

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



ITEM: 19.12
(ID # 23267)

MEETING DATE:
Tuesday, April 30, 2024

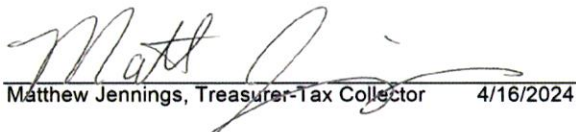
FROM : TREASURER-TAX COLLECTOR:

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 215, Item 1848. Last assessed to: ADP Freedom 8, LLC., a California Limited Liability Company. District 4. [\$12,481-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Global Discoveries, Ltd., Assignee for ADP Freedom 8, LLC., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 851171008;
2. Deny the claim from Palo Verde Irrigation District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 851171008;
3. Deny the claim from ADP Freedom 8, LLC., last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 851171008; and
4. Authorize and direct the Auditor-Controller to issue a warrant to Global Discoveries, Ltd., Assignee for ADP Freedom 8, LLC. in the amount of \$12,481.24 no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 4/16/2024

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: April 30, 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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 12,481	\$ 0	\$ 12,481	\$ 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 5, 2020 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 15, 2020. 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 24, 2020, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Global Discoveries, Ltd., Assignee for ADP Freedom 8, LLC. based on an Assignment of Right to Collect Excess Proceeds notarized February 23, 2023 and a Trustee's Deed Upon Sale recorded May 18, 2010 as Instrument No. 2010-0227625.
2. Claim from Palo Verde Irrigation District based on a Certificate of Sale recorded October 15, 2014 as Instrument No. 2014-0392393, a Certificate of Sale recorded March 31, 2016 as Instrument No. 2016-0126472, a Certificate of Sale recorded October 26, 2016 as Instrument No. 2016-0471024, a Certificate of Sale recorded February 14, 2018 as Instrument No. 2018-0056587, a Certificate of Sale recorded August 27, 2018 as Instrument No. 2018-0343479, and a Certificate of Sale recorded August 8, 2019 as Instrument No. 2019-030081.
3. Claim from ADP Freedom 8, LLC. based on a Trustee's Deed Upon Sale recorded May 18, 2010 as Instrument No. 2010-0227625.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Global Discoveries, Ltd., Assignee for ADP Freedom 8, LLC. be awarded excess proceeds in the amount of \$12,481.24. The claim from Palo Verde Irrigation District be denied since their liens were released with Redemption Certificates recorded May 27, 2021 as Instrument Nos. 2021-0326959 and 2021-0326960. The claim from ADP Freedom 8, LLC. be denied since they subsequently assigned their right to collect excess proceeds to Global Discoveries, Ltd. on February 23, 2023. Supporting documentation has been provided.

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

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 assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Global

ATTACHMENT B. Claim PVID

ATTACHMENT A. Claim ADP


Cesar Bernal, PRINCIPAL MGMT ANALYST 4/19/2024


Aaron Gettis, Chief of Deputy County Counsel 3/13/2024

February 23, 2023

Via Certified Mail

Maricela Ambriz
Tax Sale Operations-Excess Proceeds Dept
Riverside County
4080 Lemon St. 4th Floor
Riverside, CA 92501

RECEIVED
2023 MAR -1 PM 10:18
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

APN(s): 851171008, 851171009, 851172002, 851172016, 851172006, 851172015, 851171006, 851172017

Sale Date: 4/30/2020

TC: TC215

Item Number(s): 1849, 1850, 1853, 1851, 1852, 1848, 1847, 1854

Dear Ms. Ambriz:

ADP Freedom 8 LLC, who is the prior owner of record for the above referenced parcels filed a timely claim for the available excess proceeds with Riverside County on or about 11/10/2020. ADP Freedom 8 LLC is now requesting Global Discoveries, Ltd ("Global") to take over their claim with Riverside County, Tax Sale Operations- Excess Proceeds Department.

Enclosed please find the following supporting documents authorizing Global to take over ADP Freedom 8 LLC claim for the above referenced APN(s).

1. Copy of initial claim filed by ADP Freedom 8, LLC with Riverside County
2. Directions for Disbursement signed by Scott D. Clark, Managing Member of ADP Freedom 8 LLC directing Riverside County to distribute the excess proceeds to Global.
3. Trustee's Deed Upon Sale granting interest to ADP Freedom 8 LLC, a California Limited Liability Company as Document Number: 2010-0227625, recorded on 05/18/2010 in Riverside County, CA.
4. Company documents for ADP Freedom 8 LLC
5. Limited Liability Certificate
6. IRS Form SS-4 referencing the **6111 Bollinger Canyon Rd., Ste 560, San Ramon, CA 94583** address, which is one and the same address listed on the above referenced Deed.
7. Affidavits for above referenced parcels
8. 100% Assignment of Rights to collect the Excess Proceeds assigning any/all interest of the excess proceeds that applies to the above referenced parcels to Global.
9. Photo ID for Scott Douglas Clark

If there is anything further that you may need please feel free to contact me directly at 1-800-370-9413. Thank you in advance for your time.

Sincerely,



Jed Byerly
Managing Member

Certified Tracking Number: 7022-2410-0002-4727-0257



ASSIGNMENT OF RIGHT 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 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 assign to Global Discoveries Ltd. my right to apply for and collect the excess proceeds which you are holding and to which I am entitled from the sale of assessment number 851171008 Tax Sale Number TC215, Item 1848 sold at public auction on 4/30/2020. I understand that the total of excess proceeds available for refund is \$ 12,481,24+/-, and that I AM GIVING UP MY RIGHT TO FILE A CLAIM FOR THEM. FOR VAUABLE CONSIDERATION RECEIVED I HAVE SOLD THIS RIGHT OF COLLECTION (assignment) TO THE ASSIGNEE. I certify under penalty of perjury that I have disclosed to the assignee all facts of which I am aware relating to the value of this right I am assigning.

(Signature of Party of Interest/Assignor) [Signature] (Date) 2.16.23

ADP Freedom 8 LLC
By: Scott D. Clark, Managing Member
(Name Printed)
1601 19th St. Suite 550
(Address)
Denver, CO, 80202
(City/State/Zip)
815-347-2374
(Area Code/Telephone Number)

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

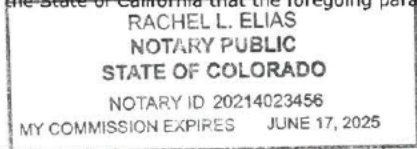
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Colorado
County of Denver
On 2.16.23 before me, Rachel Elias Notary Public, personally appeared
(Date) Scott D. Clark (here insert name and title of the officer)

Scott D. Clark, 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.
Rachel Elias (seal)
Signature of Notary Public



I, the undersigned, certify under penalty of perjury that I have disclosed to the party of interest (assignor), pursuant to Section 4675 of the California Revenue and Taxation Code, all facts of which I am aware relating to the value of the right he is assigning, that I have disclosed to him the full amount of excess proceeds available, and that I HAVE ADVISED HIM OF HIS RIGHT TO FILE A CLAIM ON HIS OWN WITHOUT ASSIGNING THAT RIGHT.

[Signature] (Signature of Assignee)
Tax ID/SS# _____
Jed Byerly, Managing Member of Global Discoveries Ltd. (Name Printed)
P.O. Box 1748 (Address)
Modesto, CA 95353-1748 (City/State/Zip)
Phone: (209) 593-3913

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

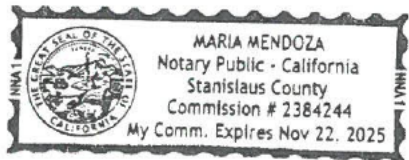
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of STANISLAUS
On 2/23/23 before me, Maria Mendoza, Notary Public, personally appeared
(Date) Jed Byerly (here insert name and title of the officer)

Jed Byerly, 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.
Maria Mendoza (seal)
Signature of Notary Public
117-174 (3/85) (Ret-Perm)



RECORDING REQUESTED BY:
Stewart Title

AND WHEN RECORDED TO:
ADP FREEDOM 8 LLC
6111 BOLLINGER CANYON ROAD #560
SAN RAMON, CA 94583



Forward Tax Statements to
 the address given above

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

TS #: 2009-3388

Loan #: 848001136

Order #: 3206-241970

21



TRUSTEE'S DEED UPON SALE

A.P.N.: SEE EXHIBIT "A" ATTACHED HERETO AND
 MADE A PART HEREOF

Transfer Tax: \$0.00

"THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3"
 The Grantee Herein was the foreclosure Beneficiary
 The Amount of The Unpaid Debt was \$1,482,472.65
 The Amount Paid By The Grantee Was \$765,000.00
 Said Property Is In The City of BLYTHE, County of Riverside

S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

ADP FREEDOM 8 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

(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 county of Riverside, State of California, described as follows:

LOTS 16 THROUGH 25 AND LOTS 27 THROUGH 31, OF TRACT 30991-2, AS SHOWN BY MAP ON FILE IN BOOK 414, PAGES 1 THROUGH 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SEE EXHIBIT A

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by AMERICAP DEVELOPMENT PARTNERS SERIES 3 (CHANSLOR WAY), LLC, A CALIFORNIA LIMITED LIABILITY COMPANY as Trustor, dated 4/12/2007 of the Official Records in the office of the Recorder of Riverside, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 5/1/2007, instrument number 2007-0292144, Book , Page of Official records. 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.

TRUSTEE'S DEED UPON SALE

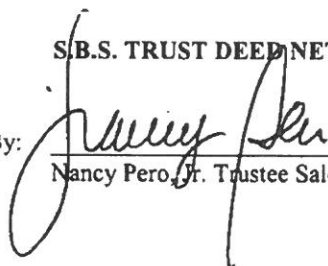
TS #: 2009-3388
Loan #: 848001136
Order #: 3206-241970

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 Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 5/13/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$765,000.00, in lawful money of the United States, in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 5/13/2010

S.B.S. TRUST DEED NETWORK A CALIFORNIA CORPORATION


By: 
Nancy Pero, Jr. Trustee Sale Officer

STATE OF California
COUNTY OF Los Angeles

On 5/13/2010 before me, LORINDA SUE TOLER, Notary Public personally appeared, NANCY PERO 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)
LORINDA SUE TOLER
Commission #1791624, Expires Feb. 19, 2012

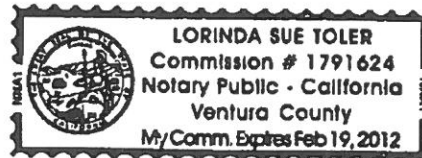


EXHIBIT "A"

APN: 851-171-001-0; 851-171-002-1; 851-171-003-2; 851-171-004-3; 851-171-005-4; 851-171-006-5; 851-171-007-6; 851-171-008-7; 851-171-009-8; 851-171-010-8; 851-172-006-8; 851-172-017-8; 851-172-016-7; 851-172-015-6; 851-172-002-4.

PERSONAL PROPERTY

ALL INVENTORY, CHATTEL PAPER, ACCOUNTS, EQUIPMENT AND GENERAL INTANGIBLES FURTHER DESCRIBED AS: ALL EXISTING AND FUTURE TANGIBLE PROPERTY INVENTORY, FIXTURES, FITTINGS, GOODS, SUPPLIES, AND MATERIALS NOW OR HEREAFTER OWNED BY DEBTOR AND LOCATED AT OR ON OR USED DIRECTLY IN CONNECTION WITH THE REAL PROPERTY DESCRIBED (WHETHER OR NOT SUCH ITEMS ARE STORED ON SUCH REAL PROPERTY OR ELSEWHERE); ALL PRESENT AND FUTURE ACCOUNTS, GENERAL INTANGIBLES, CHATTEL PAPER, DOCUMENTS, INSTRUMENTS (WHETHER NEGOTIABLE OR NON-NEGOTIABLE, DEPOSIT ACCOUNTS, MONEY, CONTRACT RIGHTS, INSURANCE POLICIES, DEPOSITS MADE WITH GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITIES FOR LAND USE ENTITLEMENTS OR OTHERWISE RELATED TO THE USE OR DEVELOPMENT OF THE REAL PROPERTY DESCRIBED HEREIN, AND ALL RIGHTS TO PAYMENT OF ANY KIND RELATING TO OR ARISING FROM THE OWNERSHIP AND DEVELOPMENT OF SUCH REAL PROPERTY, LICENSES, PERMITS, APPROVALS, CONTRACTS, AGREEMENTS, PLANS AND SPECIFICATIONS AND SIMILAR DOCUMENTS PERTAINING TO THE DEVELOPMENT, CONSTRUCTION, SALE, OWNERSHIP, MANAGEMENT, MAINTENANCE AND OPERATIONS OF THE REAL PROPERTY REFERENCED HEREIN, OR ANY PART THEREOF, AND CONSTRUCTION OF IMPROVEMENTS THEREON, AND ANY GUARANTIES, WARRANTIES AND AGREEMENTS REGARDING THE QUALITY OF CONSTRUCTION OR OTHER PERFORMANCE AND THE QUALITY OF WORKMANSHIP AND SUPPLIES, EQUIPMENT AND FIXTURES SUPPLIED TO, INSTALLED ON OR INCORPORATED INTO THE IMPROVEMENT TO BE CONSTRUCTED UPON SUCH REAL PROPERTY AND ALL PROCEEDS AND PRODUCTS THEREOF, SUBSTITUTIONS THEREFORE AND ACCESSIONS THERETO; WHETHER ANY OF THE FOREGOING IS OWNED NOW OR ACQUIRED LATER; ALL ACCESSIONS, ADDITIONS, REPLACEMENTS, AND SUBSTITUTIONS RELATING TO ANY OF THE FOREGOING; ALL RECORDS OF ANY KIND RELATING TO ANY OF THE FOREGOING; WHETHER ANY OF THE FOREGOING IS OWNED NOW OR ACQUIRED LATER, TOGETHER WITH THE FOLLOWING PROPERTY: ALL FIXTURES.

AFFIDAVIT

I, Scott D. Clark, do hereby declare:

1. I am over the age of 18 and a resident of Arvada, CO. The facts set forth herein are true of my own personal knowledge. If called to testify as a witness in a judicial proceeding, I could, and would, testify truthfully and competently thereto.
2. I am the Managing Member of ADP Freedom 8 LLC, which is one and the same company listed on the Trustee's Deed Upon Sale as Document Number: 2010-0227625, recorded on 05/18/2010 in Riverside County, CA.
3. I, Scott D. Clark am one and the same person who is listed as Scott Douglas Clark on my CO Driver's License as DL#
4. I assigned the excess proceeds to Global Discoveries, Ltd., for Riverside County Assessors Parcel Number 851171008.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 16 day of Feb, 2023, in Denver, Colorado

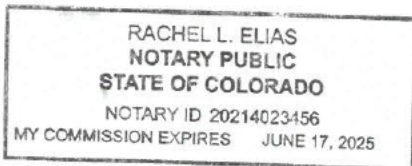
Scott D. Clark
x
ADP Freedom 8 LLC
By: Scott D. Clark, Managing Member

JURAT

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

State of Colorado
County of Denver

Subscribed and sworn to (or affirmed) before me on this
16 day of February, 2023, by
Date Scott D. Clark Month Year
Name of Signer



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

Signature Rachel L. Elias
Signature of Notary Public

(Place Notary Seal Above)

3/14/22 2079 Z

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

RECEIVED

2021 APR 27 AM 8:47

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1848 Parcel Identification Number: 851171008

Assessee: ADP FREEDOM 8

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$236.23 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on _____. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

#2014-0392393/10-15-2014, #2016-0126472/3-31-2016, #2016-0471024/10-26-2016,

#2018-0056587/2-14-2018, #2018-0343479/8-27-2018, #2019-0300813/8-8-2019,

#2020-0361331/8-10-2020

SEE ATTACHED DOCUMENTS

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 21 day of APRIL, 2021 at RIVERSIDE, CA
County, State


Signature of Claimant

Signature of Claimant

VICTOR LUJAN
Print Name
180 W 14TH AVENUE
Street Address
BLYTHE, CA 92225
City, State, Zip
(760)-922-3144
Phone Number
victor.lujan@pvid.org
Email Address

Print Name

Street Address

City, State, Zip

Phone Number

Email Address

RECORDING REQUESTED BY
PALO VERDE IRRIGATION DISTRICT
AND WHEN RECORDED MAIL TO:
PALO VERDE IRRIGATION DISTRICT
180 WEST 14TH AVENUE
BLYTHE, CA 92225

DOC # 2014-0392393
10/15/2014 03:26 PM Fees: \$0.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CTOLOSSA

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2013

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 45115

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 12,370 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:
LOT 23 TRACT 30991-2 SEC 33 T6S R23E 851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2013 which was the year of the Tax, and that the name of the person taxed was

ADP FREEDOM 8 LLC
12647 ALCOSTA BLVD., STE. 460
SAN RAMON, CA 94583-4436

that said District will be entitled to a deed for said real property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2014


KIM BISHOFF,
Collector of said Palo Verde Irrigation District

.....
State of California

§

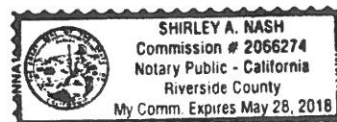
County of Riverside

On July 10, 2014 before me, Shirley A. Nash, A Notary Public, personally appeared Kim Bishoff who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 
Signature of Notary Public



RECORDING REQUESTED BY
PALO VERDE IRRIGATION DISTRICT
AND WHEN RECORDED MAIL TO:
PALO VERDE IRRIGATION DISTRICT
180 WEST 14TH AVENUE
BLYTHE, CA 92225

This document was electronically submitted to the County of Riverside for recording
Received by: MARY #420

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2014

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 45662

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 20.02 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:
LOT 23 TRACT 30991-2 SEC 33 T6S R23E 851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2014 which was the year of the Tax, and that the name of the person taxed was

ADP FREEDOM 8 LLC
12647 ALCOSTA BLVD., STE. 460
SAN RAMON, CA 94583-4436

that said District will be entitled to a deed for said real property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2015

Kim Bishoff
KIM BISHOFF,
Collector of said Palo Verde Irrigation District

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

§

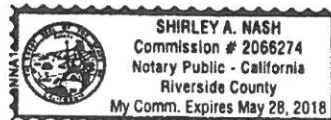
County of Riverside

On **MARCH 28 2016** before me, Shirley A. Nash, A Notary Public, personally appeared Kim Bishoff who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal

Signature Shirley A. Nash
Signature of Notary Public



RECORDING REQUESTED BY

PALO VERDE IRRIGATION DISTRICT

AND WHEN RECORDED MAIL TO:

PALO VERDE IRRIGATION DISTRICT

180 WEST 14TH AVENUE

BLYTHE, CA 92225

This document was electronically submitted to the County of Riverside for recording
Received by: MARIA VICTORIA #411

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2015

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 46153

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 20,360 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:
LOT 23 TRACT 30991-2 SEC 33 T6S R23E 851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2015 which was the year of the Tax, and that the name of the person taxed was

ADP FREEDOM 8 LLC
12647 ALCOSTA BLVD., STE. 460
SAN RAMON, CA 94583-4436

that said District will be entitled to a deed for said real property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2016

KIM BISHOFF,
Collector of said Palo Verde Irrigation District

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 August 4, 2016 before me, Shirley A. Bowman, A Notary Public, personally appeared Kim Bishoff who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Shirley A. Bowman
Signature of Notary Public



RECORDING REQUESTED BY

PALO VERDE IRRIGATION DISTRICT

AND WHEN RECORDED MAIL TO:

PALO VERDE IRRIGATION DISTRICT
180 WEST 14TH AVENUE
BLYTHE, CA 92225

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARY #420

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2016

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 46719

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 20.69 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:
LOT 23 TRACT 30991-2 SEC 33 T6S R23E 851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2016 which was the year of the Tax, and that the name of the person taxed was
ADP FREEDOM 8 LLC
12647 ALCOSTA BLVD., STE. 460
SAN RAMON, CA 94583-4436

that said District will be entitled to a deed for said real property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2017


Collector of said Palo Verde Irrigation District

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 FEBRUARY 13, 2018 before me, Shirley A. Bowman, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature


Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

Palo Verde Irrigation District
180 West 14th Avenue
Blythe, CA 92225

This document was electronically submitted to the County of Riverside for recording
Received by: MARY #420

Space above this line for recorders use

For the
Year 2017

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 46746

Palo Verde Irrigation District

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 29.36 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

LOT 23 TRACT 30991-2 SEC 33 T6S R23E

851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said Distric during the year 2017 which was the year of the Tax, and that the name of the person was

ADP FREEDOM 8 LLC
12647 ALCOSTA BLVD., STE. 460
SAN RAMON, CA 94583-4436

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2018

Richard Gilmore
Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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

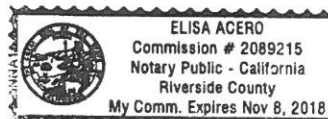
On August 23, 2018 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

Palo Verde Irrigation District
180 West 14th Avenue
Blythe, CA 92225

This document was electronically submitted to the County of Riverside for recording
Received by: MARY #659

Space above this line for recorders use

For the
Year 2018

CERTIFICATE OF SALE
Water Code App. §33-28m

No. 47424

Palo Verde Irrigation District

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$21.3 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

LOT 23 TRACT 30991-2 SEC 33 T6S R23E

851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2018 which was the year of the Tax, and that the name of the person was

ADP FREEDOM 8 LLC
12647 ALCOSTA BLVD., STE. 470
SAN RAMON, CA 94583-4436

that said District will be entitled to a deed for said property four years after the date of said sale unless in the meantime said real property is redeemed pursuant to the provisions of said Act.

WITNESS my hand this 1st day of July 2019

Richard Gilmore
Collector of said Palo Verde Irrigation District

A notary public or other officer completing this certificate verifies only 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

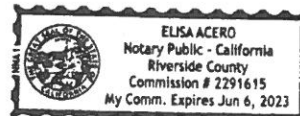
County of Riverside

On August 4, 2019 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

Palo Verde Irrigation District
180 West 14th Avenue
Blythe, CA 92225

This document was electronically submitted to the County of Riverside for recording
Received by: TERESA #134

Space above this line for recorder's use

Palo Verde Irrigation District

Collector's Office

Blythe, Ca. 05/25/21

Redemption Certificate

NO. 18677

RECEIVED OF SALTON SEA ESTATES III, LLC, REDEMPTIONER, the sum of One Hundred Forty & 12/100 Dollars, \$140.12 which is in full payment for assessment sales on property described and set out by Certificates of Sale Number in itemized statement below.

DESCRIPTION OF PROPERTY

Owner name is: ADP FREEDOM 8 LLC
LOT 23 TRACT 30991-2 SEC 33 T6S R23E

851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

Year 2013 Cert. 45115 Amount sold for Interest	\$12.37 \$7.70	\$20.07
Year 2014 Cert. 45662 Amount sold for Interest	\$20.02 \$10.66	\$30.68
Year 2015 Cert. 46153 Amount sold for Interest	\$20.36 \$9.01	\$29.37

Recording Fee \$60.00

Grand Total \$140.12

By: Marissa Johnson Collector
Amy Ravndahl Deputy

Palo Verde Irrigation District

To the county recorder: You are hereby requested to redeem tax sales certificates as listed herein on the records of Riverside county.

(R-26881 P-236075 S-617273 N-ADP FREEDOM 8 LLC)

Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

Palo Verde Irrigation District
180 West 14th Avenue
Blythe, CA 92225

This document was electronically submitted to the County of Riverside for recording
Received by: TERESA #134

Space above this line for recorder's use

Palo Verde Irrigation District

Collector's Office

Blythe, Ca. 05/25/21

Redemption Certificate

NO. 18678

RECEIVED OF SALTON SEA ESTATES III, LLC, REDEMPTIONER, the sum of One Hundred Thirty Nine & 51/100 Dollars, \$139.51 which is in full payment for assessment sales on property described and set out by Certificates of Sale Number in itemized statement below.

DESCRIPTION OF PROPERTY

Owner name is: ADP FREEDOM 8 LLC
LOT 23 TRACT 30991-2 SEC 33 T6S R23E

851-171-008-7

Situs Address: SITUS ADDRESS NOT AVAILABLE

Year 2016 Cert. 46719 Amount sold for Interest	\$20.69 \$7.29	\$27.98
Year 2017 Cert. 46746 Amount sold for Interest	\$21.04 \$5.52	\$26.56
Year 2018 Cert. 47424 Amount sold for Interest	\$21.30 \$3.67	\$24.97

Recording Fee \$60.00

Grand Total \$139.51

By: Marissa Johnson Collector
Amy Ravndahl Deputy

Palo Verde Irrigation District

To the county recorder: You are hereby requested to redeem tax sales certificates as listed herein on the records of Riverside county.

(R-26881 P-236075 S-817273 N-ADP FREEDOM 8 LLC)

Giovane Pizano
Assistant Treasurer
January 2, 2024



Melissa Johnson
Assistant Tax Collector

Palo Verde Irrigation District
C/O Victor Lujan
180 W 14th Avenue
Blythe, CA 92225

Re: PIN: 851171008
TC 215 Item 1848
Date of Sale: May 5, 2020

To Whom It May Concern:

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

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

- Copy of a trust/will
- Notarized Statement of different/misspelled
- Original Notarized Authorization for Agent
- Notarized Assignment of Right to Collect Excess Proceeds
- Certified Death Certificates
- Copy of Marriage Certificate for
- Original Note/Payment Book

Updated Statement of Monies Owed (up to date of tax sale)

- Articles of Incorporation (if applicable Statement by Domestic Stock)
- Court Order Appointing Administrator
- Deed (Quitclaim/Grant etc...)
- Other:

Please send in all **original** documents by **January 30, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

Accounting Technician I
Tax Sale Operations/Excess Proceeds
PH: (951) 955-3336/Fax: (951) 955-3990

4080 Lemon Street,
WWW.CountyTreasurer.org

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION	
<ul style="list-style-type: none">■ Complete items 1, 2, and 3.■ Print your name and address on the reverse so that we can return the card to you.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X	
1. Article Addressed to: Palo Verde Irrigation District C/O Victor Lujan 180 W 14th Avenue Blythe, CA 92225		B. Received by (Printed Name) C. Is delivery address different from the return address? If YES, enter delivery address	
2. Article Number (Transfer from service label) 7003 2260 0004 1560 7252		3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
9590 9402 7411 2055 3843 56			
PS Form 3811, July 2020 PSN 7530-02-000-9053			

Montellano, Megan

From: Marissa Johnson <marissa.johnson@pvid.org>
Sent: Wednesday, January 3, 2024 11:05 AM
To: RCTTC Excess Proceeds
Cc: Lisa Acero; Victor Lujan
Subject: RE: FWD: EP 215-1847-1854

CAUTION: This email originated externally from the **Riverside County** email system. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.

Hi Megan,

I can confirm that all the liens for the APNs listed below from the TC 215 tax sale (May 5, 2020) have been satisfied and **there are no amounts due.**

Best,

Marissa Johnson
Assessor/ Secretary/ Treasurer/ Collector
Palo Verde Irrigation District
Office: 180 W 14th Ave
Blythe, CA 92225
T: (+1) 760-922-3144
F: (+1) 760-922-8294
E: marissa.johnson@pvid.org

From: "Victor Lujan" <victor.lujan@pvid.org>
Sent: 1/3/24 5:50 AM
To: "marissa.johnson@pvid.org" <marissa.johnson@pvid.org>
Cc: Lisa Acero <lisa.acero@pvid.org>
Subject: FWD: EP 215-1847-1854

Good Morning Marissa, can you please look into this and confirm whether we are still owed these amounts. I believe they were in the first batch submitted for excess of funds to Riverside County.

Thank you,
Victor Lujan

From: "RCTTC Excess Proceeds" <RCTTCExcessProceeds@rivco.org>
Sent: 1/2/24 10:48 AM
To: "victor.lujan@pvid.org" <victor.lujan@pvid.org>
Subject: EP 215-1847-1854

Good morning Victor,

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1848 Parcel Identification Number: 851171008

Assessee: ADP FREEDOM 8

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

RECEIVED
2020 NOV 10 PM 6:00
RIVERSIDE COUNTY
TREAS. TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$12,481.24 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2010-0227625; recorded on 05/18/2010. 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.

- As instructed, only one (1) copy of Operating Agreement is required since all 8 parcels are under this entity.
- Deed DOC #2010-0227625 see Exhibit "A" includes all 8 APN's, instructed this was sufficient to use.

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, 2020 at Denver, CO
County, State

Signature of Claimant *[Handwritten Signature]*

Signature of Claimant

Print Name Scott D. Clark, Manager

Print Name

Street Address 1350 17th Street, Ste. 350

Street Address

City, State, Zip Denver, CO 80202

City, State, Zip

Phone Number (720) 210-9970

Phone Number

Email Address sclark@thetrue-life.companies.com

Email Address

RECORDING REQUESTED BY:
Stewart Title

DOC # 2010-0227625
05/18/2010 08:00A Fee:21.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



AND WHEN RECORDED TO:
ADP FREEDOM 8 LLC
6111 BOLLINGER CANYON ROAD #560
SAN RAMON, CA 94583

Forward Tax Statements to
the address given above

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			3						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI

TS #: 2009-3388

Loan #: 848001136

Order #: 3206-241970

21



TRUSTEE'S DEED UPON SALE

A.P.N.: SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF

Transfer Tax: \$0.00

"THIS TRANSACTION IS EXEMPT FROM THE REQUIREMENTS OF THE REVENUE AND TAXATION CODE, SECTION 480.3"

The Grantee Herein was the foreclosure Beneficiary

The Amount of The Unpaid Debt was \$1,482,472.65

The Amount Paid By The Grantee Was \$765,000.00

Said Property Is In The City of BLYTHE, County of Riverside

S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

ADP FREEDOM 8 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

(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 county of Riverside, State of California, described as follows:

LOTS 16 THROUGH 25 AND LOTS 27 THROUGH 31, OF TRACT 30991-2, AS SHOWN BY MAP ON FILE IN BOOK 414, PAGES 1 THROUGH 4 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

SEE EXHIBIT A

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by AMERICAP DEVELOPMENT PARTNERS SERIES 3 (CHANSLOR WAY), LLC, A CALIFORNIA LIMITED LIABILITY COMPANY as Trustor, dated 4/12/2007 of the Official Records in the office of the Recorder of Riverside, California under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded on 5/1/2007, instrument number 2007-0292144, Book , Page of Official records. 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.

TRUSTEE'S DEED UPON SALE

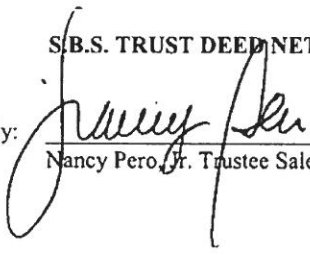
TS #: 2009-3388
Loan #: 848001136
Order #: 3206-241970

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 Notice of Trustee's Sale have been complied with. Trustee, in compliance with said Notice of Trustee's sale and in exercise of its powers under said Deed of Trust sold said real property at public auction on 5/13/2010. Grantee, being the highest bidder at said sale became the purchaser of said property for the amount bid, being \$765,000.00, in lawful money of the United States. in pro per, receipt thereof is hereby acknowledged in full/partial satisfaction of the debt secured by said Deed of Trust.

In witness thereof, S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION, as Trustee, has this day, caused its name to be hereunto affixed by its officer thereunto duly authorized by its corporation by-laws.

Date: 5/13/2010

S.B.S. TRUST DEED NETWORK A CALIFORNIA CORPORATION

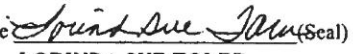
By: 
Nancy Pero, Jr. Trustee Sale Officer

STATE OF California
COUNTY OF Los Angeles

On 5/13/2010 before me, LORINDA SUE TOLER, Notary Public personally appeared, NANCY PERO 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)
LORINDA SUE TOLER
Commission #1791624, Expires Feb. 19, 2012

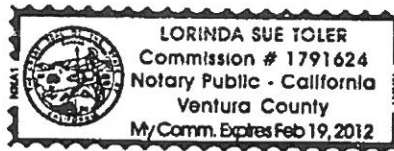


EXHIBIT "A"

APN: 851-171-001-0; 851-171-002-1; 851-171-003-2; 851-171-004-3; 851-171-005-4; 851-171-006-5; 851-171-007-6; 851-171-008-7; 851-171-009-8; 851-171-010-8; 851-172-006-8; 851-172-017-8; 851-172-016-7; 851-172-015-6; 851-172-002-4.

PERSONAL PROPERTY

ALL INVENTORY, CHATTEL PAPER, ACCOUNTS, EQUIPMENT AND GENERAL INTANGIBLES FURTHER DESCRIBED AS: ALL EXISTING AND FUTURE TANGIBLE PROPERTY INVENTORY, FIXTURES, FITTINGS, GOODS, SUPPLIES, AND MATERIALS NOW OR HEREAFTER OWNED BY DEBTOR AND LOCATED AT OR ON OR USED DIRECTLY IN CONNECTION WITH THE REAL PROPERTY DESCRIBED (WHETHER OR NOT SUCH ITEMS ARE STORED ON SUCH REAL PROPERTY OR ELSEWHERE); ALL PRESENT AND FUTURE ACCOUNTS, GENERAL INTANGIBLES, CHATTEL PAPER, DOCUMENTS, INSTRUMENTS (WHETHER NEGOTIABLE OR NON-NEGOTIABLE, DEPOSIT ACCOUNTS, MONEY, CONTRACT RIGHTS, INSURANCE POLICIES, DEPOSITS MADE WITH GOVERNMENTAL OR QUASI-GOVERNMENTAL ENTITIES FOR LAND USE ENTITLEMENTS OR OTHERWISE RELATED TO THE USE OR DEVELOPMENT OF THE REAL PROPERTY DESCRIBED HEREIN, AND ALL RIGHTS TO PAYMENT OF ANY KIND RELATING TO OR ARISING FROM THE OWNERSHIP AND DEVELOPMENT OF SUCH REAL PROPERTY, LICENSES, PERMITS, APPROVALS, CONTRACTS, AGREEMENTS, PLANS AND SPECIFICATIONS AND SIMILAR DOCUMENTS PERTAINING TO THE DEVELOPMENT, CONSTRUCTION, SALE, OWNERSHIP, MANAGEMENT, MAINTENANCE AND OPERATIONS OF THE REAL PROPERTY REFERENCED HEREIN, OR ANY PART THEREOF, AND CONSTRUCTION OF IMPROVEMENTS THEREON, AND ANY GUARANTIES, WARRANTIES AND AGREEMENTS REGARDING THE QUALITY OF CONSTRUCTION OR OTHER PERFORMANCE AND THE QUALITY OF WORKMANSHIP AND SUPPLIES, EQUIPMENT AND FIXTURES SUPPLIED TO, INSTALLED ON OR INCORPORATED INTO THE IMPROVEMENT TO BE CONSTRUCTED UPON SUCH REAL PROPERTY AND ALL PROCEEDS AND PRODUCTS THEREOF, SUBSTITUTIONS THEREFORE AND ACCESSIONS THERETO; WHETHER ANY OF THE FOREGOING IS OWNED NOW OR ACQUIRED LATER; ALL ACCESSIONS, ADDITIONS, REPLACEMENTS, AND SUBSTITUTIONS RELATING TO ANY OF THE FOREGOING; ALL RECORDS OF ANY KIND RELATING TO ANY OF THE FOREGOING; WHETHER ANY OF THE FOREGOING IS OWNED NOW OR ACQUIRED LATER, TOGETHER WITH THE FOLLOWING PROPERTY: ALL FIXTURES.