents and hopes to move this file to County Counsel soon after.

Regards,

*Maricela Ambriz*

Senior Accounting Assistant

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 203 Item 621 Assessment No.: 763150018-7

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$5,000 from the sale of the above mentioned real property. I/We were the ☒ lienholder(s), ☐ property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2011-0320948, recorded on 07-21-2011. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

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 27 day of July, 2015 at Riverside CA  
County, State

Maria Arreola  
Signature of Claimant

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

MARIA ARREOLA  
Print Name

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

32399 Canyon Vista Rd.  
Street Address

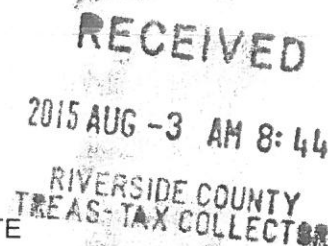
\_\_\_\_\_  
Street Address

Cathedral City CA 92234  
City, State, Zip

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

(760) 673-5150  
Phone Number

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





Doc # 2011-0320948  
07/21/2011 04:25P Fee:18.00  
Page 1 of 2

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

Recording requested by and return to:

Arturo Rodriguez SBN 116541  
CALIFORNIA RURAL LEGAL ASSISTANCE, INC.  
1460 Sixth Street/ P.O. Box 35  
Coachella, CA 92201  
(760) 398-7261

☒ ATTORNEY FOR ☐ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE

STREET ADDRESS: 46-200 Oasis Street

MAILING ADDRESS: 46-200 Oasis Street

CITY AND ZIP CODE: Indio, CA 92201

BRANCH NAME: INDIO/LARSON JUSTICE CENTER

PLAINTIFF: MARIA ARREOLA, DIANA JIMENEZ, and  
CONCEPCION LOPEZ

DEFENDANT: RUBEN HERNANDEZ SANCHEZ and IRENE GARCIA

**ABSTRACT OF JUDGMENT - CIVIL AND SMALL CLAIMS** ☐ Amended

CASE NUMBER:

INC 053074

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

RUBEN HERNANDEZ SANCHEZ  
82674 Highway 111  
Indio, CA 92201

- 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):

2. ☒ Information on additional judgment  
debtors is shown on page 2.
3. Judgment creditor (*name and address*):  
MARIA ARREOLA  
87-730 Avenue 53 Space #7  
Thermal CA, 92274

Date: JULY 20, 2011

ARTURO RODRIGUEZ

(TYPE OR PRINT NAME)

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

(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 15,000
7. All judgment creditors and debtors are listed on this abstract.
8. a. Judgment entered on (date): May 18, 2010  
b. Renewal entered on (date):
9. ☐ This judgment is an installment judgment.

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

11. A stay of enforcement has
- a. ☒ not been ordered by the court.
- b. ☐ been ordered by the court effective until  
(date):
12. a. ☒ I certify that this is a true and correct abstract of  
the judgment entered in this action.
- b. ☐ A certified copy of the judgment is attached.

Clerk, by

C. Pandya  
Deputy

[SEAL]



This abstract issued on (date):

JUL 21 2011

PLAINTIFF: MARIA ARREOLA, DIANA JIMENEZ, and  
CONCEPCION LOPEZ

DEFENDANT: RUBEN HERNANDEZ SANCHEZ and IRENE GARCIA

CASE NUMBER:  
INC 053074

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

13. Judgment creditor (name and address):

DIANA JIMENEZ  
48620 Calle Cantaro Space #15  
Coachella, CA 92236

14. Judgment creditor (name and address):

CONCEPCION LOPEZ  
48620 Calle Cantaro Space 14  
Coachella, CA 92236

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

IRENE GARCIA, aka, IRENE GARCIA  
SANCHEZ  
82195 Bliss Avenue  
Indio, CA 92201

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

☒ Unknown

Social security no. [last 4 digits]

☒ Unknown

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

82195 Bliss Avenue  
Indio, CA 92201

17. Name and last known address

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

☐ Unknown

Social security no. [last 4 digits]

☐ Unknown

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

18. Name and last known address

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

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

19. Name and last known address

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

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

20. ☐ Continued on Attachment 20.



2011-0320948  
07/21/2011 04:25P  
2 of 2

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 203 Item 621 Assessment No.: 763150018-7

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

**RECEIVED**

2015 AUG 18 PM 2: 25

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$4414.12 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. 2013-0001169, recorded on 1-2-2013. 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.**

Abstract of Judgment

Payment History including Post Judgment Legal Fees

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 14 day of August, 2015 at Orange County, CA  
County, State

[Signature]  
Signature of Claimant

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

Charles Leigh ROBERT MANAGING AGENT  
Print Name

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

15661 Red Hill Ave. Ste 202  
Street Address

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

Costa, CA 92780  
City, State, Zip

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

714-285-2626 x1259  
Phone Number

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



RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO

Ronald D. Roup, Esq.  
ROUP & ASSOCIATES,  
A LAW CORPORATION  
23101 Lake Center Drive  
Suite 310  
Lake Forest, California 92630

DOC # 2013-0001169

01/02/2013 12:36P Fee:37.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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37

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074

ABSTRACT OF JUDGMENT

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

Recording requested by and return to

Ronald D. Roup, Esq. (SBN: 94492)  
Joan C. Spaeder-Younkin, Esq. (SBN 192235)  
ROUP & ASSOCIATES, a Law Corporation  
23101 Lake Center Drive, Suite 310  
Lake Forest, CA 92630  
(949) 472-2377

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF RIVERSIDE  
STREET ADDRESS: 41002 County Center Drive  
MAILING ADDRESS:  
CITY AND ZIP CODE: Temecula, CA 92591-6035  
BRANCH NAME: Temecula Branch

FOR RECORDER'S USE ONLY

PLAINTIFF: ESTRELLA HILLS HOMEOWNERS ASSOCIATION, a California non-profit corporation,  
DEFENDANT: VANESSA SANCHEZ; and DOES 1 through 50, inclusive,

CASE NUMBER:

TEC1203616

**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

VANESSA SANCHEZ  
5921 Ferguson Drive  
Commerce, CA 90022

- 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): VANESSA SANCHEZ  
5921 Ferguson Drive, Commerce, CA 90022

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

3. Judgment creditor (name and address):  
See Attachment Sheet

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

5. ☐ Original abstract recorded in this county:

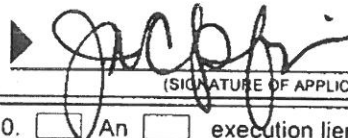
a. Date:

b. Instrument No.:

Date: December 17, 2012

Joan C. Spaeder-Younkin

(TYPE OR PRINT NAME)



(SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
\$ 3,860.40

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

8. a. Judgment entered on (date): 11/15/12

b. Renewal entered on (date):

9. ☐ This judgment is an installment judgment.

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

a. Amount: \$

b. In favor of (name and address):

11. A stay of enforcement has

a. ☒ not been ordered by the court.

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

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

b. ☐ A certified copy of the judgment is attached.

Clerk, by Deborah Ealy Deputy

[SEAL]



This abstract issued on (date):

DEC 21 2012

DEC 20 2012

PLAINTIFF: ESTRELLA HILLS HOMEOWNERS ASSOCIATION, a California non-profit corporation, DEFENDANT: VANESSA SANCHEZ; and DOES 1 through 50, inclusive,	CASE NUMBER: TEC1203616
---	----------------------------

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

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15. ☐ Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

17. Name and last known address

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

☐ Unknown

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

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

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

18. Name and last known address

19. Name and last known address

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

☐ Unknown

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

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

Social security no. [last 4 digits]:

☐ Unknown

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

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

20. ☐ Continued on Attachment 20.

SHORT TITLE: ESTRELLA HILLS HOMEOWNERS ASSOCIATION, a  
California non-profit corporation v. SANCHEZ

CASE NUMBER:

TEC1203616

ATTACHMENT (Number): 1

(This Attachment may be used with any Judicial Council form.)

## ATTACHMENT SHEET TO ABSTRACT OF JUDGMENT

3. JUDGMENT CREDITOR:

ESTRELLA HILLS HOMEOWNERS ASSOCIATION,  
a California non-profit corporation  
c/o The Management Trust- Transpacific  
15661 Red Hill Ave., Suite 201  
Tustin, CA 92780-7300

(If the item that this Attachment concerns is made under penalty of perjury, all statements in this  
Attachment are made under penalty of perjury.)

Page 1 of 1

(Add pages as required)



Estrella Hills Homeowners Association  
9815 Carroll Canyon Road, Suite 103  
San Diego, CA 92131

---

Vanessa Sanchez (F/A)  
5921 Ferguson Dr  
Commerce, CA 90022

Property Address: 35676 Crossroads St  
Account #:

Code	Date	Amount	Balance	Check#	Memo
Assessment	10/1/2009	85.00	85.00		Assessment
Payment	10/9/2009	-85.00	0.00		TMS .lbx
Assessment	11/1/2009	85.00	85.00		Assessment
Payment	11/10/2009	-85.00	0.00		TMS .lbx
Assessment	12/1/2009	85.00	85.00		Assessment
Assessment	1/1/2010	85.00	170.00		Assessment
Payment	1/9/2010	-85.00	85.00		TMS .lbx
Late Fee	1/15/2010	10.00	95.00		Late Fee Processed
Payment	1/25/2010	-95.00	0.00		TMS .lbx
Assessment	2/1/2010	85.00	85.00		Assessment
Payment	2/24/2010	-85.00	0.00	ECheck	TMS .txt
Assessment	3/1/2010	85.00	85.00		Assessment
Payment	3/11/2010	-85.00	0.00	ECheck	TMS .txt
Assessment	4/1/2010	85.00	85.00		Assessment
Payment	4/15/2010	-85.00	0.00	ECheck	TMS .txt
Assessment	5/1/2010	85.00	85.00		Assessment
Payment	5/15/2010	-85.00	0.00	ECheck	TMS .txt
Assessment	6/1/2010	85.00	85.00		Assessment
Payment	6/18/2010	-85.00	0.00	ECheck	TMS .txt
Assessment	7/1/2010	94.00	94.00		Assessment
Late Fee	7/15/2010	10.00	104.00		Late Fee
Payment	7/26/2010	-94.00	10.00	ECheck	TMS .txt
Assessment	8/1/2010	94.00	104.00		Assessment
Late Fee	8/15/2010	10.00	114.00		Late Fee
Interest-Delinquency	8/30/2010	0.94	114.94		Interest
Assessment	9/1/2010	94.00	208.94		Assessment
Payment	9/3/2010	-114.00	94.94	ECheck	TMS .txt
Assessment	10/1/2010	94.00	188.94		Assessment
Payment	10/14/2010	-95.00	93.94	ECheck	TMS .txt
Assessment	11/1/2010	94.00	187.94		Assessment
Late Fee	11/15/2010	10.00	197.94		Late Fee
Interest-Delinquency	11/30/2010	1.67	199.61		Interest
Assessment	12/1/2010	94.00	293.61		Assessment
Late Fee	12/15/2010	10.00	303.61		Late Fee

---

The Management Trust - Transpacific | 9815 Carroll Canyon Road, Suite 103 | San Diego, CA 92131 | (858) 547-4373

**Make check payable to: Estrella Hills Homeowners Association**

Estrella Hills Homeowners Association  
9815 Carroll Canyon Road, Suite 103  
San Diego, CA 92131

Vanessa Sanchez (F/A)  
5921 Ferguson Dr  
Commerce, CA 90022

Property Address: 35676 Crossroads St  
Account #:

Code	Date	Amount	Balance	Check#	Memo
Interest-Delinquency	12/30/2010	2.61	306.22		Interest
Assessment	1/1/2011	94.00	400.22		Assessment
Late Fee	1/15/2011	10.00	410.22		Late Fee
Interest-Delinquency	1/30/2011	3.55	413.77		Interest
Pre Lien Fees	1/30/2011	125.00	538.77		Prelien
Assessment	2/1/2011	94.00	632.77		Assessment
Late Fee	2/15/2011	10.00	642.77		Late Fee
Interest-Delinquency	2/28/2011	4.49	647.26		Interest
Assessment	3/1/2011	94.00	741.26		Assessment
Payment	3/14/2011	-537.77	203.49	1595	
Payment	3/24/2011	-1.00	202.49	1595	
Assessment	4/1/2011	94.00	296.49		Assessment
Late Fee	4/15/2011	10.00	306.49		Late Fee
Interest-Delinquency	4/30/2011	0.98	307.47		Interest
Assessment	5/1/2011	94.00	401.47		Assessment
Late Fee	5/15/2011	10.00	411.47		Late Fee
Interest-Delinquency	5/30/2011	1.92	413.39		Interest
Assessment	6/1/2011	94.00	507.39		Assessment
Late Fee	6/15/2011	10.00	517.39		Late Fee
Pre Lien Fees	6/30/2011	125.00	642.39		Prelien
Assessment	7/1/2011	88.00	730.39		Assessment
Late Fee	7/15/2011	10.00	740.39		Late Fee
Interest-Delinquency	7/30/2011	3.74	744.13		Interest
Assessment	8/1/2011	88.00	832.13		Assessment
Late Fee	8/15/2011	10.00	842.13		Late Fee
Lien Fees	8/24/2011	250.00	1,092.13		Lien Fee 8/15
Interest-Delinquency	8/30/2011	4.62	1,096.75		Interest
Assessment	9/1/2011	88.00	1,184.75		Assessment
Late Fee	9/15/2011	10.00	1,194.75		Late fee
Interest-Delinquency	9/30/2011	5.50	1,200.25		Interest
Assessment	10/1/2011	88.00	1,288.25		Assessment
Late Fee	10/15/2011	10.00	1,298.25		Late Fee
Interest-Delinquency	10/30/2011	6.38	1,304.63		Interest
Assessment	11/1/2011	88.00	1,392.63		Assessment
Late Fee	11/15/2011	10.00	1,402.63		Late Fee
Interest-Delinquency	11/30/2011	7.26	1,409.89		Interest
Assessment	12/1/2011	88.00	1,497.89		Assessment
Late Fee	12/15/2011	10.00	1,507.89		Late Fee
Interest-Delinquency	12/30/2011	8.14	1,516.03		Interest

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**Make check payable to: Estrella Hills Homeowners Association**

8/6/2015

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**Estrella Hills Homeowners Association**  
9815 Carroll Canyon Road, Suite 103  
San Diego, CA 92131

Vanessa Sanchez (F/A)  
5921 Ferguson Dr  
Commerce, CA 90022

**Property Address:** 35676 Crossroads St  
**Account #:**

Code	Date	Amount	Balance	Check#	Memo
Assessment	1/1/2012	88.00	1,604.03		Assessment
Late Fee	1/15/2012	10.00	1,614.03		Late Fee
Interest-Delinquency	1/30/2012	9.02	1,623.05		Interest
Assessment	2/1/2012	88.00	1,711.05		Assessment
Late Fee	2/15/2012	10.00	1,721.05		Late Fee
Interest-Delinquency	2/29/2012	9.90	1,730.95		Interest
Assessment	3/1/2012	88.00	1,818.95		Assessment
Late Fee	3/15/2012	10.00	1,828.95		Late Fee
Penalty	3/26/2012	100.00	1,928.95		03/22/12: Lawn maintenance
Interest-Delinquency	3/30/2012	10.78	1,939.73		Interest
Assessment	4/1/2012	88.00	2,027.73		Assessment
Late Fee	4/15/2012	10.00	2,037.73		Late Fee
Interest-Delinquency	4/30/2012	11.66	2,049.39		Interest
Assessment	5/1/2012	88.00	2,137.39		Assessment
Late Fee	5/15/2012	10.00	2,147.39		Late Fee
Interest-Delinquency	5/30/2012	12.54	2,159.93		Interest
Assessment	6/1/2012	88.00	2,247.93		Assessment
Late Fee	6/15/2012	10.00	2,257.93		Late Fee
Interest-Delinquency	6/30/2012	13.42	2,271.35		Interest
Assessment	7/1/2012	84.00	2,355.35		Assessment
Late Fee	7/15/2012	10.00	2,365.35		Late Fee
Interest-Delinquency	7/30/2012	14.26	2,379.61		Interest
Assessment	8/1/2012	84.00	2,463.61		Assessment
Late Fee	8/15/2012	10.00	2,473.61		Late Fee
Interest-Delinquency	8/30/2012	15.10	2,488.71		Interest
Assessment	9/1/2012	84.00	2,572.71		Assessment
Late Fee	9/15/2012	10.00	2,582.71		Late Fee
Interest-Delinquency	9/30/2012	15.94	2,598.65		Interest
Assessment	10/1/2012	84.00	2,682.65		Assessment
Late Fee	10/15/2012	10.00	2,692.65		Late Fee
Interest-Delinquency	10/30/2012	16.78	2,709.43		Interest
Assessment	11/1/2012	84.00	2,793.43		Assessment
Late Fee	11/15/2012	10.00	2,803.43		Late Fee
Interest-Delinquency	11/30/2012	17.62	2,821.05		Interest
Assessment	2/21/2013	46.07	2,867.12		12/1/12-12/17/12 Assessment
Debt Resolution	8/6/2015	225.00	3,092.12		Surplus Funds Claim
Lawsuit Recovery	8/6/2015	1,322.00	4,414.12		Legal Fees & Costs
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance:	4,414.12
1,547.00	0.00	0.00	0.00		

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**Make check payable to: Estrella Hills Homeowners Association**

8/6/2015

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## SCO 8-21 (1-99)



## GENERAL POWER OF ATTORNEY

*This document authorizes your attorney-in-fact to make important financial decisions for you. You may Revoke this power of attorney if you wish to do so.*

### 1. Attorney-in-Fact and Alternate:

I, Jesus Daniel Sanchez  
Of Riverside County, State of California, appoint  
Irma Guadalupe Sanchez / my Mother, as my  
attorney-in-fact to act for me in any lawful way with respect to the powers delegated in this power of attorney  
document. If that person (or all of those people, if more than one is named) does not serve or ceases to serve as my  
attorney-in-fact, I appoint N/A to serve as my  
attorney-in-fact.

### 2. More Than One Attorney-in-Fact:

If more than one attorney-in-fact or alternate attorney-in-fact is designated, they are authorized to act:

Jointly.

Independently.

### 3. Duration:

This power of attorney shall become effective on Oct 3rd, 2019 and shall continue in full force and effect until revoked by the principal.

This power of attorney shall terminate on March 3rd, 2025, unless revoked earlier by the principal.

Notwithstanding any revocation by the principal or termination date specified in this document, this power of attorney shall immediately terminate if the principal named in this document become incapacitated or dies.

### 4. Authority of Attorney-in-Fact:

I hereby grant to my attorney-in-fact, subject to any limitations set out in Clause 5, below, authority to act for and represent me in all of my financial and business affairs. My attorney-in-fact's authority includes, but is not limited to, the following:

#### A. Banking and Other Financial Institution Transactions:

Do any act that the principal can do through an agent in connection with any banking transaction that might affect the financial or other interests of the principal. The attorney-in-fact's powers include, but are not limited to, the power to:

- (1) Continue, modify and terminate any deposit account or other banking arrangement, or open either in the name of the principal alone or in the name of both the principal and the attorney-in-fact jointly, a deposit account of any type in any financial institution, rent a safe deposit box or vault space, have access to a safe deposit box or vault to which the principal would have access, and make other contracts with the institution.

- (2) Make, sign and deliver checks or drafts, and withdraw by check, order or otherwise, funds or property of the principal from any financial institution.
- (3) Prepare financial statements concerning the assets and liabilities or income and expenses of the principal and deliver them to any financial institution, and receive statements, notice or other documents from any financial institution.
- (4) Borrow money from a financial institution on terms the attorney-in-fact deems acceptable, give security out of the assets of the principal, and pay, renew or extend the time of payment of any note given by or on behalf of the principal.

**B. Stock and Bond and Other Securities Transactions:**

Do any act which the principal can do through an agent, with respect to any interest in a bond, share, and other instrument of similar character or commodity. The attorney-in-fact's powers include, but are not limited to, the power to:

- (1) Accept as a gift or as security for a loan, reject, demand, buy, receive or otherwise acquire ownership or possession of any bond, share, instrument of similar character, commodity interest or any instrument with respect thereto, together with the interest, dividends, proceeds or other distributions connected with it.
- (2) Sell (including short sales), exchange, transfer, release, surrender, pledge, trade in or otherwise dispose of any bond, share, instrument of similar character or commodity interest.
- (3) Demand, receive and obtain any money or other thing of value to which the principal is or may become or may claim to be entitled as the proceeds of any interest in a bond, share, other instrument of similar character or commodity interest.
- (4) Agree and contract, in any manner, and with any broker or other person and on any terms, for the accomplishment of any purpose listed in this section.
- (5) Execute, acknowledge, seal and deliver any instrument the attorney-in-fact thinks useful to accomplish a purpose listed in this section, or any report or certificate required by law or regulation.

**C. Real Estate Transactions:**

Act for the principal in any manner to deal with all of or any part of any interest in real property that the principal owns at the time of execution or thereafter acquires, under such terms, conditions and covenants as the attorney-in-fact deems proper. The attorney-in-fact's power includes, but are not limited to, the power to:

- (1) Accept as a gift or as security for a loan, reject, demand, buy, lease, receive or otherwise acquire ownership or possession of any estate or interest in real property.
- (2) Sell, exchange, convey with or without covenants, quitclaim, release, surrender, mortgage, encumber, partition or consent to the partitioning of, grant options concerning, lease, sublet or otherwise dispose of any interest in real property.
- (3) Maintain, repair, improve, insure, rent, lease, and pay or contest taxes or assessment on any estate or interest in real property owned, or claimed to be owned, by the principal.
- (4) Prosecute, defend, intervene in, submit to arbitration, settle and propose or accept a compromise with respect to any claim in favor of or against the principal based on or involving any real estate transaction.

#### **D. Personal Property Transactions:**

Act for the principal in any manner to deal with all or any part of any interest in personal property that the principal owns at the time of execution or thereafter acquires, under such terms as the attorney-in-fact deems proper. The attorney-in-fact's power, include but are not limited to, the power to lease buy, exchange, accept as a gift or as security for a loan, acquire, possess, maintain, repair, improve, insure, rent, lease, sell, convey, mortgage, pledge, and pay or contest taxes and assessments on any tangible personal property.

#### **E. Business Matters:**

Do any act that the principal can do through an agent in connection with any business operated by the principal that the attorney-in-fact deems desirable. The attorney-in-fact's powers include, but are not limited to, the power to:

- (1) Perform any duty and exercise any right, privilege or option which the principal has or claims to have under any contract of partnership, enforce the terms of any partnership agreement, and defend, submit to arbitration or settle any legal proceeding to which the principal is a party because of membership.
- (2) Exercise in person or by proxy and enforce any right, privilege or option which the principal has as the holder of any bond, share or instrument of similar character and defend, submit to arbitration or settle a legal proceeding to which the principal is a party because of any such bond, share or instrument of similar character.
- (3) With respect to a business owned solely by the principal, continue, modify, extend or terminate any contract on behalf of the principal, demand and receive all money that is due or claimed by the principal and use such funds in the operation of the business, engage in banking transactions the attorney-in-fact deems desirable, determine the location of the operation, the nature of the business it undertakes, its name, methods of manufacturing, selling, marketing, financing, accounting, form of organization and insurance, and hiring and paying employees and independent contractors.
- (4) Execute, acknowledge, sell and deliver any instrument of any kind that the attorney-in-fact thinks useful to accomplish any purpose listed in this section.
- (5) Pay, compromise or contest business taxes or assessments.
- (6) Demand and receive money or other things of value to which the principal is or claims to be entitled as the proceeds of any business operation, and conserve, invest, disburse or use anything so received for purposes listed in this section.

#### **F. Tax Matters:**

Act for the principal in all matters that affect the principal's state and local taxes. The attorney-in-fact's powers include, but are not limited to, the power to:

- (1) Prepare, sign and file state, local and foreign income, gift, payroll, Federal Insurance Contribution Act returns and other tax returns, claims for refunds, requests for time, petitions, any power of attorney required by the Internal Revenue Service or other taxing authority, and other documents.
- (2) Pay due, collect refunds, post bonds, receive confidential information, exercise any election available to the principal and contest deficiencies determined by a taxing authority.

#### **G. Collect Money Owed:**

Act for the principal in all matters that affect the principal's right to collect money owed, including the power to demand, collect, compromise, endorse, borrow against, hypothecate, release or reconvey of any promissory note, debt, interest belonging to or claimed by the principal, and to use and take any

lawful means for recovery by legal process or otherwise, and deliver a satisfaction or release therefore, together with the right and power to compromise or compound any claim or demand.

Act for the principal in all matters that affect the principal's right to government benefits. The attorney-in-fact's powers include, but are not limited to, the power to:

- (1) Prepare, exercise, file, prosecute, defend, submit to arbitration or settle a claim on behalf of the principal to benefits or assistance, financial or otherwise.
- (2) Receive the proceeds of such a claim and conserve, invest, disburse or use them on behalf of the principal.

## H. Other Financial Matters:

(Insurance and Annuity Transactions)

Do any act that the principal can do through an agent, in connection with any insurance or annuity policy that the attorney-in-fact deems desirable. The attorney-in-fact's powers include, but are not limited to, the power to continue, pay the premium on, pledge, or surrender and receive the cash surrender value of any policy.

(Claims and Litigation)

Act for the principal in all matters that affect claims of or against the principal and proceedings in any court or administrative body. The attorney-in-fact's powers include, but are not limited to, the power to:

- (1) Assert any claim or defense before any court, administrative board or other tribunal.
- (2) Submit to arbitration or mediation or settle any claim in favor of or against the principal or any litigation to which the principal is a party, pay any judgment or settlement and receive any money or other things of value paid in settlement.

## 5. Special Instructions:

In serving under this power of attorney, my attorney-in-fact shall abide by the following specific instructions:

None.

The Following:

This Power of attorney shall also be inclusive  
of any parental decisions made by / for  
Jessica E. Sanchez 11-14-03, Jesse Daniel Sanchez 7-12-05  
Brianna Danielle Sanchez 3-23-08 of children  
and is to be interpreted as a decision made by  
a legal guardian.

## 6. Compensation of Attorney-in-Fact:

☒ My attorney-in-fact shall not be compensated for his or her service, but shall be entitled to reimbursement for reasonable expenses. My attorney-in-fact shall be reimbursed from the following account or source: N/A



☐ My attorney-in-fact shall be entitled to reimbursement for reasonable expenses and reasonable compensation for his or her service. Reasonable compensation shall be determined exclusively by the attorney-in-fact. My attorney-in-fact shall be paid from the following account or source:

N/A

☐ My attorney-in-fact shall be entitled to reimbursement for reasonable expenses and shall be compensated for his or her services at the rate of \$\_\_\_\_\_ per \_\_\_\_\_ my Attorney-in-fact shall be paid from the following account or source: \_\_\_\_\_

N/A

**7. Personal Benefit to Attorney-in-Fact:**

My attorney-in-fact may not personally benefit from any transaction in which he or she engages on my behalf.

My attorney-in-fact may buy any assets of mine or engage in any transaction he or she deems in good faith to be in my interest, no matter what the interest of or benefit to my attorney-in-fact.

My attorney-in-fact may not personally benefit from any transaction he or she engages in on my behalf, except:

**8. Liability of Attorney-in-Fact:**

Neither my attorney-in-fact nor any alternate attorney-in-fact shall incur any liability to me, my estate, my heirs, successors or assigns for acting or refraining from acting under this document, except for willful misconduct or gross negligence. Neither my attorney-in-fact nor any alternate shall be required to make my assets productive of income, increase the value of my estate, diversify my investments or enter into transactions authorized by this document, as long as my attorney-in-fact or alternate believes his or her actions are in my best interests or in the best interests of my estate and of those interested in my estate.

**9. Reliance on Power of Attorney:**

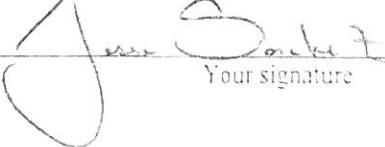
I agree that any third party who receives a signed copy of this power of attorney document may act under it. Revocation of the power of attorney is not effective as to a third party until the third party has actual knowledge of the revocation. I agree to indemnify the third party for any claims that arise against the third party because of reliance on this power of attorney.

**10. Severability:**

If any provision of this ruled unenforceable, the remaining provisions shall stay in effect.

Signed this 10.9.19 day of \_\_\_\_\_, 20\_\_\_\_

County of Chula Vista State of California

  
Your signature

\_\_\_\_\_  
your social security number

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of California

County of Chula Vista

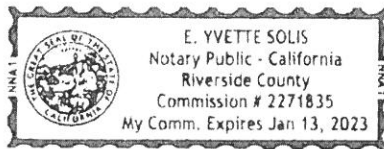
} ss

On 10.9.19<sup>ss</sup> 20 19, before me, E. Yvette Solis

appeared Jesse Daniel Sanchez, a notary public personally

Personally known to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he or she executed it.

[NOTARY SEAL]



E. Yvette Solis  
Signature of notary public

My commission expires: 1.13.23

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

NAME RUBEN JESUS SANCHEZ, JR.  
STREET ADDRESS 82674 HWY 111, STE 1  
CITY, STATE & ZIP CODE INDIO, CA 92201  
TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_

437682

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

NOV 18 1994

Recorded in Office of the  
Recorder of Deeds, California  
Recorder

Page 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT DEED

DOCUMENTARY TRANSFER TAX ☒ 0- NO CONSIDERATION  
☐ computed on full value of property conveyed, or  
☐ computed on full value less liens and  
encumbrances remaining at time of sale.  
Leticia Navarro  
Signature of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), IRENE TERESA SANCHEZ, YVONNE SANCHEZ AND RUBY SANCHEZ  
(NAME OF GRANTEE(S))

grant to RUBEN JESUS SANCHEZ, JR., JESSE SANCHEZ, VANESSA SANCHEZ AND DEREK SANCHEZ  
(NAME OF GRANTEE(S))

all that real property situated in the City of THERMAL (for in an unincorporated area of)

RIVERSIDE County, CALIFORNIA described as follows (insert legal description):  
(NAME OF COUNTY) (STATE)

15.00 ACRES IN POR NE 1/4 OF SEC 10 T6S R8E

Assessor's parcel No. 763150017-6

PLEASE SEE EXHIBIT A

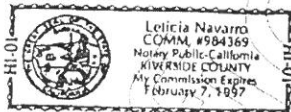
Executed on NOVEMBER 17, 1994, at INDIO, CALIFORNIA

STATE OF CALIFORNIA

COUNTY OF RIVERSIDE

On Nov. 17, 1994 before me, LETICIA NAVARRO, NOTARY PUBLIC

(NAME/TITLE OF "JANE DOE," NOTARY PUBLIC)  
personally appeared IRENE TERESA SANCHEZ, YVONNE SANCHEZ, RUBY SANCHEZ  
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.

Leticia Navarro  
(SIGNATURE OF NOTARY)

MAIL TAX STATEMENTS TO: RUBEN JESUS SANCHEZ, JR.  
82674 HWY 111, STE 1, INDIO, CA 92201

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcotts makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

WOLCOTT'S FORM 778 - Rev. 3-94 (price class 3A)  
GRANT DEED



CAPACITY CLAIMED BY SIGNER(S)  
☒ INDIVIDUAL(S)  
☐ CORPORATE OFFICER(S)

☐ PARTNER(S) ☐ LIMITED ☐ GENERAL  
☐ ATTORNEY IN FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

SIGNER IS REPRESENTING:  
(NAME OF PERSON(S) OR ENTITY(ES))

© 1994 WOLCOTT'S FORMS, INC.

Exhibit "A"

358154

437682

Parcel 1

The Southwest quarter of the Northeast quarter of section 10, Township 6 South, Range 8 East, San Bernardino Base and meridian;

EXCEPTION THEREFROM the west half of the said Southwest quarter of the Northeast quarter. Also excepting Therefrom the east 30 feet thereof for public highway.

Parcel 2

The Northeast quarter of the Southwest quarter of the Northeast quarter and the East half of the Southwest quarter of the Southwest quarter of the Northeast quarter of section 10, Township 6 South, Range 8 East, San Bernardino Base and meridian;

Excepting Therefrom the west 20 feet thereof for public highway.



MATTHEW JENNINGS  
County of Riverside Treasurer - Tax Collector

Giovane Pizano  
Assistant Treasurer



Melissa Johnson  
Assistant Tax Collector

February 9, 2023

JESSE DANIEL SANCHEZ  
C/O IRENE LUPE SANCHEZ  
82195 BLISS AVE  
INDIO, CA 92201

Re: APN: 763150017-6 & 763150018-7  
TC 203 Item 620 & 621  
Date of Sale: May 5, 2015

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. You have previously submitted a notarized Affidavit of One and the Same Person for Jesse Daniel Sanchez AKA Jesse Sanchez signed by the Power of Attorney. This statement must be signed by Jesse Daniel Sanchez to be properly executed as an agent with a power of attorney cannot do that on his behalf.

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

X Other: Notarized Statement of One and the Same signed by Jesse Daniel Sanchez AKA Jesse Sanchez  
Please reference doc# 2015-0104840 & 2015-0259697 (see previous statement for example)

Please send in all **original** documents by **February 23, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

*Maricela Ambriz*  
Accounting Technician I  
Tax Sale Operations/Excess Proceeds  
Tel 951 955-3336/Fax 951 955-3990

**SENDER: COMPLETE THIS SECTION**

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

**1. Article Addressed to:**

Jesse Daniel Sanchez  
c/o Irene Lupe Sanchez  
82195 Bliss Ave  
Indio, CA 92201



9590 9402 1681 6053 0132 99

**2. Article Number (Transfer from carrier label)**

7022 3330 0000 1835 7523

**COMPLETE THIS SECTION**

**A. Signature**

X

**B. Received by (Printed Name)**

D. Is delivery address different  
If YES, enter delivery address

**3. Service Type**

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

ONE AND THE SAME PERSON AFFIDAVIT

Jesse D Sanchez being first duly sworn on oath deposes  
and says that Jesse Daniel Sanchez and/or  
Jesse Sanchez is/are one and the  
same person(s)

Jesse Daniel Sanchez  
(signature of affiant)

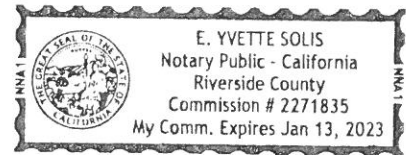
Subscribed and sworn to before me this 12<sup>th</sup> day of NOV 2022

Notary Public E. Yvette Solis

County of Riverside

State of California

My Commission Expires Jan 13, 2023



We have received this, but  
need document numbers included  
(when title was taken, etc.)

See attached example

MATTHEW JENNINGS  
County of Riverside Treasurer - Tax Collector

Giovane Pizano  
Assistant Treasurer

February 24, 2023



Melissa Johnson  
Assistant Tax Collector

# Final Notice

JESSE DANIEL SANCHEZ  
C/O IRENE LUPE SANCHEZ  
82195 BLISS AVE  
INDIO, CA 92201

Re: APN: 763150017-6 & 763150018-7  
TC 203 Item 620 & 621  
Date of Sale: May 5, 2015

To Whom It May Concern:

This office is in receipt of your claim for excess proceeds from the above-mentioned tax sale. You have previously submitted a notarized Affidavit of One and the Same Person for Jesse Daniel Sanchez AKA Jesse Sanchez signed by the Power of Attorney. This statement must be signed by Jesse Daniel Sanchez to be properly executed as an agent with a power of attorney cannot do that on his behalf.

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

X **Other: Notarized Statement of One and the Same signed by Jesse Daniel Sanchez AKA Jesse Sanchez**  
Please reference doc# 2015-0104840 & 2015-0259697 (see previous statement for example)

Please send in all **original** documents by **March 10, 2023** to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

*Maricela Ambriz*

Accounting Technician I  
Tax Sale Operations/Excess Proceeds  
Tel 951 955-3336/Fax 951 955-3990

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION
<input checked="" type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature <b>X</b>
1. Article Addressed to: <b>Jesse Daniel Sanchez c/o Irene Lupe Sanchez 82195 Bliss Ave Indio, CA 92201</b>		B. Received by (Printed)  D. Is delivery address different? If YES, enter delivery address
2. Article Number (Transfer from service label) <b>7022 3330 0000 1835 7530</b>		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)

ONE AND THE SAME PERSON AFFIDAVIT

Jesse D Sanchez being first duly sworn on oath deposes  
and says that Jesse Daniel Sanchez and/or  
Jesse Sanchez is/are one and the  
same person(s)

Jesse Daniel Sanchez  
(signature of affiant)

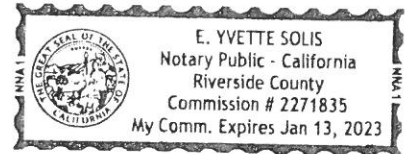
Subscribed and sworn to before me this 12<sup>th</sup> day of NOV 2022

Notary Public E. Yvette Solis

County of Riverside

State of California

My Commission Expires Jan 13, 2023



We have received this, but  
need document numbers included  
(when title was taken, etc.)

See attached example

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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 203 Item 621 Assessment No.: 763150018-7

Assessee: SANCHEZ, JESSE & VANESSA & DEREK & REYES, JACKIE ANNETTE

Situs: 87740 AVENUE 53 COACHELLA 92236

Date Sold: May 5, 2015

Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

RECEIVED

2015 AUG 25 AM 7:32

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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

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

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 5th day of Aug, 2015 at Riverside CA  
County, State

Vanessa Sanchez  
Signature of Claimant

Derek Sanchez  
Signature of Claimant

Vanessa Sanchez  
Print Name  
82195 Bliss Ave  
Street Address

Derek Sanchez  
Print Name  
82195 Bliss Ave  
Street Address

Indio CA 92201  
City, State, Zip

Indio CA 92201  
City, State, Zip

760 972 9191  
Phone Number

760 972 9191  
Phone Number

separated claims



Oct. 16, 1989

Photographed By: ICOR

356155

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:  
NAME IRENE SANCHIZ  
STREET 52-829 CALLE COMACHO  
CITY CORONA CO 92631  
Title Order No. \_\_\_\_\_ Exemption No. \_\_\_\_\_

RECORDED FOR REC  
OCT 13 1989  
William P. Blum  
Recorder

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ 6  
☐ computed on full value of property conveyed, or  
☐ computed on full value less liens and encumbrances remaining at time of sale.  
Signature of Declarant or Agent Determining Tax \_\_\_\_\_ Firm Name \_\_\_\_\_

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), RUBEN HERNANDEZ SANCHEZ & IRENE GARCIA  
grant to JESE, DEREK, RUBEN JESUS, IRENE TERESA, YVONNE, RUBY, VANESSA SANCHEZ  
all that real property situated in the City of TERMA, S.P.  
(or in an unincorporated area of) RIVERSIDE County, California,  
described as follows (insert legal description):  
20.00 ACRES IN FOR NE 1/4 OF SEC 10 T6S R8E

Assessor's parcel No 763150018-7  
Executed on Oct 16th 1989 at INDIO CA  
STATE OF CALIFORNIA }  
COUNTY OF RIVERSIDE } ss Rubén Sánchez  
On this 16th day of Oct 1989, before me,  
the undersigned, a Notary Public in and for said State, personally appeared  
RUBEN HERNANDEZ SANCHEZ  
AND IRENE GARCIA  
personally known to me  
for proved to me on the basis of satisfactory evidence, to be the person  
whose names ARE subscribed in the within instrument, and acknowledged to me that they executed it  
WITNESS my hand and official seal



Robert S. Gonzalez  
Notary Public in and for said State

MAIL TAX STATEMENTS TO IRENE SANCHIZ 52-829 CALLE COMACHO  
NAME ADDRESS ZIP  
CORONA CO 92631

**87740 Avenue 53, Coachella, CA 92236, Riverside County****Owner Information**

Owner Name:	<b>Sanchez Jesse &amp; Vanessa</b>	Tax Billing City & State:	<b>Coachella, CA</b>
Owner Name 2:	<b>Sanchez Derek</b>	Tax Billing Zip:	<b>92236</b>
Mail Owner Name:	<b>Jesse &amp; Vanessa Sanchez</b>	Owner Occupied:	<b>Yes</b>
Tax Billing Address:	<b>87740 Avenue 53</b>		

**Location Information**

Zoning:	<b>A-2-20</b>	Census Tract:	<b>457.07</b>
School District:	<b>Coachella Vly</b>		

**Tax Information**

APN:	<b>763-150-018</b>	% Improved:	<b>45%</b>
Alt APN:	<b>763-150-018</b>	Tax Area:	<b>058004</b>
Legal Description:	<b>20.00 ACRES IN POR NE 1/4 OF SEC 10 T6S R8E FOR TOTAL DESCRIPTION SEE ASSESSORS MAPS</b>		

**Assessment & Tax**

Assessment Year	2014	2013	2012
Assessed Value - Total	\$552,761	\$543,180	\$543,180
Assessed Value - Land	\$306,000	\$306,000	\$306,000
Assessed Value - Improved	\$246,761	\$237,180	\$237,180
YOY Assessed Change (\$)	\$9,581	\$0	
YOY Assessed Change (%)	1.76%	0%	

Tax Year	Total Tax	Change (\$)	Change (%)
2012	\$8,629		
2013	\$9,464	\$835	9.67%
2014	\$9,604	\$141	1.49%

Jurisdiction	Tax Type	Tax Amount
Coachella Refuse Collection Fu	Actual	\$217.44
User Utility Tax Charge	Actual	\$10.86
Coachella Valley Mosquito & Ri	Actual	\$0.24
Coachella Valley Rec & Pk Ad93-	Actual	\$9.90
Cvwd Delq Irrig Availability	Actual	\$2,332.20
Total Of Special Assessments	Actual	\$2,570.64

**Characteristics**

County Use Code:	<b>Vac Agriculture</b>	Lot Area:	<b>871,200</b>
Universal Land Use Code:	<b>Miscellaneous</b>	Water:	<b>None</b>
Lot Acres:	<b>20</b>	Sewer:	<b>None</b>

**Listing Information**

MLS Listing Number:	<b>14775469PS</b>	MLS Current List Price:	<b>\$400,000</b>
MLS Status:	<b>Active</b>	MLS Orig. List Price:	<b>\$875,000</b>
MLS Status Change Date:	<b>07/07/2014</b>	MLS List. Agent Name:	<b>Clw-48213-Armando Ruiz Jr</b>
MLS Listing Date:	<b>07/07/2014</b>	MLS List. Broker Name:	<b>REALTY SOURCE INC.</b>

MLS Listing #	13659465ps	21467490	21455438
MLS Status	Cancelled	Expired	Expired
MLS Listing Date	03/21/2013	12/17/2012	06/07/2012
MLS Listing Price	\$499,000	\$499,000	\$583,704
MLS Orig Listing Price	\$499,000	\$583,704	\$1,021,482
MLS Listing Close Price	\$0	\$0	\$0
MLS Listing Expiration Date	12/24/2014	07/31/2013	12/07/2012

**Last Market Sale & Sales History**

Recording Date:	<b>10/28/1986</b>	Deed Type:	<b>Grant Deed</b>
Settle Date:	<b>09/1986</b>	Owner Name:	<b>Sanchez Jesse &amp; Vanessa</b>
Sale Price:	<b>\$175,000</b>	Owner Name 2:	<b>Sanchez Derek</b>
Document Number:	<b>268876</b>	Seller:	<b>Schdulze Herbert H</b>
Sale Type:	<b>Full</b>		

Recording Date	05/07/2007	02/14/2006	11/25/1996	11/18/1994	10/16/1989
Sale/Settlement Date	05/07/2007	02/14/2006			10/1989

<b>Sale Price</b>					
<b>Nominal</b>	Y	Y	Y	Y	Y
<b>Buyer Name</b>	Reyes Jackie A	Sanchez Ruben J III	Sanchez Ruben Jesus	Sanchez Ruben J & Jesse & Vanessa & Derek	Sanchez Jesse & Sanchez Derek
<b>Seller Name</b>	Sanchez Ruben J Jr	Sanchez Ruben J Jr	Sanchez Ruben J & Jesse & Vanessa & Derek	Sanchez Jesse	Sanchez Ruben Hernandez
<b>Document Number</b>	304890	110017	447815	437683	358155
<b>Document Type</b>	Grant Deed	Grant Deed	Grant Deed	Grant Deed	Grant Deed
<b>Recording Date</b>	10/28/1986				
<b>Sale/Settlement Date</b>	09/1986				
<b>Sale Price</b>	\$175,000				
<b>Nominal</b>					
<b>Buyer Name</b>	Sanchez Ruben H & Irene G				
<b>Seller Name</b>	Schdulze Herbert H				
<b>Document Number</b>	268876				
<b>Document Type</b>	Grant Deed				

**Mortgage History**

<b>Mortgage Date</b>	07/01/2008	06/24/2008	10/28/1986
<b>Mortgage Amount</b>	\$50,000	\$1,575,000	\$125,000
<b>Mortgage Lender</b>	Seneca Ins Co Inc	Accredited Surety & Casualty	
<b>Mortgage Type</b>	Refi	Refi	Seller/Carry Back
<b>Mortgage Code</b>	Conventional	Conventional	Private Party Lender

Courtesy of Elizabeth Robles, California Desert Assoc of Realtors

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

**Property Detail**

# COUNTY OF RIVERSIDE

**JON CHRISTENSEN**  
TREASURER  
TAX COLLECTOR



**MATTHEW JENNINGS**  
ASSISTANT TREASURER-TAX COLLECTOR  
**GIOVANE PIZANO**  
CHIEF INVESTMENT MANAGER

July 22, 2019

## Final Notice

Derek Sanchez and Vanessa Sanchez  
82195 Bliss Ave  
Indio, CA 92201

Re: APN: 763150018-7  
TC 203 Item 621  
Date of Sale: May 05, 2015

To Whom It May Concern:

This office is in receipt of your claim for excess p  
documentation you have provided is insufficient t

Please submit the necessary proof to establish  
listed below may assist the Treasurer-Tax Coll

- ☒ **Copy of a Vanessa Sanchez trust/will or a**
- Notarized Affidavit under CA Probate**
- Code 13101 signed by all heirs**
- ☐ Notarized Statement of different/misspelled
- ☐ Original Notarized Authorization for Agent to
- Collect Excess Proceeds
- ☐ Notarized Assignment of Right to Collect
- Excess Proceeds
- ☒ **Certified Death Certificate for Vanessa**
- Sanchez**
- ☐ Copy of Birth Certificates

### SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:  
TC 203 Item 621  
Derek Sanchez and Vanessa Sanchez  
82195 Bliss Ave  
Indio, CA 92201



9590 9402 1680 6053 9889 32

### 2. Article Number (Transfer from service label)

7016 0340 0000 2071 4982

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

- ☐ Copy of Marriage Certificate for
- ☐ Original Note/Payment Book
- ☐ Updated Statement of Monies Owed (as of date of tax sale)
- ☐ Articles of Incorporation (if applicable Statement by Domestic Stock)
- ☐ Court Order Appointing Administrator
- ☐ Deed (Quitclaim/Grant etc...)
- ☐ Other:

### COMPLETE THIS SECTION

A. Signature

X

B. Received by

D. Is delivery attempted?  
If YES, enter

- 3. Service Type
- ☐ Adult Signature
- ☐ Adult Signature Required
- ☐ Certified Mail®
- ☐ Certified Mail Restricted
- ☐ Collect on Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted (over \$500)

Please send in all documents within 10 days (**August 22, 2019**). If you should have any questions, please contact me at the number listed below.

Sincerely,

*Miriam C. Marquez*

Sr. Accounting Assistant  
Tax Sale Operations/Excess Proceeds

Tel 951 955-3336/Fax 951 955-3990

County of Riverside, Treasurer-Tax Collector

## STATE OF CALIFORNIA

## CERTIFICATION OF VITAL RECORD

## COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

3052018053162

## CERTIFICATE OF DEATH

3201833003367

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) VANESSA		3. LAST (Family) FALCON	
2. MIDDLE D.		4. DATE OF BIRTH mm/dd/ccyy 05/22/1978	
5. AGE Yrs. 39		6. SEX F	
9. BIRTH STATE/FOREIGN COUNTRY CA		10. SOCIAL SECURITY NUMBER UNKNOWN	
11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK		12. MARITAL STATUS/SDP* (At Time of Death) MARRIED	
13. EDUCATION - Highest Level/Degree (see worksheet on back) 12 ND		14/15. WAS DECEDENT HISPANIC/LATINO(A)/SPANISH? (If yes, see worksheet on back) <input checked="" type="checkbox"/> YES MEXICAN AMERICAN <input type="checkbox"/> NO	
16. DECEDENT'S RACE - Up to 3 races may be listed (see worksheet on back) WHITE		17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED HOMEMAKER	
18. KIND OF BUSINESS OR INDUSTRY (e.g., grocery store, road construction, employment agency, etc.) OWN HOME		19. YEARS IN OCCUPATION 22	
20. DECEDENT'S RESIDENCE (Street and number, or location) 82195 BLISS AVENUE		21. CITY INDIO	
22. COUNTY/PROVINCE INDIO		23. ZIP CODE 82201	
24. YEARS IN COUNTY 22		25. STATE/FOREIGN COUNTRY CA	
26. INFORMANT'S NAME, RELATIONSHIP ALBERT FALCON, SPOUSE		27. INFORMANT'S MAILING ADDRESS (Street and number, city or town, state and zip) 82195 BLISS AVENUE, INDIO, CA 92201	
28. NAME OF SURVIVING SPOUSE/SDP - FIRST ALBERT		29. MIDDLE -	
30. LAST (BIRTH NAME) FALCON		31. NAME OF FATHER/PARENT - FIRST RUBEN	
32. MIDDLE H.		33. LAST SANCHEZ	
34. BIRTH STATE NM		35. NAME OF MOTHER/PARENT - FIRST IRENE	
36. MIDDLE G.		37. LAST (BIRTH NAME) GARCIA	
38. BIRTH STATE CA		39. DISPOSITION DATE mm/dd/ccyy 03/12/2018	
40. PLACE OF FINAL DISPOSITION COACHELLA VALLEY PUBLIC CEMETERY DISTRICT 82925 AVENUE 52, COACHELLA, CA 92236		41. TYPE OF DISPOSITION(S) BU	
42. SIGNATURE OF EMBALMER [Signature]		43. LICENSE NUMBER 03/12/2018	
44. NAME OF FUNERAL ESTABLISHMENT FOREST LAWN MEMORIAL PARK & MORTUARIES		45. [Signature]	
101. PLACE OF DEATH RESIDENCE		102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> OCA	
103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/LTC <input checked="" type="checkbox"/> Home <input type="checkbox"/> Other		104. COUNTY RIVERSIDE	
105. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 82195 BLISS AVENUE		106. CITY INDIO	
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 ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. (A) IMMEDIATE CAUSE (First disease or condition resulting in death) CARDIOPULMONARY ARREST (B) COLON CANCER (C) [Blank] (D) [Blank] (E) [Blank] Sequitally, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST		108. DEATH REPORTED TO CORONER? (A) YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> (B) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (C) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> (D) YES <input type="checkbox"/> NO <input type="checkbox"/> Time Interval Between Onset and Death (A) MINS. 2018-03072 (B) YEARS (C) [Blank] (D) [Blank]	
109. BIOPSY 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 NONE	
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date.) NO		113A. IF FEMALE PREGNANT IN LAST YEAR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since mm/dd/ccyy 01/28/2018 Decedent Last Seen Alive mm/dd/ccyy 03/03/2018		115. SIGNATURE AND TITLE OF CERTIFIER [Signature] RUPINDER KAUR MANN, M.D. 74130 COUNTRY CLUB SUITE 103, PALM DESERT, CA 92260	
116. LICENSE NUMBER 03/10/2018		117. DATE mm/dd/ccyy 03/10/2018	
118. I 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"/> Accident <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined		119. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
120. INJURY DATE mm/dd/ccyy		121. INJURY DATE mm/dd/ccyy	
122. HOUR (24 Hours)		123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)	
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)		125. LOCATION OF INJURY (Street and number, or location, and city, and zip)	
126. SIGNATURE OF CORONER / DEPUTY CORONER [Signature]		127. DATE mm/dd/ccyy	
128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		129. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		FAX AUTH.#	
A B C D E		GENSUS TRACT	

CERTIFIED COPY OF VITAL RECORD  
STATE OF CALIFORNIA, COUNTY OF RIVERSIDE

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Assessor-County Clerk-Recorder.

AUG 12 2019

DATE ISSUED

This copy is not valid unless prepared on an engraved border displaying the date, seal and signature of the Assessor-County Clerk-Recorder.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE



034887752

Peter Aldana  
ASSESSOR-COUNTY CLERK-RECORDER  
RIVERSIDE COUNTY, CALIFORNIA



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

To: Don Kent, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

RECEIVED

2015 AUG 27 PM 4:10

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

TC 203 Item 621 Assessment No.: 763150018-7

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Situs: 87740 AVENUE 53 COACHELLA 92236

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Date Deed to Purchaser Recorded: June 18, 2015

Final Date to Submit Claim: June 20, 2016

☒ We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ from the sale of the above mentioned real property. ☒ We were the ☒ owner(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. 763150018-7 recorded on 5/07/2007. A copy of this document is attached hereto. ☒ We are the rightful claimants by virtue of the attached assignment of interest. ☒ We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

Any excess proceeds from sale.

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 20, 2015 at Riverside County CA  
County, State

Jackie Reyes  
Signature of Claimant

JACKIE REYES  
Print Name

82-2710 BLISS AVE  
Street Address

INDIO CA, 92201  
City, State, Zip

710459-9421  
Phone Number

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

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

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

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

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

RECORDING REQUESTED BY  
Ruben Jesus Sanchez Jr.

AND WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENT TO:

NAME Jackie Annette Reyes  
STREET ADDRESS 82695 Bliss St.  
CITY, STATE & ZIP CODE Indio, CA 92201

TITLE ORDER NO. \_\_\_\_\_ ESCROW NO. \_\_\_\_\_

DOC # 2007-0304890

05/07/2007 08:00A Fee: 7.00

Page 1 of 1

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder



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## GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TRA: \_\_\_\_\_

APN: 7163150018-7

The undersigned grantor(s) declare(s) \_\_\_\_\_

DOCUMENTARY TRANSFER TAX \$ 0.00

- ☐ computed on full value of property conveyed, or  
☐ computed on full value less liens and encumbrances remaining at time of sale.  
☐ Unincorporated Area City of \_\_\_\_\_

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FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I (We) Ruben Jesus Sanchez Jr. a single man

hereby remise, release and grant to Jackie Annette Reyes, a single woman

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

(Insert Legal Description)  
20.00 acres in Por NE 1/4 of SEC 10 TWS R8E

DATED: May 07.07

STATE OF California

COUNTY OF Riverside

On 05/07/07 before me, Hilda Z. Heredia, Notary Public, personally appeared

Ruben Jesus Sanchez Jr. personally known to me (or proved to me on the basis of satisfactory evidence) to be the authorized capacity(ies), and that by his/her signature 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 \_\_\_\_\_

(SEAL)

MAIL TAX STATEMENT AS DIRECTED ABOVE

