

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



**ITEM: 19.7
(ID # 22653)**

MEETING DATE:

FROM : TREASURER-TAX COLLECTOR:

Tuesday, March 19, 2024

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 212, Item 587. Last assessed to: Douglas L. Croisette, or any Successor Trustee, as Trustee under the Douglas L. Croisette Living Trust dated February 14, 1996, as to an undivided 4.190%; Marjorie Bender, Trustee of The Marjorie Bender Trust dated October 22, 1999, as to an undivided 9.777%; Sanford Rogers, a single man, as to an undivided 3.631%; Juanita Kempe Trustee for The Juanita Kempe Living Trust dated October 27, 1982, as to an undivided 21.508%; Ronald C. Dresher, a married man as his sole and separate property, as to an undivided 19.553%; CA TD Investments, Inc., as to an undivided 16.760%; Philip Fass and Barbara L. Fass, Trustees of The Fass Family Trust dated 2/17/1972, as to an undivided 10.475%; Willi Klingler, a single man, as his sole and separate property, as to an undivided 4.190%; Paul Brooks, Maxine Brooks, Trustees of The Brooks Family Trust dated August 16, 1996, as to an undivided 9.916%. District 5. [\$4,984-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Allstar Financial Services, Inc., Agent for Douglas L. Croisette for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;

Continued on Page 2

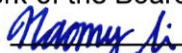
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 3/5/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: March 19, 2024
xc: Tax Collector

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:

2. Approve the claim from Allstar Financial Services, Inc., Agent for Sanford Rogers for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
3. Approve the claim from Allstar Financial Services, Inc., Agent for Juanita Rae Kempe, Trustee for the Juanita Kempe Living Trust for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
4. Approve the claim from Allstar Financial Services, Inc., Agent for Ronald Dresher for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
5. Approve the claim from Allstar Financial Services, Inc., Agent for CA TD Investments, Inc. for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
6. Approve the claim from Allstar Financial Services, Inc., Agent for Philip Fass, Successor Trustee of The Fass Family Trust dated 2/17/1972 for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
7. Approve the claim from Allstar Financial Services, Inc., Agent for Willi A. Klingler for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
8. Approve the claim from Allstar Financial Services, Inc., Agent for Paul Brooks, Successor Trustee of The Brooks Family Trust dated August 16, 1996 for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 541082016-3;
9. Authorize and direct the Auditor-Controller to issue a warrant to Allstar Financial Services, Inc., Agent for Douglas L. Croisette in the amount of \$231.47, to Allstar Financial Services, Inc., Agent for Sanford Rogers in the amount of \$200.59, to Allstar Financial Services, Inc., Agent for Juanita Rae Kempe, Trustee for the Juanita Kempe Living Trust in the amount of \$1,188.17, to Allstar Financial Services, Inc., Agent for Ronald Dresher in the amount of \$1,080.17, to Allstar Financial Services, Inc., Agent for CA TD Investments, Inc. in the amount of \$925.88, to Allstar Financial Services, Inc., Agent for Philip Fass, Successor Trustee of The Fass Family Trust dated 2/17/1972 in the amount of \$578.67, to Allstar Financial Services, Inc., Agent for Willi A. Klingler in the amount of \$231.47, and to Allstar Financial Services, Inc., Agent for Paul Brooks, Successor Trustee of The Brooks Family Trust dated August 16, 1996 in the amount of \$547.79, 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; and
10. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$540.11 to the County General Fund pursuant to Revenue and Taxation Code Section 4674, no sooner than ninety days from the date of this order.

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 4,984	\$ 0	\$ 4,984	\$ 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:	23/24

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 1, 2018 public auction sale. The deed conveying title to the purchasers at the auction was recorded June 26, 2018. 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 18, 2018, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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 assessees through the County's Property Tax System for any additional addresses.
3. Used Accurant (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 4675 (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

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of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on June 26, 2018.

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

1. Claim from Allstar Financial Services, Inc., Agent for Douglas L. Croisette based on an Authorization for Agent to Collect Excess Proceeds notarized October 26, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
2. Claim from Allstar Financial Services, Inc., Agent for Sanford Rogers based on an Authorization for Agent to Collect Excess Proceeds notarized April 03, 2019 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
3. Claim from Allstar Financial Services, Inc., Agent for Juanita Rae Kempe, Trustee for the Juanita Kempe Living Trust based on an Authorization for Agent to Collect Excess Proceeds notarized November 06, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
4. Claim from Allstar Financial Services, Inc., Agent for Ronald Dresher based on an Authorization for Agent to Collect Excess Proceeds notarized November 19, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
5. Claim from Allstar Financial Services, Inc., Agent for CA TD Investments, Inc. based on an Authorization for Agent to Collect Excess Proceeds notarized November 08, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
6. Claim from Allstar Financial Services, Inc., Agent for Philip Fass, Successor Trustee of The Fass Family Trust dated 2/17/1972 based on an Authorization for Agent to Collect Excess Proceeds notarized November 14, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
7. Claim from Allstar Financial Services, Inc., Agent for Willi A. Klingler based on an Authorization for Agent to Collect Excess Proceeds notarized October 26, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.
8. Claim from Allstar Financial Services, Inc., Agent for Paul Brooks, Successor Trustee of The Brooks Family Trust dated August 16, 1996 based on an Authorization for Agent to Collect Excess Proceeds notarized October 26, 2018 and a Trustee's Deed Upon Sale recorded December 04, 2008 as Instrument No. 2008-0637846.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Allstar Financial Services, Inc., Agent for Douglas L. Croisette be awarded excess proceeds in the amount of \$231.47, Allstar Financial Services, Inc., Agent for Sanford Rogers in the amount of \$200.59, Allstar Financial Services, Inc., Agent for Juanita Rae Kempe, Trustee for the Juanita Kempe Living Trust in the amount of \$1,188.17, Allstar Financial Services, Inc., Agent for Ronald Dresher in the amount of \$1,080.17, Allstar

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Financial Services, Inc., Agent for CA TD Investments, Inc. in the amount of \$925.88, Allstar Financial Services, Inc., Agent for Philip Fass, Successor Trustee of The Fass Family Trust dated 2/17/1972 in the amount of \$578.67, Allstar Financial Services, Inc., Agent for Willi A. Klingler in the amount of \$231.47, and Allstar Financial Services, Inc., Agent for Paul Brooks, Successor Trustee of The Brooks Family Trust dated August 16, 1996 in the amount of \$547.79. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$540.11 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 the last assessees of the property and transferred to the County General Fund.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Douglas

ATTACHMENT B. Claim Sanford

ATTACHMENT C. Claim Juanita

ATTACHMENT D. Claim Ronald

ATTACHMENT E. Claim CATD

ATTACHMENT F. Claim Fass

ATTACHMENT G. Claim Willi

ATTACHMENT H. Claim Brooks

Cesar Bernal
Cesar Bernal, PRINCIPAL MGMT ANALYST

3/7/2024

Aaron Gettis
Aaron Gettis

2/23/2024

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0637846 recorded on 12/4/2008. 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.

Trustee's Deed Upon Sale recorded on 12/4/2008, Riverside County # 2008-0637846

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 4th day of November, 2018 at Los Angeles, CA County, State

Douglas L Croisette Signature of Claimant

Signature of Claimant

Douglas L Croisette Print Name

Print Name

11244th Street Street Address

Street Address

Manhattan Beach, CA 90266 City, State, Zip

City, State, Zip

(310) 545-2957 Phone Number

Phone Number

Email Address

Email Address

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Services my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 541082016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 5,965 - and that I have a right to file a claim for this refund on my own without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Douglas L Croisette
(Signature of Party of Interest)

Douglas L Croisette
(Name Printed)

112 44 Street
(Address)

Manhattan Beach CA 90266
(City/State/Zip)

(310) 545-2957
(Area Code/Telephone Number)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles

On This 5th day of November 2018, before me, MARTHA NEGASH, personally appeared DOUGLAS L CROISETTE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
MARtha Negash
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]
(Signature of Agent)

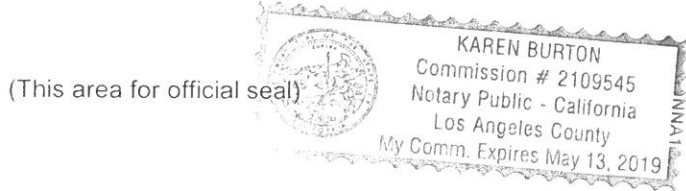
Ursula Haberstroh
(Name Printed)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles

(Address) ALLSTAR FINANCIAL SERVICES, INC.
20700 Ventura Blvd., #222
Woodland Hills, CA 91364
818-346-STAR (7827)
(City/State/Zip)

On 10-26-18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Karen Burton
(Signature of Notary)



RECORDING REQUESTED BY:
 AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
 20700 VENTURA BLVD., SUITE 222
 WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
 GIVEN ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

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

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

RECORDED APPROVED
 [Signature] 31-

T
 034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Dated: NOVEMBER 25, 2008

RINCON ASSET MANAGEMENT, LLC

By: _____
ERIK HABERSTROH, TRUSTEE SALE OFFICER
NAME/TITLE

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On November 25, 2008 before me Alison Haberstroh, a Notary Public, personally appeared, Erik Haberstroh, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person (s) acted, executed this instrument.

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

WITNESS my hand and official seal

_____
NOTARY PUBLIC

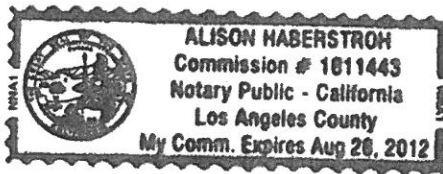


EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroh

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally
appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____ / ____ / ____

Signature _____

Hasler
04/15/2019
FIRST-CLASS MAIL
US POSTAGE
\$02.80
ZIP 91364
011D116473J



ALLSTAR
FINANCIAL
SERVICES, INC

20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

TREASURER-TAX COLLECTOR

APR 18 2019

RECEIVED

To: Jon Christensen, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [x] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-6637846; recorded on 12/4/2008. 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.

Trustee's Deed Upon Sale recorded on 12/4/2008, Riverside County # 2008-0637846

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 3rd day of April, 2019 at LA CA County, State

Signature of Claimant

Signature of Claimant

Print Name

Sanford Rogers

Street Address

P.O. Box 7126

City, State, Zip

Beverly Hills, CA 90212

Phone Number

310-497-7128

Email Address

attyser@earthlink.net

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Services my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 541082016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$5,965 - and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

(Signature of Party of Interest) [Handwritten signature]

(Name Printed) Sanford Rogers

(Address) P.O. Box 7126

(City/State/Zip) Beverly Hills, CA 90212

(Area Code/Telephone Number) 310-497-7121

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles)

On April 3, 2019, before me Suzann Rogers, Notary Public, personally appeared Sanford Rogers, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal. [Handwritten signature]



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

(Signature of Agent) [Handwritten signature]

(Name Printed) Ursula Haberstroh

(Address) ALLSTAR FINANCIAL SERVICES, INC.
20700 Ventura Blvd., #222
Woodland Hills, CA 91364
(City/State/Zip) 818-346-STAR (7827)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles)

On 10/26/18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal. [Handwritten signature]



ALL-PURPOSE ACKNOWLEDGMENT

Title of Document: Authorization for Agent
Date of Document: April 3, 2019 to collect
Excess
Proceeds.

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

State of California

County of Los Angeles)
) ss.

On 4/3/19 before me, Suzann M. Rogers, Notary Public,
personally appeared Santford Rogers

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies); and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Suzann M. Rogers



FOR NOTARY STAMP

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

DOC # 2008-0637846
12/04/2008 08:00A Fee:31.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

31-

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: \$393,013.61
3. The amount paid by the Grantee at the Trustee's Sale was: \$393,013.61
4. The documentary transfer tax is \$0.00

READ AND APPROVED
SR



ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of BANNING County of RIVERSIDE State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION, as Trustor (s), recorded, JUNE 21, 2005 as instrument number, 2005-0491189 of Official Records in the office of the Recorder of RIVERSIDE County, State of CALIFORNIA, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on NOVEMBER 21, 2008 at the place named in the Notice of Sale, in the county of RIVERSIDE, CALIFORNIA, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Dated: NOVEMBER 25, 2008

RINCON ASSET MANAGEMENT, LLC

By: 
ERIK HABERSTROH, TRUSTEE SALE OFFICER
NAME/TITLE

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On November 25, 2008 before me Alison Haberstroh, a Notary Public, personally appeared, Erik Haberstroh, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person (s) acted, executed this instrument.

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

WITNESS my hand and official seal


NOTARY PUBLIC

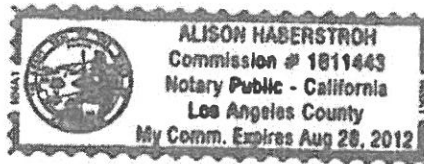


EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroff

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)

County of _____)

On _____ before me, _____ personally appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____/____/____

Signature _____



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

Hasler
04/15/2019
FIRST-CLASS M
US POSTAGE
\$02.80
ZIP 91364
011D116474

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: for Lindstrom, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Green Proceeds



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5966 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0637846; recorded on 12/4/2008. 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.

Trustee's Deed Upon Sale recorded on 12/4/2008, Riverside County # 2008-0637846

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 November, 2018 at Los Angeles County - California County, State

Juanita R. Kempe Signature of Claimant

Signature of Claimant

Juanita R. Kempe Print Name

Print Name

658 S. Mansfield Ave Street Address

Street Address

Los Angeles, CA 90036 City, State, Zip

City, State, Zip

323-933-4932 Phone Number

Phone Number

juantakempe@gmail.com Email Address

Email Address

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Services my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 541082016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 5,965 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Juanita Rae Kempe
(Signature of Party of Interest)

Juanita Rae Kempe
(Name Printed)

658 S. Mansfield Ave
(Address)

Los Angeles, CA 90036
(City/State/Zip)

323-933-4932
(Area Code/Telephone Number)

STATE OF CALIFORNIA)ss.
COUNTY OF _____)

On _____, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

**SEE ATTACHED
NOTARIAL STATEMENT**

WITNESS my hand and official seal.

(This area for official seal)

(Signature of Notary)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]
(Signature of Agent)

Ursula Haberstroh
(Name Printed)

ALLSTAR FINANCIAL SERVICES, INC.
(Address) 20700 Ventura Blvd., #222
Woodland Hills, CA 91364
818-346-STAR (7827)
(City/State/Zip)

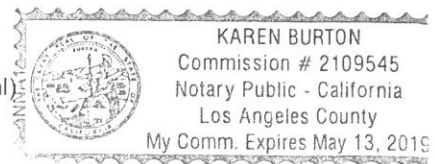
STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles)

On 10-26-18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
(Signature of Notary)

(This area for official seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

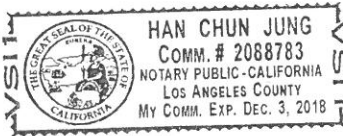
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On Nov. 6th, 2018 before me, Han Chun Jung, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Juanita Rae Kempe
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Sare subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: Authorization for Agent to Collect Excess Proceeds Document Date: 11/06/2018

Number of Pages: 1 Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

DOC # 2008-0637846
12/04/2008 08:00A Fee:31.00
Page 1 of 5

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



FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

READ AND APPROVED
JRK

31-

034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Dated: NOVEMBER 25, 2008

RINCON ASSET MANAGEMENT, LLC

By: [Signature]
ERIK HABERSTROH, TRUSTEE SALE OFFICER
NAME/TITLE

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On November 25, 2008 before me Alison Haberstroh, a Notary Public, personally appeared, Erik Haberstroh, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person (s) acted, executed this instrument.

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

WITNESS my hand and official seal

[Signature: Alison Haberstroh]
NOTARY PUBLIC

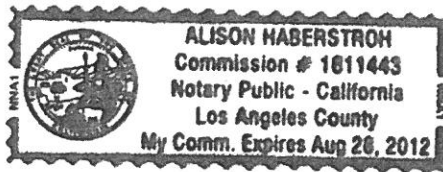


EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroh

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)

County of _____)

On _____ before me, _____ personally appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____/____/____

Signature _____

Hasler
04/15/2019
FIRST-CLASS MAIL
US POSTAGE \$02.80
ZIP 91364
011D1164743



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: Jon Christensen, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [x] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0637846; recorded on 12/4/2008. 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.

Trustee's Deed upon Sale recorded on 12/4/2008, Riverside County #2008-0637846

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 19 day of November, 2018 at Studio City, California County, State

Ronald Dresher
Signature of Claimant

Signature of Claimant

RONALD DRESHER
Print Name

Print Name

11355 DONA Lola Dr
Street Address

Street Address

Studio City, CA 91604
City, State, Zip

City, State, Zip

323-656-9994
Phone Number

Phone Number

ron@dubpromote.com
Email Address

Email Address

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Services my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 54108 2016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 5965- and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Ronald Dresher
(Signature of Party of Interest)

RONALD DRESHER
(Name Printed)

11355 DONA LOLA DR
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF _____)

STUDIO CITY, CA 91604
(City/State/Zip)

323.656.9994
(Area Code/Telephone Number)

On _____, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

SEE ATTACHED (This area for official seal)

(Signature of Notary)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]
(Signature of Agent)

Ursula Haberstroh
(Name Printed)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles ~~10-26-18~~)

(Address) ALLSTAR FINANCIAL SERVICES, INC.
20700 Ventura Blvd., #222
Woodland Hills, CA 91364
818-346-STAR (7827)

(City/State/Zip)

On 10/26/18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
(Signature of Notary)

(This area for official seal)



ACKNOWLEDGMENT

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

State of California
County of LOS ANGELES)

On NOVEMBER 19, 2018 before me, KARINA ORTEGA, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared RONALD DRESHER
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in (his/her/their authorized capacity(ies)), and that by (his/her/their signature(s)) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature  (Seal)

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

DOC # 2008-0637846

12/04/2008 08:00A Fee:31.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

READ AND APPROVED
Recd

31-

034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Dated: NOVEMBER 25, 2008

RINCON ASSET MANAGEMENT, LLC

By: 
ERIK HABERSTROH, TRUSTEE SALE OFFICER
NAME/TITLE

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On November 25, 2008 before me Alison Haberstroh, a Notary Public, personally appeared, Erik Haberstroh, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person (s) acted, executed this instrument.

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

WITNESS my hand and official seal


NOTARY PUBLIC

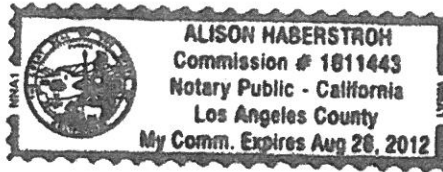


EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroh

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally
appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____ / ____ / ____

Signature _____

Hasler
04/15/2019
FIRST-CLASS MAIL
USPOSTAGE \$02.80
ZIP 91364
011D1164743



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: Jon Christensen, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0637846; recorded on 12/4/2008. 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.

Trustee's Deed UPM Sale recorded on 12/4/08, Riverside County # 2008-0637846

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 11 day of Nov, 2018 at LA, CA County, State

Signature of Claimant [Handwritten Signature]

Print Name MARK NADEL, PRESIDENT CA TD INVESTMENTS INC

Street Address 30497 CANWOOD ST #200

City, State, Zip ABOURA HILLS CA 91301

Phone Number 818 865-1570

Email Address MARK @ CATD INVESTMENTS.COM

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Services my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 541082016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 5,965 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]
(Signature of Party of Interest)

MARIE WADEL, President
(Name Printed) CAT D Investments - COM

30497 CANWOOD ST # 200
(Address)

LABOURA HILLS CA 91301
(City/State/Zip)

818 865-1570
(Area Code/Telephone Number)

STATE OF CALIFORNIA)ss.
COUNTY OF _____)

California All-Purpose
Acknowledgment
Form Attached

On _____, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]
(Signature of Agent)

Ursula Haberstroh
(Name Printed)

ALLSTAR FINANCIAL SERVICES, INC.
20700 Ventura Blvd., #222
Woodland Hills, CA 91364
818-346-STAR (7827)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles)

(Address)

(City/State/Zip)

On 10-26-18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
(Signature of Notary)

(This area for official seal)



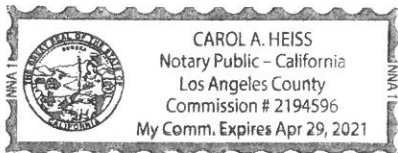
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On Nov. 8th 2018 before me, Carol A. Heiss, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Mark Nadel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that (he) she/they executed the same in (his) her/their authorized capacity(ies), and that by (his) her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.



Signature Carol A. Heiss
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document:
Document Date: Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
[] Corporate Officer - Title(s): President
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

Signer's Name:
[] Corporate Officer - Title(s):
[] Partner - [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other:
Signer Is Representing:

RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

DOC # 2008-0637846
12/04/2008 08:00A Fee:31.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



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SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

31-

READ AND APPROVED
MP

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034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Dated: NOVEMBER 25, 2008

RINCON ASSET MANAGEMENT, LLC

By: 
ERIK HABERSTROH, TRUSTEE SALE OFFICER
NAME/TITLE

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On November 25, 2008 before me Alison Haberstroh, a Notary Public, personally appeared, Erik Haberstroh, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person (s) acted, executed this instrument.

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

WITNESS my hand and official seal


NOTARY PUBLIC

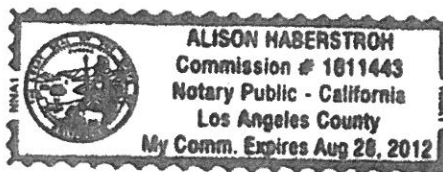


EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIE SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroh

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally
appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____/____/____

Signature _____

First-Class Mail
Hester
04/15/2019
US POSTAGE \$02.80
ZIP 91364
011D116743E

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: Jon Christensen, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888



Request
Certificate

<i>Initial Filing Date</i>	09/09/2003
<i>Status</i>	Active
<i>Standing - SOS</i>	Good
<i>Standing - FTB</i>	Good
<i>Standing - Agent</i>	Good
<i>Standing - VCFCF</i>	Good
<i>Formed In</i>	CALIFORNIA
<i>Entity Type</i>	Stock Corporation - CA - General
<i>Principal Address</i>	5753 FAIRVIEW PLACE AGOURA HILLS, CA 91301
<i>Mailing Address</i>	5737 KANAN ROAD #505 AGOURA HILLS, CA 91301
<i>Statement of Info Due Date</i>	09/30/2024
<i>Agent</i>	Individual MARK S NADEL 5753 FAIRVIEW PLACE AGOURA HILLS, CA 91301



View History



Request Access



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0637846 recorded on 12/4/2008. 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.

Trustee's Deed upon sale recorded on 12/4/2008, Riverside County # 2008-0637846

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 NOVEMBER 20 at LOS ANGELES County, State

Signature of Claimant [Handwritten Signature]

Signature of Claimant [Blank]

Print Name Philip Fass

Print Name [Blank]

Street Address 14 Reed Court

Street Address [Blank]

City, State, Zip Rancho Mirage, CA 92270

City, State, Zip [Blank]

Phone Number 310-713-3541

Phone Number [Blank]

Email Address philip.fass81@gmail.com

Email Address [Blank]

Email Address [Blank]

Email Address [Blank]

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make ~~Allstar Financial Services~~ my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 541082016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 5,965 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

[Signature]
(Signature of Party of Interest)

Philip Tass
(Name Printed)

14 REED COURT
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF _____)

BRANCHO MIRABE, CA 91270
(City/State/Zip)

(310) 713-3541
(Area Code/Telephone Number)

~~On _____, before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.~~

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

WITNESS my hand and official seal.

(Signature of Notary)

(This area for official seal)

I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

[Signature]
(Signature of Agent)

Ursula Haberstroh
(Name Printed)

(Address) **ALLSTAR FINANCIAL SERVICES, INC.**
20700 Veniura Blvd., #222
Woodland Hills, CA 91364

(City/State/Zip) **818-346-STAR (7827)**

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles)
10-26-18

On Ursula Haberstroh, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
(Signature of Notary)

(This area for official seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of Riverside)

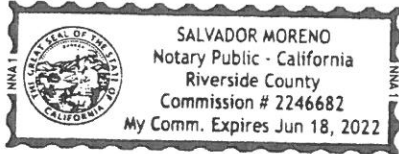
On 11-14-18 before me, Salvador Moreno, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Philip Fast
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
Signature [Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

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

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____



RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

READ AND APPROVED
[Signature]

31-

T
034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroh

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____ / ____ / ____

Signature _____

Hasler
04/15/2019
FIRST CLASS MAIL
US POSTAGE \$02.80
ZIP 91364
011D1164743



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: Jon Christenson, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds



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

RECEIVED

To: Jon Christensen, Treasurer-Tax Collector

2018 MAY -6 AM 8:38

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
Treasurer-Tax Collector

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 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. 2008-0637846 recorded on 12/4/2008. 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.

Trustee's Deed Upon Sale recorded on 12/4/08, Riverside County
2008-0637846

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

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

Executed this 8 day of NOVEMBER, 2018 at LOS ANGELES, CA
County, State

Willi A. Kingler
Signature of Claimant

Signature of Claimant

Willi A. Kingler
Print Name

Print Name

417 EAST OAK AVE
Street Address

Street Address

EL SEGUNDO, CA 90245
City, State, Zip

City, State, Zip

3103222586
Phone Number

Phone Number

Email Address

Email Address

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Services my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number S41082016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ 5,965 and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Willi A. Klingler
(Signature of Party of Interest) 11-08-18

Willi A. KLINGLER
(Name Printed)
417 E. DAK AVE
(Address)
EL SEGUNDO, CA 90245
(City/State/Zip)
310 322 2586
(Area Code/Telephone Number)

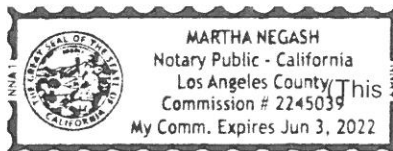
STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles

On 11-08-18, before me, Martha Negash, personally appeared Willi A. Klingler, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Martha Negash
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

Ursula Haberstroh
(Signature of Agent)

Ursula Haberstroh
(Name Printed)

ALLSTAR FINANCIAL SERVICES, INC.
(Address) 20700 Ventura Blvd., #222
Woodland Hills, CA 91364
818-346-STAR (7827)
(City/State/Zip)

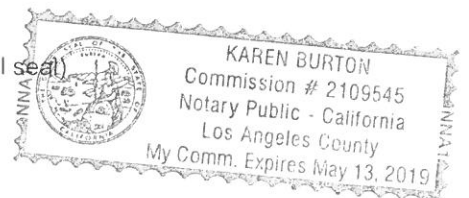
STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles

On 10/26/18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Karen Burton
(Signature of Notary)

(This area for official seal)



RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053



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

TRUSTEE'S DEED UPON SALE

READ AND APPROVED

31-

W.K.

034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Dated: NOVEMBER 25, 2008

RINCON ASSET MANAGEMENT, LLC

By: 
ERIK HABERSTROH, TRUSTEE SALE OFFICER
NAME/TITLE

STATE OF California)
) SS.
COUNTY OF Los Angeles)

On November 25, 2008 before me Alison Haberstroh, a Notary Public, personally appeared, Erik Haberstroh, who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person (s) acted, executed this instrument.

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

WITNESS my hand and official seal


NOTARY PUBLIC

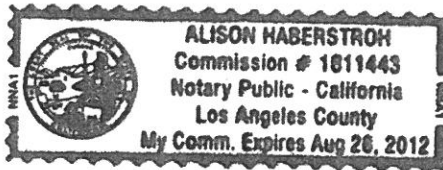


EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

MARJORIE BENDER, TRUSTEE OF THE MARJORIE BENDER TRUST DATED OCTOBER 22, 1999, AS TO AN UNDIVIDED 9.777%

SANFORD ROGERS, A SINGLE MAN, AS TO AN UNDIVIDED 3.631%

JUANITA KEMPE TRUSTEE FOR THE JUANITA KEMPE LIVING TRUST DATED OCTOBER 27, 1982, AS TO AN UNDIVIDED 21.508%

RONALD C. DRESHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 19.553%

CA TD INVESTMENTS, INC., AS TO AN UNDIVIDED 16.760%

PHILIP FASS AND BARBARA L. FASS, TRUSTEES OF THE FASS FAMILY TRUST DATED 2/17/1972, AS TO AN UNDIVIDED 10.475%

WILLI KLINGLER, A SINGLE MAN, AS HIS SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 4.190%

PAUL BROOKS, MAXINE BROOKS, TRUSTEES OF THE BROOKS FAMILY TRUST DATED AUGUST 16, 1996, AS TO AN UNDIVIDED 9.916%

ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Alison Haberstroh

Notary Identification Number 1811443

Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)

County of _____)

On _____ before me, _____ personally appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____/____/____

Signature _____



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

Hasler
04/15/2019
FIRST-CLASS MAIL
US POSTAGE
\$02.80
ZIP 91364
011D1164743

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: Jon Christensen, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 212 Item 587 Assessment Number: 541082016-3

Assessee: BENDER, MARJORIE TR & KEMPE, JUANITA TR & DRESHER, RONALD C & FASS, PHILIP TR

Situs:

Date Sold: May 1, 2018

Date Deed to Purchaser Recorded: June 26, 2018

Final Date to Submit Claim: June 26, 2019

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 5,965 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [X] property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2008-0637846 recorded on 12/4/08. 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.

Trustee's Deed Upon Sale recorded on 12/4/08, Riverside County # 2008-0637846

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 9 day of JANUARY, 2019 at LOS ANGELES, CALIFORNIA

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Email Address

Email Address

County State
Paul Brooks

PAUL BROOKS

14320 VENTURA BLVD. # 434

SHERMAN OAKS, CA 91423

310-489-2119

PAUL@DNBPRMOTECOM

AUTHORIZATION FOR AGENT TO COLLECT EXCESS PROCEEDS

To expedite processing of this claim, we would strongly suggest you use this form. For this form to be valid it must be completed in its entirety and documentation establishing the assignor's claim as a "party of interest" must be provided at the time this document is filed with the Treasurer-Tax Collector. PLEASE SEE REVERSE SIDE OF THIS DOCUMENT FOR FURTHER INSTRUCTIONS.

As a party of interest (defined in Section 4675 of the California Revenue and Taxation Code), I, the undersigned, do hereby make Allstar Financial Serv my agent to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 54108 2016-3 sold at public auction on May 1, 2018. I understand that I AM NOT SELLING MY RIGHT TO THE REFUND, but merely naming an agent for collection purposes for my convenience.

I also understand that the total of excess proceeds available for refund is \$ _____ and that I have a right to file a claim for this refund on my own, without the help of an agent. For valuable consideration received my agent is appointed to act on my behalf.

Paul Brooks
(Signature of Party of Interest)

PAUL BROOKS
(Name Printed)

14320 VENTURA BLVD. #43A
(Address)

STATE OF CALIFORNIA)ss.
COUNTY OF LOS ANGELES)

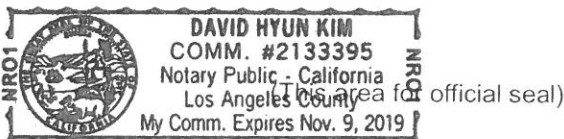
SHERMAN OAKS, CA 91423
(City/State/Zip)

310-489-2119
(Area Code/Telephone Number)

On 01/10/2019, before me, DAVID KIM, Notary Public, personally appeared PAUL BROOKS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.
David Kim
(Signature of Notary)



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest, pursuant to Section 4675 of the California Revenue and Taxation Code, the full amount of excess proceeds available and ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN, WITHOUT THE HELP OF AN AGENT.

Ursula Haberstroh
(Signature of Agent)

Ursula Haberstroh
(Name Printed)

(Address) ALLSTAR FINANCIAL SERVICES, INC.
20700 Ventura Blvd., #222
Woodland Hills, CA 91364
(City/State/Zip) 818-346-STAR (7627)

STATE OF CALIFORNIA)ss.
COUNTY OF Los Angeles)

On 10/26/18, before me, the undersigned, a Notary Public in and for said State, personally appeared Ursula Haberstroh, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Karen Burton
(Signature of Notary)



RECORDING REQUESTED BY:
AND WHEN RECORDED MAIL TO

ALLSTAR FINANCIAL SERVICES, INC.
20700 VENTURA BLVD., SUITE 222
WOODLAND HILLS, CA 91364

FORWARD TAX STATEMENTS TO THE ADDRESS
GIVEN ABOVE

DOC # 2008-0637846

12/04/2008 08:00A Fee:31.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		
								T:	CTY	UNI	034

SPACE ABOVE THIS LINE FOR RECORDER'S USE -

Order #: 3206-123053

TRUSTEE'S DEED UPON SALE

READ AND APPROVED
[Signature]

31-

T
034

The undersigned grantor declares:

1. The Grantee herein Was the foreclosing beneficiary
2. The amount of the unpaid debt together with costs was: **\$393,013.61**
3. The amount paid by the Grantee at the Trustee's Sale was: **\$393,013.61**
4. The documentary transfer tax is \$0.00

ALLSTAR FINANCIAL SERVICES, INC., A California Corporation, as the duly appointed Trustee under the Deed of Trust hereinafter described (herein called Trustee), hereby grants and conveys, but without warranty, express or implied, to:

SEE ADDENDUM ATTACHED HERETO AND MADE A PART HEREOF

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the city of **BANNING** County of **RIVERSIDE** State of California, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TAX PARCEL NUMBER: 541-082-016-3; 541-082-017-4; 541-082-018-5

This conveyance is made pursuant to the powers conferred upon TRUSTEE by that certain Deed of Trust executed by: **VIC-SETH CONSTRUCTION, INC., A CALIFORNIA CORPORATION**, as Trustor (s), recorded, **JUNE 21, 2005** as instrument number, **2005-0491189** of Official Records in the office of the Recorder of **RIVERSIDE** County, State of **CALIFORNIA**, and after fulfillment of the conditions as specified in said Deed of Trust authorizing this conveyance. Default occurred as set forth in a Notice of Default and Election to Sell which was filed for record in the office of the Recorder of said County, and such default still existed at the time of sale. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

All requirements per California Statutes regarding the mailing, personal delivery and publication of copies of Notice of Default and Election to Sell under Deed of Trust and Notice of Trustee's Sale, and the posting of copies of the Notice of Trustee's Sale have been complied with. Trustee is in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust.

Said property was sold by said Trustee at public auction on **NOVEMBER 21, 2008** at the place named in the Notice of Sale, in the county of **RIVERSIDE, CALIFORNIA**, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said Trustee the amount bid, in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

EXHIBIT A

PARCEL 1:

THE WEST 1/5 OF THE EAST 3/5 OF THE NORTH HALF OF BLOCK 158 OF BANNING COLONY LANDS AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149, OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND SHOWN BY MAP ON FILE IN BOOK 5 PAGE 186, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2:

THE EAST TWO-FIFTHS OF THE NORTH ONE-HALF OF BLOCK 158 OF BANNING COLONY LANDS, AS SHOWN BY MAP ON FILE IN BOOK 3 PAGE 149 OF MAPS, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; A COPY BEING ON FILE IN BOOK 5 PAGE 186 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 3:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/5 OF BLOCK 158 OF BANNING COLONY LANDS, IN THE CITY OF BANNING, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3, PAGE 149, RECORDS OF SAN DIEGO COUNTY, CALIFORNIA; AND ALSO ON FILE IN BOOK 5, PAGE 186, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

End of Legal Description.

ADDENDUM

DOUGLAS L. CROISSETTE, OR ANY SUCCESSOR TRUSTEE, AS TRUSTEE UNDER THE DOUGLAS L. CROISSETTE LIVING TRUST DATED FEBRUARY 14, 1996 AS TO AN UNDIVIDED 4.190%

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GOVERNMENT CODE 27361.7

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Vender Identification Number _____

County Where Bond Is Filed Los Angeles

Date Commission Exp Aug. 28, 2012

DATE: 12, 4, 08

SPL, Inc. as agent

Signature

State of California)
County of _____)

On _____ before me, _____ personally
appeared, _____

who proved to me the basis of satisfactory evidence) to be the person (s) whose name (s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her their authorized capacity (ies), and that by his/her/their signature (s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

GOVERNMENT CODE 27361.7

I CERTIFY UNDER PENALTY OF PERJURY THAT THIS MATERIAL IS A TRUE COPY OF THE ORIGINAL MATERIAL CONTAINED IN THE DOCUMENT:

SPL, Inc. as agent

DATE: ____ / ____ / ____

Signature _____



20700 Ventura Boulevard, Suite 222
Woodland Hills, CA 91364-0888

Master
04/15/2019
FIRST-CLASS MAIL
US POSTAGE \$02.80
ZIP 91364
011D116473E

TREASURER-TAX COLLECTOR
APR 18 2019
RECEIVED

To: Jon Christensen, Treasurer - Tax Collector
P.O. Box 12005
Riverside, CA 92502-2205
Attn: Express Proceeds

