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



ITEM: 19.17 (ID # 23921) 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 1708. Last assessed to: The Estate of Francisco D. Gascon. District 3. [\$34,213-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

- Approve the claim from Charles Gascon AKA Charles Ugale Gascon, Executor of the Estate of Francisco D. Gascon, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584150021;
- 2. Deny the claim from Michael G. Kim, Attorney-in-Fact for Lake Riverside Estates Community Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 584150021; and
- 3. Authorize and direct the Auditor-Controller to issue a warrant to Charles Gascon AKA Charles Ugale Gascon, Executor of the Estate of Francisco D. Gascon in the amount of \$34,213.89, 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

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

- 4 ...,

Kimberly A. Rector

Clerk of the Board

By: Of Ann

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	\$ 34,213	\$0	\$ 34,213	\$ 0
NET COUNTY COST	\$0	\$0	\$0	\$ 0
SOURCE OF FUNDS:	Fund 65595 Evenes Proc	eade from Tay Sala	Budget Adjusti	ment: N/A
COUNCE OF FORDO.	Tuna 00000 Excess Frod	ceus IIom Tax Gale.	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 two claims for excess proceeds:

- Claim from Charles Gascon AKA Charles Ugale Gascon, Executor of the Estate of Francisco D. Gascon based on a Corporation Grant Deed recorded July 8, 1986 as Instrument No. 1986-158413, a copy of the Last Will and Testament of Francisco Dacuycuy Gascon, a Declination to Act by James Gerald Ugale Gascon filed January 4, 2006, and a Certificate of Death for Francisco Dacuycuy Gascon.
- 2. Claim from Michael G. Kim, Attorney-in-Fact for Lake Riverside Estates Community Association based on a Notice of Delinquent Assessment/Lien recorded February 2, 2017 as Instrument No. 2017-0045118.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Charles Gascon AKA Charles Ugale Gascon, Executor of the Estate of Francisco D. Gascon be awarded excess proceeds in the amount of \$34,213.89. The claim from Michael G. Kim, Attorney-in-Fact for Lake Riverside Estates Community Association be denied since their lien was released with Release of Lien recorded July 26, 2022 as Instrument No. 2022-0331307. 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.

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Impact on Residents and Businesses

Excess proceeds will be released to the Executor of the Estate of the last assessee of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Gascon
ATTACHMENT B. Claim Kim

Cesar Bernal

Cesar Bernal

A/19/2024

Aaron Gettis. Chief of Deputy County Counsel 2/29/2024

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

RECEIVED

To:

Jon Christensen, Treasurer-Tax Collector

Re:

Claim for Excess Proceeds

TC 215

ITEM 1708 Parcel Identification Number: 584150021

RIVERSIDE COUNTY TREAS-TAX COLLECTOR

2020 AUG 19 PM 4:58

Assessee: GASCON FRANICSCO D ESTATE OF

Situs:

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

\$34,213.89 from the sale of the above owner(s) [check in one box] at the time of Document No. 1986-158413; recorded on rightful claimants by virtue of the attached as of documentation supporting the claim submit	
NOTE: YOUR CLAIM WILL NOT BE CONS	DERED UNLESS THE DOCUMENTATION IS ATTACHED.
have to sign the claim unless the claimant so claimant may only receive his or her respective I/We affirm under penalty of perjury that the for Executed this13th day ofAugust	
(11.000)	
Signature of Claimant	Signature of Claimant
CHARLES GASCON	
Print Name	Print Name
2121 E Warm Springs Road #1148	
Street Address	Street Address
Las Vegas, Nevada 89119	
City, State, Zip	City, State, Zip
702.277.7271	
Phone Number	Phone Number
igascon88@gmail.com	
Email Address	Email Address

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		Unincorporated as			· 4
	Corporation				3
PN 584-150-021-0					o.ly
To a protect of	SIDERATION, receipt of which Trustee of Trust No(s).		ed,		
a corporation organized unde	or the laws of the state of Calif				
hereby GRANTS to FRANCISCO D. GASCON	N and PACITA V. GASCO	N, husband and w	ife as joint ten	ants	
the following described real	property in the unincorporated	area.			
County of Riversi		ite of California:			
	, Lake Riverside Esta Maps, in the office o				
MORE PARTICULARLY D	ESCRIBED IN EXHIBIT "	A" ATTACHED HERE	TO AND MADE A PA	RT HEREOF.	
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(2.) Cover	a for the fiscal year 19 73 - 10 nants, conditions, reservations,	essements, restrictions	nt. , rights, rights of way, c	exceptions and all	
matte	ts appearing of tenord.				
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Dated: June 24, 19		a Call	fornia Corporation, as T		
STATE OF CALIFORNIA COUNTY OF LOS ANGELS		By Mary T	Schwarten 1	Vice President	
on June 24, 1986 signed, a Notary Public in and George T. Schwartz	before me, the und for said State, personally appear personally known	er By Deborah	C. Callei A	Salstant Secretary	
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Signature // Calla	Charles .	-			
Nanie (Ty	ped or Printed)	**	(This give for office) note	fort enal)	
ESCROW NO.		_ ACCOUNT NO	0205-04321		
	MAIL TAX STATEMS	NTS AS DIRECTED AR	OVE	Sal Mark	

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Lot 432 of Tract 3925 in the County of Riverside, State of California, as per map recorded in Book 65, Pages 15-43 inclusive, and as amended by Certificate of Correction recorded February 16, 1973, as Instrument No. 20585, in the office of the County Recorder of said County.

Reserving unto the Grantor herein, for the benefit of remaining lands of said Grantor, a non-exclusive easement for the ingress, egress, and Public Utility purposes in and over that portion within and road easements shown on said map, together with the right to convey said reserved easement to others.

This conveyance is subject to the declaration of covenants, conditions, and restrictions recorded April 10, 1970, as Instrument No. 33659 of official records and the first, second, third, and fourth amendments thereto, recorded April 16, 1970, as Instrument No. 35733, June 25, 1970, as Instrument No. 60580, October 1, 1970, as Instrument No. 97431, and December 15, 1970, as Instrument No. 125538, respectively, of official records, all of which by this referenced are incorporated herein and made a part hereof as though fully set forth herein.

EXCEPTING 50% of all metals and minerals and all petroleum, natural gas and other hydrocarbon substances in or under said property and every part thereof and the right to extract same, but without right of entry upon or through said real property except beneath a depth of 500 feet below the present surface of said real property, as reserved in that Declaration of Covenants, Conditions, and Restrictions executed by Grayco Land Escrow, Ltd., a corporation, and recorded April 10, 1979 as Instrument No. 33659.

PARCEL 2:

A non-exclusive easement for ingress, egress, and Public Utility purposes in and over those portions of Tract No. 3925 in the County of Riverside, State of California, as per map recorded in Book 65, Page 15, of Maps in the office of the County Recorder of said County shown as road easements on said map, EXCEPT for Lots 70, 252, 308, 382, 426, 486, 583, 586, and 735.

This must be in red to be a "CERTIFIED COPY"

op-427.2

I hereby certify the foregoing instrument to which this stamp tast been affored consisting of ______ pages to be stall, true and ______ correct copy of the enginet on the and ______ of record to any others

Assessor - County Cledt - Metalder County of Riverside, State of Cablioteia

Datedta

Certification are at perint and to be a "OERTIFIED COPY"

END RECORDED DOCUMENTAL

GOVERNMENT OF GUAM

DEPARTMENT OF PUBLIC HEALTH & SOCIAL SERVICES

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CERTIFIED COPY OF VITAL RECORDS GOVERNMENT OF GUAM

This is a true and exact reproduction of the document officially registered and placed on file in the office of Vital Statistics, DEPARTMENT OF PUBLIC HEALTH & SOCIAL SERVICES.

REGISTRAR

Norman Maria E. Quinata

DATE ISSUED This copy is not valid unless prepared on an engraved border, displaying the date, signature and seal of the Registrar.

LAST WILL AND TESTAMENT

OF

FRANCISCO DACUYCUY GASCON

I, FRANCISCO DACUYCUY GASCON, residing at 119 Lucas Rodriguez Street, Agat, Guam, being of sound and disposing mind, and not acting under duress, menace, fraud, or undue influence of any person, declare this to be my Last Will and Testament.

CLAUSE ONE

I revoke all previous Wills and Codicils made by me. I intend this Will to dispose of all property subject to my testamentary power.

CLAUSE TWO

I declare that I am not now married. I was previously married to Pacita Ugale Gascon who is now deceased.

CLAUSE THREE

I have four (4) children, the issue of my marriage with Pacita Ugale Gascon. The children are:

Name

- Francisco Ugale Gascon, Jr. 1.
- 2. Eddie Ugale Gascon
- Charles Ugale Gascon 3.
- James Gerald Ugale Gascon

It is my desire and intent that my son Eddie Ugale Gascon be disinherited by me to the fullest extent permitted by law.

CLAUSE FOUR

I direct that my funeral expenses, without limit to the discretion of my son, James Gerald

Page 1 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator's Signature:

Ugale Gascon be paid out of my estate. I direct that all my enforceable debts be paid as soon as practicable after my death. If at the time of my death any of the real property herein devised is subject to a mortgage, I direct that the devisee taking such mortgaged property shall take it subject to such mortgage and that he or she shall not be entitled to have the obligation secured thereby paid out of my general estate.

CLAUSE FIVE

I direct that all estate, inheritance, and similar taxes assessed with respect to any property included in my estate for such tax purposes be paid out of my residuary estate, before distribution pursuant to Clause Six, Paragraph 6 of this Will, and shall not be charged to or against any recipient or beneficiary.

CLAUSE SIX

I give all my property and estate, both real and personal, of every kind and wherever located, to which I shall be in any manner be entitled at the time to my death, as follows:

- 1) Lot 16, Block 8, Agat, Guam to Francisco Ugale Gascon, Jr.
- 2) Lot 16, Block 28, Agat, Guam to Charles Ugale Gascon
- 3) Lot 3, Block 28, Agat Guam to James Gerald Ugale Gascon.
- 4) Lot 33-1-1-1, Agat, Guam to James Gerald Ugale Gascon.
- 5) The approximately 3 acre lot with any improvements located at Lake Riverside Estates, Aguanga, California to James Gerald Ugale Gascon.
- 6) The rest, remainder and residue of my property, of whatsoever kind, and wherever located, as follows:

Name		<u>Share</u>
a)	Francisco Ugale Gascon, Jr.	1/3
b)	James Gerald Ugale Gascon	1/3

Page 2 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator's Signature:

7) If any of my three (3) children referenced in Clause Six does not survive me, I leave the share of such child to the surviving issue of such child in equal shares. If any such child does not have surviving issue, then I leave the share of such child to my surviving children of such three children in equal shares.

CLAUSE SEVEN

I have intentionally omitted to make provision in this will for any future spouse which I might have.

CLAUSE EIGHT

I have, except as otherwise provided in this Will, intentionally and with full knowledge, omitted to provide in this will for any of my heirs or persons claiming to be heirs who may be living at the time of my death and any person who may become my heir after the date of the execution of this Will, whether or not known to me.

CLAUSE NINE

I appoint JAMES GERALD UGALE GASCON, whose mailing address is P.O. Box 7095, Agat, Guam as Executor of this Will and direct that no bond or other form of security be required for reason of his acting in such capacity. If James Gerald Ugale Gascon refuses or is unable to perform the duties of Executor, I appoint CHARLES UGALE GASCON, whose mailing address is P.O. Box 7095, Agat, Guam, as Alternate Executor, of Agat, Guam to serve without bond or other form of security by reason of his acting in such capacity.

As soon after my death as my Executor deems consistent with good management, my executor shall pay from the residue of my estate before distribution pursuant to Clause Six, Paragraph 6 of this Will, the expenses of my last illness, funeral and burial expenses, debts duly allowed against my estate, all real estate taxes accrued at my death on property owned by me

Page 3 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator's Signature:

individually or as joint tenant or other tenancies, expenses of the administration of my estate, and all estate, inheritance, succession, and other death taxes and duties occasioned by my death, whether incurred with respect to property passing by this Will or otherwise.

I grant to my Executor the following powers, to be exercised as he deems to be in the best interests of my estate:

- a) To retain property without liability for loss or depreciation resulting from such retention.
- b) To dispose of property by public or private sale, or exchange, or otherwise, and receive or administer the proceeds as part of my estate.
- c) To vote stock, to exercise any option or privilege, to convert bonds, notes, stocks or other securities belonging to my estate into other bonds, notes, stocks or other securities, and to exercise all other rights and privileges of a person owning similar property in his own right.
- d) To lease any real property that may at any time form part of my estate.
- e) To abandon, adjust, arbitrate, compromise, sue on or defend and otherwise deal with and settle claims in favor of or against my estate.
- f) To continue, maintain, operate or participate in any business which is a part of my estate, and to affect incorporation, dissolution or other change in the form of organization of the business.
- g) To pay all my debts, and all taxes that may, by reason of my death, be assessed against my estate or any portion of it, whether passing by probate or not, provided such debts and taxes shall be first satisfied out of my residuary estate, before distribution pursuant to Clause Six, Paragraph 6 of this Will.
- h) To do all other acts, which, in his judgment, may be necessary or appropriate for the proper and advantageous management, investment and distribution of my estate.

Page 4 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator signature:

The foregoing powers, authority and discretion granted to my executor are intended to be in addition to the powers, authority and discretion vested in him by operation of law by virtue of his office, and may be exercised as often as is deemed necessary or advisable, without application to or approval by any court in any jurisdiction.

The Executor shall not be liable for any resulting losses unless the Executor acts in bad faith, with willful misconduct, or gross negligence.

CLAUSE TEN

If any beneficiary under this Will in any manner, directly or indirectly, contests or attacks this Will or any of its provisions, any share or interest in my estate given to that contesting beneficiary under this Will is revoked and shall be disposed of in the same manner provided in this Will as if that contesting beneficiary had predeceased me.

IN WITNESS WHEREOF, I declare this to be my Last Will and Testament, and I sign my name hereto this 8th day of July, 2004, at the Law Offices of Horecky & Associates, 1st Floor, J. Perez Building, 138 Seaton, Boulevard, Hagåtña, Guam 96910, in the presence of

FRANCISCO DACUYCUY GASCON

Page 5 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator's Signature:

ATTESTING CLAUSE

On the date last above written, FRANCISCO DACUYCUY GASCON known to us to be the person whose signature appears at the bottom of each page and at the end of this Will, declared to us, the undersigned, that the foregoing instrument, consisting of 8 pages, including the page on which we have signed as witnesses, is his Last Will and Testament. He then signed the Will in our presence, and at his request, in his presence and in the presence of each other, we now sign our names as witnesses.

x Ala L. Megafria.

Vera F. Vegafria, residing at 161 Carabao Street, Windward Hills, Yona, Guam, Tel No. (671) 789-5014

Francine M.D. Manibusan, 106 Bien Avenida Avenue, Sinajana, Guam 96926, Tel No. (671) 477-9744

Page 6 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

AFFIDAVIT

GUAM		
CULINI	, , ,	
)	ss:
CITY OF HAGATÑA)	

GASCON, Vera F. Vegafria, and Francine M.D. Manibusan, known to me to be the Testator and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument in their respective capacities, and, all of said persons being by me duly sworn, the said FRANCISCO DACUYCUY GASCON, Testator, declared to me and to the said witnesses in my presence that said instrument is his Last Will and Testament, and that he had willingly made and executed it as his free and voluntary act and deed for the purposes therein expressed; and the said witnesses, each on their own oath stated to me, in the presence and hearing of the said Testator, that the said Testator had declared to them that said instrument is his Last Will and Testament, and that he executed same as such in their presence, and he wanted them to sign it as witnesses; and upon their oaths each witness stated further that they did sign the same as witnesses in the presence of the said Testator and at his request; that the said Testator was at the time at least eighteen years of age, was of sound mind and under no constraint, duress, fraud or undue influence; and that each of said witness was then at least eighteen years of age.

Testator

Witness

newan

Witness

Page 7 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator's Signature:

SUBSCRIBED AND SWORN to and acknowledge before me a Notary Public in and for Guam, by the Testator, FRANCISCO DACUYCUY GASCON, and subscribed and sworn to before me by the said Vera F. Vegafria and Francine M.D. Manibusan, as witnesses, this 8th day of July, 2004.

IN WITNESS WHEREOF, I have hereunto se my hand and affixed my official seal the and year first above written.

(SEAL)

NOTARY PUBLIC

FREDERICK J. HORECKY NOTARY PUBLIC

In and for Guam, U.S.A. My Commission Expires: Sept. 17; 2006 1st Floor, J. Perez Bullding 138 Seaton Boulevard, Hagátña, Guam 96910

Page 8 of the Last Will and Testament of Francisco Dacuycuy Gascon dated July 8, 2004, consisting of 8 Pages

Testator's Signature:

Witnesses' Initials:

Danen

RECEIVED

IAYONE MILI	ER, SBN: 91758
	NG LAW OFFICE
	E AVE., STE. 153
RIVERSIDE, CA	LIFORNIA 92506
TELEPHONE:	(951) 275-8900
FACSIMILE:	(951) 275-8996

RIVERSIDE COUNTY TREAS-TAX COLLECTO

2024 JAN 11 AM 11:51



JAN 0 4 2008

ATTORNEY FOR PETITIONER

THE SUPERIOR COURT OF CALIFORNIA
IN AND FOR THE COUNTY OF RIVERSIDE
PROBATE DIVISION

In Re the Estate of:	CASE NO: RIP089588
FRANCISCO DACUYCUY GASCON,	DECLINATION TO ACT
Deceased.	Date: 1/9/06 Time: 9:00 a.m. Dept: 10
I, James Gerald Ugale Gascon, Executo	

I, James Gerald Ugale Gascon, Executor of the Estate of Francisco Dacuycuy Gascon, hereby decline to act as Executor, so that Charles Ugale Gascon, may act as Executor of the Estate of Francisco Dacuycuy Gascon.

20 Dated:

James Gerald Ugale Gascon

CVAXON'S CLIENTS/PROBATE/G-H-NGASCON/PLEADINGS/DEC TO ACT, WOO

ORIGINAL

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44,32,2330 ... 25

MILLER AND KING

769-189-606 TO

15/53/5002 11:01

Pale Di

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

RECEIVED 2020 AUG -6 PL 2:13 RIVERSIDE COUNTY TREAS-TAX COLLECTOR
ess proceeds in the amount of
less proceeds in the amount of le lienholder(s), property d by Riverside County Recorder's at is attached hereto. I/We are the low and attached hereto each item
N IS ATTACHED.
to Tell
Duc No
nancy, and all Joint Tenants will the full amount of the claim, the
ty, California
ATTURNOM IN FACT FOR KE RIVERSIDE ESTATES SSOCIATION TE- 250
2008
70

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1708 Parcel Identification Number: 584150021

Assessee: GASCON FRANICSCO D ESTATE OF

Situs:

Email Address

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 exc \$ 14 3 72,42 from the sale of the above mentioned real property. I/We were the owner(s) [check in one box] at the time of the sale of the property as is evidenced Document No. 2017-0205426 recorded on 5/23/2217. A copy of this documen rightful claimants by virtue of the attached assignment of interest. I/We have listed believed of documentation supporting the claim submitted.

NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATIO erry to the lien recorded on 2/2/2017 as If the property is held in Joint Tenancy, the taxsale process has severed this Joint Ter have to sign the claim unless the claimant submits proof that he or she is entitled to 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. Signature of Claimant Signature of Claimant MICHAEL G. **Print Name** Print Name CLAIMANT CA COMMUNITY Street Address CARLSBAD CA 9 City, State, Zip City, State, Zip 760 579 Phone Number Phone Number MIKIM @ MIKEKIMLAW. COM

Email Address

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: LAW OFFICES OF MICHAEL G. KIM, APC 2173 SALK AVE., STE. 250 CARLSBAD, CALIFORNIA 92008

APN: 584-150-021

02/02/2017 11:14 AM

Page 1 of 4

Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder

061

NOTICE OF DELINQUENT ASSESSMENT/LIEN

NOTICE IS HEREBY GIVEN that the Board of Directors of Lake Riverside Estates Community Association ("Association"), pursuant to the powers conferred upon it by that certain Declaration, as defined in the California Civil Code Section 4135, recorded in the Official Records, Riverside County Recorder, State of California, on June 22, 2005, as File/Page No. 2005-0493617 and California Civil Code Sections 5600 et seq, levied assessments and other charges on that certain property located at Lot 432 Meadowview Way, Aguanga, CA 92536, legally described as, APN 584-150-021 the record owner(s) of which is/are Francisco D. Gascon and Pacita V. Gascon.

- 1. The Association claims a lien imposed on the Property by this notice in the amount of \$7,019.92 (see attached itemized statement) currently due and owing, PLUS ANY ADDITIONAL ASSESSMENTS AND COSTS ACCRUED AND OWING AFTER THE DATE OF RECORDATION TO THE DATE OF SATISFACTION HEREOF, which includes the following: (a) assessments, late charges, interest and of collection costs in the amount of \$8,801.92, currently due and owing as of February 1, 2017; and (b) attorneys' fees and costs in the amount of \$464.00 as of February 1, 2017.
- 2. The name and address of the trustee authorized by the Association to enforce the lien by sale is LAW OFFICES OF MICHAEL G./ KIM, APC, 2173 SALK AVE., STE. 250, CARLSBAD. CALIFORNIA 92008. LAW OFFICES OF MICHAEL G. KIM, APC IS ACTING IN THE FUNCTION AS A DEBT COLLECTOR, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

2017 Lake Riverside Estates Community Association.

BY:

Michael G. Kim, as Trustee, Attorney, and Authorized

Representative for Lake Riverside Estates Community Association

Lake Riverside Estates CA

Lake Riverside Estates 41610 Lakeshore Blvd 41610 Lakeshore Blvd Aguanga, CA 92536

Francisco D & Pacita V Gascon PO Box 7095 Agat, GU 96928-0095

Property Address:

Lot432 Meadowview Way

Account #:

Code	Date	Amount	Balance Check#	Memo
1	Balance Forward:	0.00		
Pr or Accounting Late Fee	12/25/2014	240.00	240.00	12/31/14 Bal Fwd
Prior System Balance	12/25/2014	3,468.92	3,708.92	12/31/14 Bel Fwd
Phor Accounting Assessment	12/25/2014	2,068.00	5,776.92	12/31/14 Bel Fwd
Assessment	1/1/2015	110.00	5,886.92	Assessment
Assessment	2/1/2015	110.00	5,995.92	Assessment
Assessment	3/1/2015	110.00	6,106.92	Assessment
Assessment	4/1/2015	110.00	6,216.92	Assessment
Assessment	5/1/2015	110.00	6,326.92	Assessment
Assessment	6/1/2015	110.00	6,436.92	Assessment
Assessment	7/1/2015	110.00	6,546.92	Assessment
Assessment	8/1/2015	110.00	6,656.92	Assessment
Late Fee	8/16/2015	11.00	6,667.92	Late Fee
Assessment	9/1/2015	110.00	6,777.92	Assessment
Late Fee	9/16/2015	11.00	6,788.92	Late Fee
Assessment	10/1/2015	110.00	6,898.92	Assessment
ate Fee	10/16/2015	11.00	6,909.92	Late Fee
Assessment	11/1/2015	110.00	7,019.92	Assessment
.ste Fee	11/16/2015	11.00	7,030.92	Late Fee
Assessment	12/1/2015	110.00	7,140.92	Assessment
ate Fee	12/16/2015	11.00	7,151.92	Late Fee
Assessment	1/1/2016	110.00	7,261.92	Assessment
ato Fee	1/16/2016	11.00	7,272.92	Late Fee
ssessment	2/1/2016	110.00	7,382.92	Assessment
ate Fee	2/16/2016	11.00	7,393.92	Late Fee
ssessment	3/1/2016	110.00	7,503.92	Assessment
assessment .	4/1/2016	110.00	7,613.92	Assessment
ate Fee	4/16/2016	11.00	7,624.92	Lale Fee
ssessment	5/1/2016	110.00	7,734.92	Assessment
ale Fee	5/16/2016	11.00	7,745.92	Late Fee
ssessment	8/1/2016	110.00	7,855.92	Assessment
ale Fee	6/16/2016	11.00	7,866.92	Late Fee
ssessment	7/1/2016	110.00	7,976.92	Assessment
ate Fee	7/16/2016	11.00	7,987.92	Late Fee
ssessment	8/1/2016	110.00	8,097.92	Assessment
ate Fee	8/16/2016	11.00	8,108.92	Late Fee
asessment	9/1/2016	110.00	8.218.92	Assessment

Lake Riverside Estates | 41610 Lakeshore Blvd 41610 Lakeshore Blvd | Aguanga, CA 92536 | 951-763-4192

Lake Riverside Estates CA

Lake Riverside Estates

41610 Lakeshore Blvd

41610 Lakeshore Blvd

Aguanga, CA 92536

Code	D	ate	Amount	Balance Check#	Memo
Assessment	10	0/1/2016	110.00	8,328.92	Assessment
Late Fee	10	0/16/2016	11.00	8,339.92	Late Fee
Assessment	11	1/1/2016	110.00	8,449.92	Assessment
Late Fee	11	1/16/2016	11.00	8,460.92	Lale Fee
Assessment	12	2/1/2016	110.00	8,570.92	Assessment
Late Fee	12	2/16/2016	11.00	8,581.92	Late Fee
Assessment	1/	1/2017	110.00	8,691.92	Assessment
Assessment	2/	1/2017	110.00	8,801.92	Assessment
Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance: 8,801.9	2
231.00	110.00	121.00	8,339,92		

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE & 1189

A notary public or other officer completing this certific document to which this certificate is attached, and not t	ate verifies only the identity of the individual who signed the he truthfulness, accuracy, or validity of that document.
State of California County of San Diego On 62-61-2017 before me, Me Date personally appeared Michael	egan Jean Kim Notary Public Here Insert Name and Title of the Officer Name(s) of Signer(s)
subscribed to the within instrument and acknow	evidence to be the person(s) whose name(s) is/a ledged to me that he/she/they executed the same is/her/their signature(s) on the instrument the person(seted, executed the instrument.
	I certify under PENALTY OF PERJURY under the law of the State of California that the foregoing paragrap is true and correct.
MEGAN JEAN KIM	WITNESS my hand and official seal.
Commission No. 2018365 ONOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY Commission Expires April 7, 2017	Signature Mogan Jan Signature of Notary Public
NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY Commission Expires April 7, 2017 Place Notary Seal Above OP	Signature Mogan Jan Signature of Notary Public
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RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO: MICHAEL G. KIM, APC 2173 SALK AVE., STE. 250 CARLSBAD, CALIFORNIA 92008

APN: 584-150-021-0

DOC # 2022-0331307

07/26/2022 08:00 AM Fees: \$102.00

Page 1 of 2 Recorded in Official Records County of Riverside Peter Aldana Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording Receipted by: ELENA #448

RELEASE OF LIEN

On February 2, 2017, Lake Riverside Estates Community Association ("Association"), pursuant to the powers conferred upon it by that certain Declaration, as defined in the California Civil Code Section 4135, recorded in the Official Records, Riverside County Recorder, State of California, and California Civil Code Sections 5660, et seq. caused a lien to be recorded against the property described as LOT 432; Tract 3925; LAKE RIVERSIDE ESTATES, AS PER MAP RECORDED IN BOOK 65, PAGES 15-43 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, legally described as APN 584-150-021-0 the record owner(s) of which is/are Francisco D. Gascon and Pacita V. Gascon. Said lien was duly recorded as Document No.: 2017-0045118.

In receipt of consideration, receipt of which is hereby acknowledged, Association releases the above-described property from the above described lien, and does hereby authorize and direct that the above mentioned lien be discharged of record.

Dated: 6-24-22

Michael G. Kim, as Trustee, Attorney, and Authorized Representative for Lake Riverside Estates Community Association

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 Name and Title of the Officer Date Here Insert 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 foregoing paragraph is true and correct. WITNESS my hand and official seal. MEGAN JEAN KIM otary Public - California San Diego County Commission # 2357576 comm. Expires May 14, 2025 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

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☐ Trustee

☐ Other:

Signer Is Representing:

☐ Guardian or Conservator

☐ Guardian or Conservator

Trustee

Other:

Signer Is Representing: