

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



ITEM: 19.8  
(ID # 22800)

MEETING DATE:  
Tuesday, May 21, 2024

FROM : TREASURER-TAX COLLECTOR:

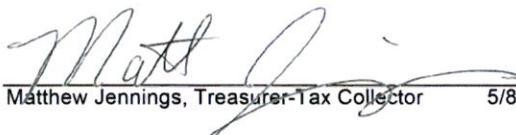
**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 214, Item 729. Last assessed to: Grant J. Miller, 1/6th interest; Weston B. Miller, 1/6th interest; David Harris, 1/18th interest; Bruce Harris, 1/18th interest; Gregg Harris, 1/18th interest; Russell Edwin Rosen, 1/4 interest; and Renee Jean Schomburg, 1/4 interest. District 4. [\$3,823-Fund 65595 Excess Proceeds from Tax Sale]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Approve the claim from Sonya E. Miller, Heir to the Estate of Grant J. Miller, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 677445008-9;

Continued on Page 2

**ACTION:Policy**

  
Matthew Jennings, Treasurer-Tax Collector 5/8/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Gutierrez  
Date: May 21, 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 Sterling L. Schwin, Successor Trustee of the Miller Family Trust Dated April 30, 2010, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 677445008-9;
3. Approve the claim from Gregg Harris, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction tax sale associated with parcel 677445008-9;
4. Authorize and direct the Auditor-Controller to issue a warrant to Sonya E. Miller, Heir to the Estate of Grant J. Miller in the amount of \$1,638.66, to Sterling L. Schwin, Successor Trustee of the Miller Family Trust Dated April 30, 2010 in the amount of \$1,638.66, and to Gregg Harris in the amount of \$546.22, 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
5. Authorize and direct the Treasurer-Tax Collector to transfer the unclaimed excess proceeds in the amount of \$6,008.43 to the County General Fund pursuant to Revenue and Taxation Code Section 4674.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 3,823	\$ 0	\$ 3,823	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.</b>			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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 June 4, 2019 public auction tax sale. The deed conveying title to the purchasers at the auction was recorded August 13, 2019. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 27, 2019, 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

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

Taxation Code 4676 (c). The Treasurer-Tax Collector's office has made it a policy to take the following actions to locate the rightful party of the excess proceeds.

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

According to Revenue and Taxation Code 4675 (a) Any party of interest in the property may file with the county a claim for the excess proceeds, in proportion to his or her interest held with others of equal priority in the property at the time of the sale, at any time prior to the expiration of the one year following the recordation of the Tax Collector's Deed to the Purchaser, which was recorded on August 13, 2019.

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

1. Claim from Sonya E. Miller, Heir to the Estate of Grant J. Miller based on an Order Settling First & Final Account & Report, Allowance of Statutory Commissions & Attorney's Fees, Extra-Ordinary Commissions & Attorney's Fees & Decree of Distribution recorded July 3, 2012 as Instrument No. 2012-0309826, an Affidavit for Collection of Personal Property notarized October 6, 2023, and a Certificate of Death for Grant John Miller, Sr.
2. Claim from Sterling L. Schwin, Successor Trustee of the Miller Family Trust Dated April 30, 2010 based on an Order Settling First & Final Account & Report, Allowance of Statutory Commissions & Attorney's Fees, Extra-Ordinary Commissions & Attorney's Fees & Decree of Distribution recorded July 3, 2012 as Instrument No. 2012-0309826, the Miller Family Trust Trustee Resignation and Successor Trustee Acceptance Notice notarized October 21, 2013, and a copy of the Miller Family Trust dated April 30, 2010.
3. Claim from Gregg Harris based on an Order Settling First & Final Account & Report, Allowance of Statutory Commissions & Attorney's Fees, Extra-Ordinary Commissions & Attorney's Fees & Decree of Distribution recorded July 3, 2012 as Instrument No. 2012-0309826.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Sonya E. Miller, Heir to the Estate of Grant J. Miller be

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

awarded excess proceeds in the amount of \$1,638.66, Sterling L. Schwin, Successor Trustee of the Miller Family Trust Dated April 30, 2010 be awarded excess proceeds in the amount of \$1,638.66, and Gregg Harris be awarded excess proceeds in the amount of \$546.22. Since there are no other claimants, the unclaimed excess proceeds in the amount of \$6,008.43 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 an heir of the estate of a last assessee, a successor trustee of the estate of a last assessee, a last assessee of the property and transferred to the County General Fund.

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

**ATTACHMENT A. Claim Miller**

**ATTACHMENT B. Claim Schwin**

**ATTACHMENT C. Claim Harris**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST

5/10/2024

  
Aaron Gettis, Chief of Deputy County Counsel

4/14/2024

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 729 Assessment Number: 677445008-9

Assessee: ROSEN, RUSSELL EDWIN; SCHOMBURG, RENEE JEAN; MILLER, GRANT J; HARRIS, DAVID

Situs:

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

RECEIVED  
2019 DEC -4 PM 4:4  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1600.00 from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2019-0308182 recorded on 08-13-2019. 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.**

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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 1<sup>st</sup> day of December, 2019 at ORANGE, CALIFORNIA  
County, State

Sonya E. Miller  
Signature of Claimant

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

SONYA E. MILLER  
Print Name

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

2673 AMHERST AVE  
Street Address

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

FULLERTON, CA 92831  
City, State, Zip

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

714-870-5408  
Phone Number

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

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

DOC # 2012-0309826

07/03/2012 01:01P Fee:30.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION:

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

J. LARRY BALLARD  
ATTORNEY AT LAW  
1434 N RICHMAN KNOLLS  
FULLERTON CA 92835-3612



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31

M  
072

APN: 677-455-008

ORDER SETTLING FIRST & FINAL ACCOUNT & REPORT, ALLOWANCE OF STATUTORY COMMISSIONS &  
ATTORNEY'S FEES, EXTRA-ORDINARY COMMISSIONS & ATTORNEY'S FEES & DECREE OF DISTRIBUTION

(Title of Document)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

Unofficial

1 J. LARRY BALLARD SBN 34894  
2 ATTORNEY AT LAW  
3 1235 NO HARBOR BLVD SUITE 200  
4 FULLERTON CA 92832-1348  
5 (714) 871-1132  
6 (714) 871-5620 - FAX

7 Attorney for GRANT J. MILLER

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF ORANGE  
LAMOREAUX JUSTICE CENTER

MAY 23 2012

ALAN CARLSON, Clerk of the Court

BY: L. KORSGAARD, DEPUTY

ORANGE COUNTY SUPERIOR COURT  
**RECEIVED**  
BUT NOT FILED

MAY 22 2012

ALAN CARLSON, Clerk of the Court  
BY: B. MOSQUEDA, DEPUTY

8 SUPERIOR COURT OF CALIFORNIA

9 COUNTY OF ORANGE

10 PROBATE DIVISION - LAMOREAUX JUSTICE CENTER

11 Estate of

12 LEVIONA MARY ROSEN aka  
13 LEVIONA M. ROSEN aka  
14 LEVIONA ROSEN,

NO. A 30-2009-00297122-PR-LA-LJC

ORDER SETTLING FIRST & FINAL ACCOUNT  
AND REPORT, ALLOWANCE OF STATUTORY  
COMMISSIONS & ATTORNEY'S FEES,  
EXTRA-ORDINARY COMMISSIONS AND  
ATTORNEY'S FEES AND DECREE OF  
DISTRIBUTION (IAEA)  
CASE COMMENCED: 8/27/09

15 Deceased.

DATE: 5/17/12  
TIME: 9:00 A.M. DEPT: L73

16  
17 The petition and supplement of GRANT J. MILLER, as personal representative of  
18 the estate of LEVIONA MARY ROSEN, also known as LEVIONA M. ROSEN, also known  
19 as LEVIONA ROSEN, deceased, for order settling the first and final account and report of  
20 said personal representative, for allowance of statutory commissions and attorney's fees,  
21 for extra-ordinary attorney's fees and decree of distribution (IAEA) J. LARRY BALLARD,  
22 appearing as attorney for said petitioner, coming on regularly to be heard on May 17, 2012,  
23 at 9:00 a.m., in Department "L73" of the above entitled Court, the HONORABLE  
24 Janet M. Christoffersen, Judge presiding, the Court, after examining the  
25 petition and supplement and reviewing the consents, and hearing the evidence finds that  
26 due notice of the hearing of such petition has been given as required by law, that notice  
27 of death has been duly given as required by law, that all the allegations in the petition are  
28 true, that all federal estate taxes due, if any, and all personal property taxes due and

1 payable by the estate, have been paid, that all of the assets of the estate were the  
2 separate property of the decedent, and that said account should be settled and that  
3 distribution should be ordered as prayed.

4 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court, that  
5 notice of death has been duly given as required by law and that said personal  
6 representative has in his possession belonging to said estate, after deducting the credits  
7 to which he is entitled, a balance of \$149,614.73 of which \$131,114.73 is in cash and the  
8 balance consists of the property hereinafter described; that the administration of this estate  
9 be brought to a close; that all of the acts of petitioner as personal representative be  
10 confirmed; that said account be allowed and settled accordingly; that said personal  
11 representative is authorized to withhold the sum of \$2,500.00 for possible undetermined  
12 tax liabilities and closing costs; that out of the residue of cash in his hands said personal  
13 representative shall retain the sum of \$6,517.28 hereby allowed as statutory commissions  
14 and the sum of \$1,360.00 hereby allowed as extra-ordinary commissions, and pay to J.  
15 LARRY BALLARD, attorney at law, the sum of \$6,517.28, hereby allowed as statutory  
16 attorney's fees and the additional sum of \$1,267.50, hereby allowed as extra-ordinary  
17 attorney's fees and that said personal representative shall be discharged upon the filing  
18 of receipts of distribution and upon approval of ex parte petition for final discharge in the  
19 above proceedings at which time his sureties shall be released from all liabilities; and that  
20 the following described property and all other property of said estate, whether described  
21 herein or not, or any other property not now known or hereafter discovered, be and the  
22 same is hereby distributed as follows:

23 TO GRANT J. MILLER, 1/6 BALANCE OF CASH ON HAND AND 1/6 INTEREST IN AND  
24 TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF  
25 RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA  
26 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS  
27 OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS,  
28 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

TO WESTON B. MILLER, 1/6 BALANCE OF CASH ON HAND AND 1/6 INTEREST IN  
AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM



1 SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
2 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008 BY  
3 DISTRIBUTION TO BETTY I. MILLER, TRUSTEE OF THE MILLER TRUST UTD  
4 4/30/10.

5 TO DAVID HARRIS, 1/18TH BALANCE OF CASH ON HAND AND 1/18TH PRELIMINARY  
6 DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED  
7 RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE  
8 OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE  
9 PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
10 SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE  
11 COUNTY, CALIFORNIA. APN 677-455-008

12 TO BRUCE HARRIS, 1/18TH BALANCE OF CASH ON HAND, \$\$ PRELIMINARY  
13 DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED  
14 RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE  
15 OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE  
16 PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
17 SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE  
18 COUNTY, CALIFORNIA. APN 677-455-008

19 TO GREGG HARRIS, 1/18TH BALANCE OF CASH ON HAND AND 1/18 INTEREST IN  
20 AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
21 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
22 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM  
23 SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
24 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

25 TO RUSSELL EDWIN ROSEN, 1/4 BALANCE OF CASH ON HAND AND 1/4 INTEREST  
26 IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
27 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
28 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM  
SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

TO RENEE JEAN SCHOMBURG, 1/4 BALANCE OF CASH ON HAND AND 1/4  
INTEREST IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN  
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL  
CITY, CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN  
PALM SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE  
88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

The estate hereby distributed is described as follows:

UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN  
CATHEDRAL CITY, CALIFORNIA 92234 AND MORE PARTICULARLY  
DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

BALANCE OF CASH ON HAND.

DATED: MAY 23 2012

*Janet M. Christoffersen*

JUDGE OF THE SUPERIOR COURT  
Janet M. Christoffersen  
TEMPORARY JUDGE

I hereby certify the foregoing instrument consisting of 3 page(s)  
is a true and correct copy of the original on file in this court.

MAY 2<sup>3</sup> 2012



ATTEST: (DATE)  
ALAN CARLSON, EXECUTIVE OFFICER AND CLERK OF THE  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY \_\_\_\_\_ DEPUTY

LUZ KORSGAARD

Unofficial Copy

\*\*\*\*\*  
**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 THE NOTARY:  
DATE COMMISSION EXPIRES:  
COUNTY WHERE BOND IS FILED:  
COMMISSION NUMBER:  
MANUFACTURER/VENDOR NUMBER:  
PLACE OF EXECUTION:  
SIGNATURE:

DATE:

(Note: Type all information with underlines)

**CERTIFICATION**

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008 BY DISTRIBUTION TO BETTY I. MILLER, TRUSTEE OF THE MILLER FAMILY TRUST UTD 4/30/10.

TO DAVID HARRIS, 1/18TH BALANCE OF CASH ON HAND, LESS PRELIMINARY DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

Place Execution: North Fort Myers, Florida

Date: May 31, 2012

Signature: Chris Stevenson

CHRIS STEVENSON

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF ORANGE
CLERK-RECORDER

3052017089832

CERTIFICATE OF DEATH

3201730007192

Form containing personal data, usual residence, informant, spouse/parent information, funeral director, place of death, cause of death, physician's certification, and coroner's use only sections.

085347

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

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

JUL 1 2 2017

DATE ISSUED

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



000548489

Hugh Nguyen
COUNTY CLERK-RECORDER

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

CAORANGED2



**Affidavit for Collection of Personal Property**  
California Probate Code Section 13100

The undersigned state(s) as follows:

1. GRANT J MILLER  
ORANGE died on 04/30, 2017, in the County of \_\_\_\_\_, State of California.

2. At least 40 days have elapsed since the death of the decedent, as shown in a certified copy of the decedent's death certificate attached to this affidavit or declaration.

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

OR

The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.

4. The current gross fair market value of the decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed one hundred sixty six thousand two hundred fifty dollars (\$166,250) if decedent died before April 1, 2022 or one hundred eighty four thousand five hundred dollars (\$184,500) if decedent died on or after April 1, 2022.

5.  An inventory and appraisal of the real property included in the decedent's estate is attached.

There is no real property in the estate.

6. The following property to be transferred, delivered, or paid to the affiant under the provisions of California Probate Code section 13100:

677445008-9

7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are:

SONYA E MILLER

8. The undersigned

The affiant or declarant is the successor of the decedent (as defined in Section 13006 of the California Probate Code) to the decedent's interest in the described property.

The affiant or declarant is authorized under Section 13051 of the California Probate Code to act on behalf of the successor of the decedent (as defined in Section 13006 of the California Probate Code) with respect to the decedent's interest in the described property.

9. No other person has a superior right to the interest of the decedent in the described property.

10. The affiant or declarant requests that the described property be paid, delivered, or transferred to the affiant or declarant.

The affiant or declarant affirms or declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated: Sept/Oct 6, 2023

Signed: Sonya E Miller

**RECEIVED**  
2023 OCT 10 PM 2:44  
RIVERSIDE COUNTY  
DEPT. AS - TAX COLLECTOR

## 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 Orange)

On October 06, 2023 before me, MA. TERESA M. CRESPIN, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared SONYA ELAINE MILLER 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 Ma. Teresa M. Crespin (Seal)



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 729 Assessment Number: 677445008-9

Assessee: ROSEN, RUSSELL EDWIN; SCHOMBURG, RENEE JEAN; MILLER, GRANT J; HARRIS, DAVID

Situs:

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ \_\_\_\_\_ from the sale of the above mentioned real property. I/We were the  lienholder(s),  property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2019-0308182; recorded on 08-13-2019. 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.

Four horizontal lines for listing documentation.

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

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

Executed this 8th day of January, 2020 at Orange, California County, State

Signature of Claimant (Sterling L. Schwin)

Signature of Claimant

STERLING L. SCHWIN Print Name

Print Name

8308 Portulaca way Street Address

Street Address

Buena Park CA 90620 City, State, Zip

City, State, Zip

714-717-2082 Phone Number

Phone Number

SCHWIN90620@ATT.NET Email Address

Email Address

DOC # 2012-0309826

07/03/2012 01:01P Fee:30.00

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION:

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

J. LARRY BALLARD  
ATTORNEY AT LAW  
1434 N RICHMAN KNOLLS  
FULLERTON CA 92835-3612



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APN: 677-455-008

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ORDER SETTLING FIRST & FINAL ACCOUNT & REPORT, ALLOWANCE OF STATUTORY COMMISSIONS & ATTORNEY'S FEES, EXTRA-ORDINARY COMMISSIONS & ATTORNEY'S FEES & DECREE OF DISTRIBUTION

(Title of Document)

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3 1235 NO HARBOR BLVD SUITE 200  
4 FULLERTON CA 92832-1348  
5 (714) 871-1132  
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7 Attorney for GRANT J. MILLER

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF ORANGE  
LAMOREAUX JUSTICE CENTER

MAY 23 2012

ALAN CARLSON, Clerk of the Court

BY: L. KORSGAARD, DEPUTY

ORANGE COUNTY SUPERIOR COURT  
**RECEIVED**  
BUT NOT FILED

MAY 22 2012

ALAN CARLSON, Clerk of the Court  
BY: B. MOSQUEDA, DEPUTY

8 SUPERIOR COURT OF CALIFORNIA  
9 COUNTY OF ORANGE

10 PROBATE DIVISION - LAMOREAUX JUSTICE CENTER

11 Estate of

12 LEVIONA MARY ROSEN aka  
13 LEVIONA M. ROSEN aka  
14 LEVIONA ROSEN,

NO. A 30-2009-00297122-PR-LA-LJC

ORDER SETTLING FIRST & FINAL ACCOUNT  
AND REPORT, ALLOWANCE OF STATUTORY  
COMMISSIONS & ATTORNEY'S FEES,  
EXTRA-ORDINARY COMMISSIONS AND  
ATTORNEY'S FEES AND DECREE OF  
DISTRIBUTION (IAEA)  
CASE COMMENCED: 8/27/09

16 Deceased.

DATE: 5/17/12  
TIME: 9:00 A.M. DEPT: L73

17 The petition and supplement of GRANT J. MILLER, as personal representative of  
18 the estate of LEVIONA MARY ROSEN, also known as LEVIONA M. ROSEN, also known  
19 as LEVIONA ROSEN, deceased, for order settling the first and final account and report of  
20 said personal representative, for allowance of statutory commissions and attorney's fees,  
21 for extra-ordinary attorney's fees and decree of distribution (IAEA) J. LARRY BALLARD,  
22 appearing as attorney for said petitioner, coming on regularly to be heard on May 17, 2012,  
23 at 9:00 a.m., in Department "L73" of the above entitled Court, the HONORABLE  
24 Janet M. Christoffersen, Judge presiding, the Court, after examining the  
25 petition and supplement and reviewing the consents, and hearing the evidence finds that  
26 due notice of the hearing of such petition has been given as required by law, that notice  
27 of death has been duly given as required by law, that all the allegations in the petition are  
28 true, that all federal estate taxes due, if any, and all personal property taxes due and

1 payable by the estate, have been paid, that all of the assets of the estate were the  
2 separate property of the decedent, and that said account should be settled and that  
3 distribution should be ordered as prayed.

4 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court, that  
5 notice of death has been duly given as required by law and that said personal  
6 representative has in his possession belonging to said estate, after deducting the credits  
7 to which he is entitled, a balance of \$149,614.73 of which \$131,114.73 is in cash and the  
8 balance consists of the property hereinafter described; that the administration of this estate  
9 be brought to a close; that all of the acts of petitioner as personal representative be  
10 confirmed; that said account be allowed and settled accordingly; that said personal  
11 representative is authorized to withhold the sum of \$2,500.00 for possible undetermined  
12 tax liabilities and closing costs; that out of the residue of cash in his hands said personal  
13 representative shall retain the sum of \$6,517.28 hereby allowed as statutory commissions  
14 and the sum of \$1,360.00 hereby allowed as extra-ordinary commissions, and pay to J.  
15 LARRY BALLARD, attorney at law, the sum of \$6,517.28, hereby allowed as statutory  
16 attorney's fees and the additional sum of \$1,267.50, hereby allowed as extra-ordinary  
17 attorney's fees and that said personal representative shall be discharged upon the filing  
18 of receipts of distribution and upon approval of ex parte petition for final discharge in the  
19 above proceedings at which time his sureties shall be released from all liabilities; and that  
20 the following described property and all other property of said estate, whether described  
21 herein or not, or any other property not now known or hereafter discovered, be and the  
22 same is hereby distributed as follows:

23 TO GRANT J. MILLER, 1/6 BALANCE OF CASH ON HAND AND 1/6 INTEREST IN AND  
24 TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF  
25 RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA  
26 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS  
27 OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS,  
28 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

TO WESTON B. MILLER, 1/6 BALANCE OF CASH ON HAND AND 1/6 INTEREST IN  
AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM

1 SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
2 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008 BY  
3 DISTRIBUTION TO BETTY I. MILLER, TRUSTEE OF THE MILLER TRUST UTD  
4 4/30/10.

5 TO DAVID HARRIS, 1/18TH BALANCE OF CASH ON HAND, SS PRELIMINARY  
6 DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED  
7 RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE  
8 OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE  
9 PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
10 SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE  
11 COUNTY, CALIFORNIA. APN 677-455-008

12 TO BRUCE HARRIS, 1/18TH BALANCE OF CASH ON HAND, SS PRELIMINARY  
13 DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED  
14 RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE  
15 OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE  
16 PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
17 SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE  
18 COUNTY, CALIFORNIA. APN 677-455-008

19 TO GREGG HARRIS, 1/18TH BALANCE OF CASH ON HAND AND 1/18 INTEREST IN  
20 AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
21 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
22 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM  
23 SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
24 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

25 TO RUSSELL EDWIN ROSEN, 1/4 BALANCE OF CASH ON HAND AND 1/4 INTEREST  
26 IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
27 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
28 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM  
SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

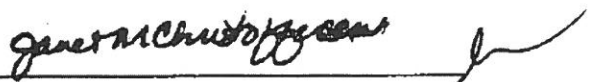
TO RENEE JEAN SCHOMBURG, 1/4 BALANCE OF CASH ON HAND AND 1/4  
INTEREST IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN  
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL  
CITY, CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN  
PALM SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE  
88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

The estate hereby distributed is described as follows:

UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN  
CATHEDRAL CITY, CALIFORNIA 92234 AND MORE PARTICULARLY  
DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

BALANCE OF CASH ON HAND.

DATED: MAY 23 2012

  
JUDGE OF THE SUPERIOR COURT  
Janet M. Christoffersen-  
TEMPORARY JUDGE

I hereby certify the foregoing instrument consisting of 3 page(s)  
is a true and correct copy of the original on file in this court.

MAY 23 2012



ATTEST: (DATE)  
ALAN CARLSON, EXECUTIVE OFFICER AND CLERK OF THE  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY \_\_\_\_\_ DEPUTY

LUZ KORSGAARD

Unofficial Copy

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**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 THE NOTARY:  
DATE COMMISSION EXPIRES:  
COUNTY WHERE BOND IS FILED:  
COMMISSION NUMBER:  
MANUFACTURER/VENDOR NUMBER:  
PLACE OF EXECUTION:  
SIGNATURE:

DATE:

(Note: Type all information with underlines)

**CERTIFICATION**

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008 BY DISTRIBUTION TO BETTY I. MILLER, TRUSTEE OF THE MILLER FAMILY TRUST UTD 4/30/10.

TO DAVID HARRIS, 1/18TH BALANCE OF CASH ON HAND, LESS PRELIMINARY DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

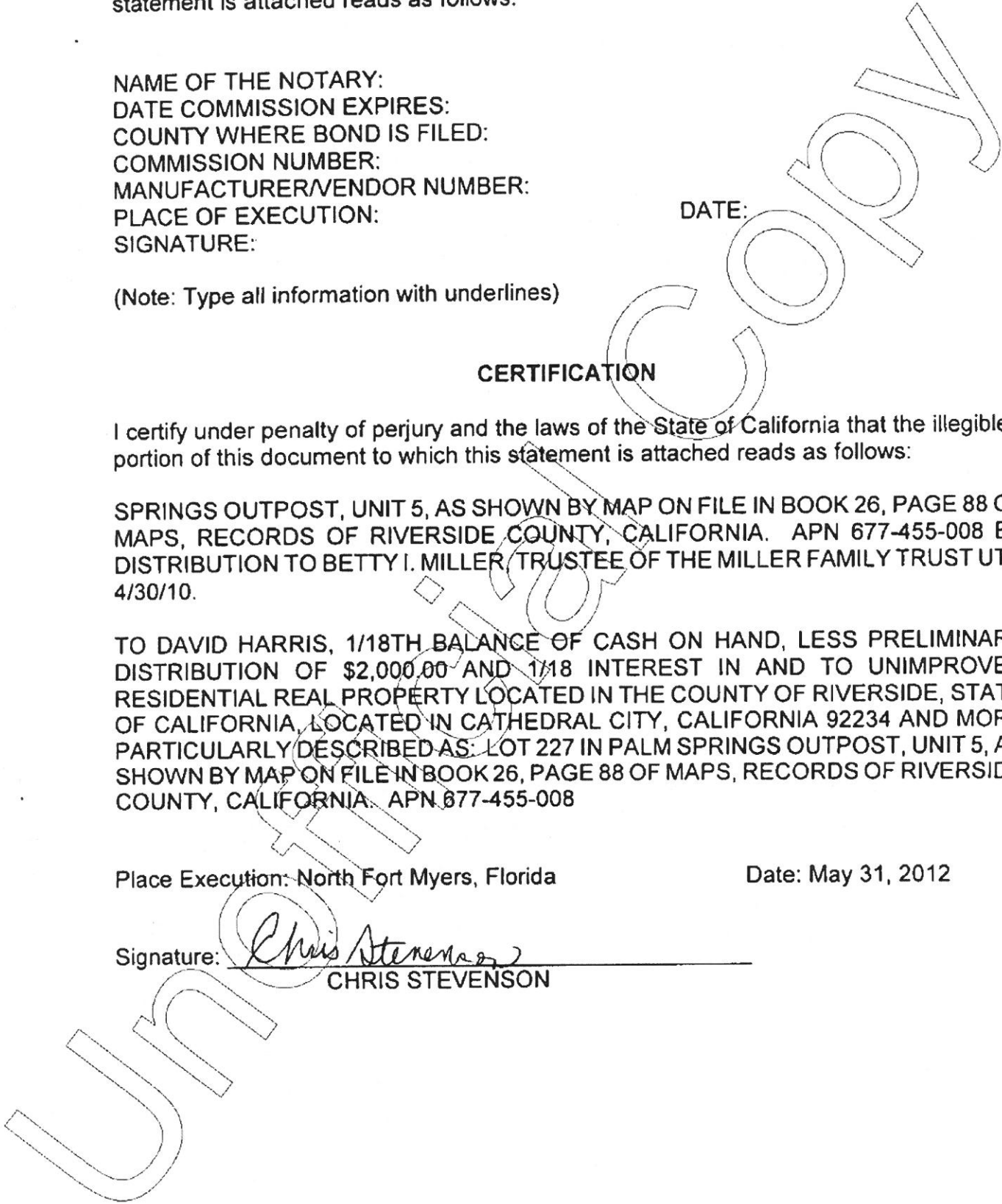
Place Execution: North Fort Myers, Florida

Date: May 31, 2012

Signature:

*Chris Stevenson*

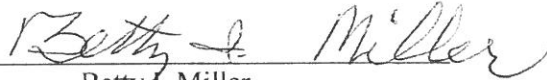
CHRIS STEVENSON



**MILLER FAMILY TRUST  
TRUSTEE RESIGNATION**

I, Betty I. Miller, named as Surviving Trustee under that certain Declaration of Trust known as the Miller Family Trust established April 30, 2010 hereby give notice that I have this day resigned as Trustee and request that Sterling L. Schwin assume duties as sole trustee in accordance with the provisions of said Trust agreement.

Dated this October 21, 2013


  
Betty I. Miller

**SUCCESSOR TRUSTEE ACCEPTANCE NOTICE**

I, Sterling L. Schwin, named Successor Trustee under that Declaration of Trust known as the Miller Family Trust established April 30, 2010, as amended October 24, 2011 hereby give notice that I have, this date, assumed duties as sole trustee in accordance with the provisions of said Trust agreement following the resignation of the original surviving co-trustee, Betty I. Miller.

I, as sole trustee, assume full rights, title and interest in and to personal and real property held in said Trust and declare that such conveyance of property has been accepted and shall be administered according to the provisions of said Trust agreement;

Dated this October 21, 2013

  
Sterling L. Schwin

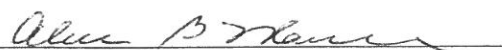
**ACKNOWLEDGMENT**

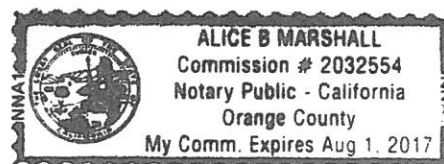
STATE OF CALIFORNIA            )  
COUNTY OF ORANGE            )

On October 21, 2013, before me, Alice B. Marshall, Notary Public, personally appeared Betty I. Miller and Sterling L. Schwin who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

  
Alice B. Marshall



MILLER FAMILY TRUST  
REVOCABLE TRUST DECLARATION

ARTICLE ONE  
INTRODUCTION

1.1 Declaration: This Trust Declaration is made by WESTON B. MILLER and BETTY I. MILLER, husband and wife, residents of the State of California, hereinafter referred to as the "TRUSTORS" or the "TRUSTEES" depending upon the context. The term "TRUSTEES" as used herein, also refers to each successor TRUSTEE or CO-TRUSTEE who is or are serving as a TRUSTEE or CO-TRUSTEE of a Trust created under this instrument. WESTON B. MILLER and BETTY I. MILLER shall be the original CO-TRUSTEES of this Trust.

1.2 Identification of Trust: This Trust may be referred to as the MILLER FAMILY TRUST.

1.3 Identification of Trustor's Family: At the time of the creation of this Trust, TRUSTORS have one (1) child of this marriage, namely, CARRIE MILLER. WESTON B. MILLER has no other children and no deceased children. BETTY I. MILLER has two (2) children by a prior marriage, namely, STERLING L. SCHWIN and JOSEPH D. SCHWIN, JR.. BETTY I. MILLER has no other children and no deceased children.

ARTICLE TWO  
THE TRUST ESTATE

2.1 Definition of Trust Estate: The property described in any schedule that is part of this instrument, the property hereinafter transferred to any Trust created under this instrument, and the income and proceeds attributable to all such property shall constitute the "trust estate", which shall be held in trust, administered, and distributed according to the terms of this instrument.

2.2 Initial Trust Corpus: The trust estate shall be comprised

**ARTICLE SEVEN**  
**OFFICE OF TRUSTEE**

7.1 Remaining Trustor-Trustee Serves Alone: Upon the demise of the deceased spouse, or if before that time either TRUSTOR resigns as TRUSTEE, is removed pursuant to judicial procedure, becomes incompetent (as defined in Article Nine) or for any reason fails or ceases to act as TRUSTEE, the remaining TRUSTOR-TRUSTEE shall serve as sole TRUSTEE.

7.2 Successor Trustee: Upon the demise of the remaining TRUSTOR-TRUSTEE, or if the remaining TRUSTOR-TRUSTEE resigns as TRUSTEE, is removed pursuant to judicial procedure, becomes incompetent (as defined in Article Nine), or for any reason fails or ceases to act as TRUSTEE, then CARRIE MILLER shall serve as the sole successor TRUSTEE. In the event CARRIE MILLER fails or ceases to act, for any reason, then STERLING L. SCHWIN shall serve as the sole successor TRUSTEE.

7.3 Waiver of Bond of Individual Trustees: No bond shall be required of any individual who is named to serve as a TRUSTEE or alternate TRUSTEE under this instrument.

7.4 Trustee's Right and Method of Resignation: Any TRUSTEE may resign at any time, without giving a reason for the resignation, by executing a signed written instrument and delivering it to any other TRUSTEE then acting or if there is none, then to the trust beneficiaries. A resignation shall be effective upon written acceptance of the trust by the successor TRUSTEE.

7.5 Trustee's Liability: The TRUSTEE shall not be liable to any person with an interest in the trust for acts or omissions of the TRUSTEE, except those resulting from willful misconduct or gross negligence. This standard shall also apply regarding the TRUSTEE'S liability for acts or omissions of any CO-TRUSTEE, predecessor TRUSTEE, or agent employed



## ARTICLE EIGHT

### POWERS OF TRUSTEE

8.1 General Powers of Trustee: In order to carry out the purposes of this trust, the TRUSTEE shall have all of the powers enumerated herein and, except as limited by any provision of this instrument, all powers now or hereafter granted to a TRUSTEE by law. Except as limited by a more specific provision of this instrument, the TRUSTEE shall have the power to:

- (a) Sell, exchange, transfer, convey, lease without limitation as to term, borrow upon, and hypothecate all or any part of the trust property;
- (b) Invest trust funds in certificates of deposit, money market accounts, brokerage accounts, treasury securities, other government obligations and other deposit accounts on which interest is paid;
- (c) Retain, maintain, repair, divide, partition, improve, and otherwise manage any trust property;
- (d) Insure trust property against damage or loss, and against liability with respect to third persons, at the expense of the trust, with the carriers and coverages that the TRUSTEE deems advisable;
- (e) Enforce the rights of the trust with respect to any mortgage, deed of trust, pledge, or similar security device held in trust; enforce, at a foreclosure sale (whether judicial or non-judicial) or other sale, the rights of the trust in secured property; and make bids upon and purchase, at trust expense, any property that is subject to security device; and accept a deed in lieu of foreclosure as full or complete satisfaction of the secured debt;
- (f) Commence or defend, at the expense of the trust, legal actions relating to the trust or any trust property as the TRUSTEE deems advisable;
- (g) Compromise, submit to arbitration, settle, or release

(with or without consideration) or otherwise adjust any claims in favor of or against the trust;

(h) Hold trust property in the name of a nominee or nominees, with or without disclosing the trust character of such property (including securities in such condition that ownership may pass upon delivery), or in the name of the TRUSTEE as TRUSTEE;

(i) Exercise any and all rights and powers of an owner of stocks or securities; vote and give proxies; pay assessments or other charges; exercise or not exercise, as the TRUSTEE deems advisable, subscriptions, conversion rights, or other rights or options that may devolve upon holders of stocks or securities; and enter into shareholder agreements;

(j) Participate in any plans or proceedings for foreclosure or consolidations, merger, liquidation, or other reorganization of any corporation or organization having securities that are held as trust property and, in connection therewith, deposit securities with and transfer title or securities upon the terms that the TRUSTEE deems advisable to any protective or other committee established in connection with any such plan or proceeding;

(k) Subdivide and re-subdivide trust real property and sign applications, maps, and other documents incidental thereto; to dedicate trust real property for public purposes, with or without consideration; grant and impose upon trust real property, conditions, covenants, easements, restrictions, rights of way, and other servitudes; borrow against trust real property; and do such other acts as may appear to the TRUSTEE advisable in connection with the exercise of any of the powers described in this sub-paragraph;

(l) Receive additions to the trust from any source at any time;

(m) Borrow money for any trust purpose on such terms and conditions as the TRUSTEE deems advisable and obligate the trust to

repay the borrowing;

(n) Employ attorneys, investment counsel, accountants, bookkeepers, or other persons to render services regarding all matters pertaining to the trust, and pay from trust property the reasonable compensation of such person for their services;

(o) Take whatever other action may be necessary to carry out the intent of the TRUSTORS.

8.2 Retention of Residence: After the deceased spouse's death, the TRUSTEE may retain in any trust or trusts provided for under this instrument, for the personal use of the surviving spouse, any property occupied by the TRUSTORS as a principal place of residence at the time of the deceased spouse's death, for as long as the surviving spouse desires to occupy the residence. The TRUSTEE shall pay from the trust estate all expenses associated with the maintenance and upkeep of such property. On the written request of the surviving spouse, the TRUSTEE may sell the residence and replace it with other property suitable as a residence for the surviving spouse. If the surviving spouse becomes subject to a conservatorship of the estate or person, or both, the TRUSTEE shall continue to administer the trust estate for the benefit of the surviving spouse.

8.3 Spendthrift Clause: To the maximum extent permitted by law, the interests of each trust beneficiary under this instrument are not transferable by voluntary or involuntary assignment or by operation of law and shall be free from the claims of creditors and from attachment, execution, bankruptcy, and other legal process. If any such transfer is made or attempted by or against a trust beneficiary, all further trust payments of income or principal or both to that beneficiary (and any right of that beneficiary to such payments) shall be suspended for a period of time or indefinitely (but in no case for longer than the terms of the trust) as the TRUSTEE determines. In lieu of payments to the beneficiary, the TRUSTEE may apply so much of the trust income or

principal or both to which the beneficiary would otherwise be entitled as the TRUSTEE deems necessary for the beneficiary's education and support. All trust income (to which the beneficiary would otherwise be entitled) not so applied shall in the discretion of the TRUSTEE be accumulated and added to trust principal at such time or times as the TRUSTEE deems proper.

8.4 Division or Distribution of Cash or Kind: The TRUSTEE, in order to satisfy a pecuniary gift or to distribute or divide trust assets into Oshares or partial shares, may distribute or divide such assets in kind, or divide undivided interests in such assets, or sell all or any part of such assets and distribute or divide the property in cash, in kind, or partly in cash and partly in kind. Property distributed to satisfy a pecuniary gift under this instrument shall be valued at its fair market value at the time of distribution.

8.5 Payments on Behalf of Persons Under Disability: If at any time any beneficiary is disabled, incompetent, or for any other reason not able to receive payments or make intelligent or responsible use of the payments, then the TRUSTEE, in lieu of making direct payments to the beneficiary, may make payments to the beneficiary's conservator or guardian, or to one or more suitable persons as the TRUSTEE deems proper, such as a relative of the beneficiary or a person residing with the beneficiary, to be used for the beneficiary's benefit; to any other person, firm, or agency for services rendered or to be rendered for the beneficiary's assistance or benefit; or to accounts in the beneficiary's name with financial institutions. The receipt of payments by any of the foregoing shall constitute a sufficient acquittance of the TRUSTEE for all purposes.

8.6 Trustees' Duty to Account: While both TRUSTORS are living, the TRUSTORS acting as TRUSTEES shall not be required to account to any person. However, a successor TRUSTEE shall be required to render periodic accounts to the TRUSTORS upon demand, and if TRUSTORS are

deceased or incapacitated, to the remaindermen of the trust not less than bi-annually after any prior accounting, or upon termination of the trust and upon a change of TRUSTEES, in the manner required by law.

Accountings shall be made by delivering a written account to each beneficiary entitled to current income distribution, or if there are no current income beneficiaries, to each beneficiary entitled to current income distribution from income or principal in the TRUSTEE'S discretion. If any person entitled to receive an accounting is a minor or is under a disability, the accounting shall be delivered to that person's parents or the guardian of that person if he or she is a minor or to the conservator of that person if he or she is under any other disability. Unless any beneficiary, including parents, guardians, or conservators of beneficiaries shall deliver a written objection to the TRUSTEE within 90 days after receipt of the TRUSTEE'S account, the account shall be final and conclusive in respect to transactions disclosed in the account as to all beneficiaries of the trust, including unborn and unascertained beneficiaries. After settlement of the account by agreement of the parties objecting to it, or by expiration of the 90 day period, the TRUSTEE shall no longer be liable to any beneficiary or the trust, including unborn and unascertained beneficiaries, in respect to transactions disclosed in the account, except for the TRUSTEE'S intentional wrongdoing or fraud.

8.7 Duty to Convert Non-Productive Property Upon Direction: Except as otherwise provided in this paragraph, in addition to the powers granted under this instrument, the TRUSTEES may retain, purchase, or otherwise acquire unproductive or under productive property. However, if, after the death of the first of the TRUSTORS to die, the surviving TRUSTOR directs the TRUSTEE to convert unproductive property into income-producing property, the TRUSTEE shall do so within a reasonable time. Additionally, if, after the death of the surviving TRUSTOR the beneficiaries of the trust direct the TRUSTEE to convert unproductive

property into income-producing property, the TRUSTEE shall do so within a reasonable time.

8.8 Written Notice to Trustee: Until the TRUSTEE receives written notice of any death or other event upon which the right to payments from the trust hereunder may depend, the TRUSTEE shall incur no liability for disbursements made in good faith to persons whose interests may have been affected by that event. Any notices or other communication required or permitted by this instrument to be delivered to or served on the TRUSTEE shall be deemed received by the TRUSTEE when personally delivered to the TRUSTEE, or, in lieu of such personal delivery, when deposited in the United States mail, certified mail with postage prepaid, addressed to the TRUSTEE at the TRUSTEE'S residence or place of business.

8.9 Employment of Agents: The TRUSTEES are authorized and empowered to employ attorneys, investment counsel, accountants, bookkeepers, or other persons to render services for the TRUSTEES or on the TRUSTEES' behalf with respect to all matters pertaining to any trust provided for in this instrument and to pay from the trust estate the reasonable fees and compensation of such persons for their services, these fees and compensation to be paid in addition to any fees paid to the TRUSTEES.

8.10 Authority to Deputize: The TRUSTORS may deputize any successor TRUSTEE as an additional signature, to act alone, on any checking account, savings account, certificates of deposit, IRA, bond, stock or other assets evidenced by a title document, owned by this trust.

8.11 Reasonable Return: The TRUSTEES' power to retain and invest trust property is subject to the condition that the return from all investments in the aggregate is reasonable in light of the circumstances existing at the pertinent time.

8.12 Power to Invest and Retain Trust Property: In investing, reinvesting, purchasing, acquiring, exchanging, and selling trust property

the TRUSTEES shall act with the care, skill, prudence, and diligence under the circumstances then prevailing, including but not limited to the general economic conditions and the anticipated needs of the trust and its beneficiaries, that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of like character and with like aims, to accomplish the purposes of the trust as determined from this trust instrument.

## ARTICLE NINE

### CONCLUDING PROVISIONS

9.1 Perpetuities Savings Clause: Unless sooner terminated, each trust created by this instrument shall terminate twenty-one (21) years after the later of :

- 1: the death of the last to die of the TRUSTORS' issue who are living at the death of the deceased spouse; or
2. the death of the surviving spouse.

If a trust is terminated because of the preceding sentence, the TRUSTEE shall distribute the trust property outright pro rata, to the persons who are then entitled or eligible to receive trust income (or if there are no such persons, outright in a manner that the TRUSTEES believe will give effect to the TRUSTORS intent in creating the trust.)

9.2 Simultaneous Deaths of Trustors: If the TRUSTORS die under circumstances in which the order of their deaths cannot be established by clear and convincing evidence, neither shall be deemed to have survived, and the provisions of this instrument shall be construed accordingly.

9.3 Period of Survivorship: For the purposes of this instrument, a beneficiary shall not be deemed to have survived a TRUSTOR if that beneficiary dies within thirty (30) days after the TRUSTOR'S death.

9.4 Severability Clause: If any provision of this instrument is invalid, that provision shall be disregarded and shall not affect any of the

parties, contest any provision or provisions of this trust, including specifically the disposition or use of the assets of this trust, then that person, entity or beneficiary shall forfeit any rights or benefits that contesting person, entity or beneficiary may have in, or which were given by, this trust, and such person, entity or beneficiary shall be treated as though the contesting person, entity or beneficiary predeceased TRUSTOR, leaving no children, issue or successor. Contesting any provision shall include, but not be limited to, pleading or pleadings which place any term or provision of this trust or disposition of the property owned by this trust at issue, or the filing of any petition with the Probate Court, or any other Court, to contest or interpret any term or clause of this trust. Contesting the legal capacity of TRUSTOR shall constitute a contest of the provisions of this trust.

#### ARTICLE ELEVEN

#### EXECUTION

11.1 We, and each of us, certify that we have read the foregoing Trust Declaration and that it correctly states the terms and conditions under which the trust estate is to be held, managed and disposed of by the TRUSTOR.

Executed this 30<sup>th</sup> day of April, 2010, at Garden Grove, CA  
California.

Weston B. Miller  
WESTON B. MILLER, TRUSTOR

Betty I. Miller  
BETTY I. MILLER, TRUSTOR

We approve of the Trust Declaration in all particulars and as the TRUSTEES named in the Trust Declaration, accept the Trust provided for in the Declaration.

Weston B. Miller  
WESTON B. MILLER, TRUSTEE

Betty I. Miller  
BETTY I. MILLER, TRUSTEE



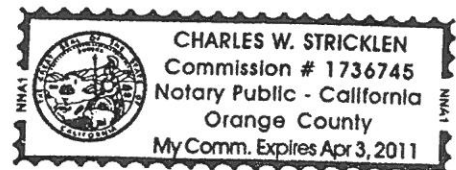
STATE OF CALIFORNIA )  
COUNTY OF ORANGE

On April 30<sup>th</sup>, 2010, before me, CHARLES W. STRICKLEN, a notary public, personally appeared WESTON B. MILLER and BETTY I. MILLER, 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 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 is true and correct.

WITNESS my hand and official seal.

Signature:  (seal)



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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 214 Item 729 Assessment Number: 677445008-9

Assessee: ROSEN, RUSSELL EDWIN; SCHOMBURG, RENEE JEAN; MILLER, GRANT J. HARRIS, DAVID

Situs:

Date Sold: June 4, 2019

Date Deed to Purchaser Recorded: August 13, 2019

Final Date to Submit Claim: August 13, 2020

RECEIVED  
2020 JUL 17 PM 1:36  
RIVERSIDE COUNTY  
TREASURER TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$546.22 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 2019-0308182; recorded on 08-13-2019. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

Executed this 11 day of JULY, 2020 at GALLATIN, MT  
County, State

[Signature]  
Signature of Claimant

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

GREGG HARRIS  
Print Name

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

203 S. CHURCH AVE.  
Street Address

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

BOZEMAN, MT 59715  
City, State, Zip

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

406-539-4721  
Phone Number

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

greggwharris1@gmail.com  
Email Address

\_\_\_\_\_  
Email Address

DOC # 2012-0309826

07/03/2012 01:01P Fee:30.00

Page 1 of 6

Recorded in Official Records  
County of Riverside

Larry W. Ward  
Assessor, County Clerk & Recorder

PLEASE COMPLETE THIS INFORMATION:

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

J. LARRY BALLARD  
ATTORNEY AT LAW  
1434 N RICHMAN KNOLLS  
FULLERTON CA 92835-3612



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S

APN: 677-455-008

M  
072

ORDER SETTLING FIRST & FINAL ACCOUNT & REPORT, ALLOWANCE OF STATUTORY COMMISSIONS & ATTORNEY'S FEES, EXTRA-ORDINARY COMMISSIONS & ATTORNEY'S FEES & DECREE OF DISTRIBUTION

(Title of Document)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(\$3.00 Additional Recording Fee Applies)

Unofficial Copy

1 J. LARRY BALLARD SBN 34894  
2 ATTORNEY AT LAW  
3 1235 NO HARBOR BLVD SUITE 200  
4 FULLERTON CA 92832-1348  
5 (714) 871-1132  
6 (714) 871-5620 - FAX

7 Attorney for GRANT J. MILLER

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF ORANGE  
LAMOREAUX JUSTICE CENTER

MAY 23 2012

ORANGE COUNTY SUPERIOR COURT  
**RECEIVED**  
BUT NOT FILED

ALAN CARLSON, Clerk of the Court

MAY 22 2012

BY: L. KORSGAARD, DEPUTY

ALAN CARLSON, Clerk of the Court  
BY: B. MOSQUEDA, DEPUTY

8 SUPERIOR COURT OF CALIFORNIA  
9 COUNTY OF ORANGE

10 PROBATE DIVISION - LAMOREAUX JUSTICE CENTER

11 Estate of

12 LEVIONA MARY ROSEN aka  
13 LEVIONA M. ROSEN aka  
14 LEVIONA ROSEN,

NO. A 30-2009-00297122-PR-LA-LJC

ORDER SETTLING FIRST & FINAL ACCOUNT  
AND REPORT, ALLOWANCE OF STATUTORY  
COMMISSIONS & ATTORNEY'S FEES,  
EXTRA-ORDINARY COMMISSIONS AND  
ATTORNEY'S FEES AND DECREE OF  
DISTRIBUTION (IAEA)  
CASE COMMENCED: 8/27/09

15 Deceased.

DATE: 5/17/12  
TIME: 9:00 A.M. DEPT: L73

16  
17 The petition and supplement of GRANT J. MILLER, as personal representative of  
18 the estate of LEVIONA MARY ROSEN, also known as LEVIONA M. ROSEN, also known  
19 as LEVIONA ROSEN, deceased, for order settling the first and final account and report of  
20 said personal representative, for allowance of statutory commissions and attorney's fees,  
21 for extra-ordinary attorney's fees and decree of distribution (IAEA) J. LARRY BALLARD  
22 appearing as attorney for said petitioner, coming on regularly to be heard on May 17, 2012,  
23 at 9:00 a.m., in Department "L73" of the above entitled Court, the HONORABLE  
24 Janet M. Christoffersen, Judge presiding, the Court, after examining the  
25 petition and supplement and reviewing the consents, and hearing the evidence finds that  
26 due notice of the hearing of such petition has been given as required by law, that notice  
27 of death has been duly given as required by law, that all the allegations in the petition are  
28 true, that all federal estate taxes due, if any, and all personal property taxes due and

1 payable by the estate, have been paid, that all of the assets of the estate were the  
2 separate property of the decedent, and that said account should be settled and that  
3 distribution should be ordered as prayed.

4 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED by the Court, that  
5 notice of death has been duly given as required by law and that said personal  
6 representative has in his possession belonging to said estate, after deducting the credits  
7 to which he is entitled, a balance of \$149,614.73 of which \$131,114.73 is in cash and the  
8 balance consists of the property hereinafter described; that the administration of this estate  
9 be brought to a close; that all of the acts of petitioner as personal representative be  
10 confirmed; that said account be allowed and settled accordingly; that said personal  
11 representative is authorized to withhold the sum of \$2,500.00 for possible undetermined  
12 tax liabilities and closing costs; that out of the residue of cash in his hands said personal  
13 representative shall retain the sum of \$6,517.28 hereby allowed as statutory commissions  
14 and the sum of \$1,360.00 hereby allowed as extra-ordinary commissions, and pay to J.  
15 LARRY BALLARD, attorney at law, the sum of \$6,517.28, hereby allowed as statutory  
16 attorney's fees and the additional sum of \$1,267.50, hereby allowed as extra-ordinary  
17 attorney's fees and that said personal representative shall be discharged upon the filing  
18 of receipts of distribution and upon approval of ex parte petition for final discharge in the  
19 above proceedings at which time his sureties shall be released from all liabilities; and that  
20 the following described property and all other property of said estate, whether described  
21 herein or not, or any other property not now known or hereafter discovered, be and the  
22 same is hereby distributed as follows:

23 TO GRANT J. MILLER, 1/6 BALANCE OF CASH ON HAND AND 1/6 INTEREST IN AND  
24 TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF  
25 RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA  
26 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS  
27 OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS,  
28 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

29 TO WESTON B. MILLER, 1/6 BALANCE OF CASH ON HAND AND 1/6 INTEREST IN  
30 AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY  
31 OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
32 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM

1 SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
2 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008 BY  
3 DISTRIBUTION TO BETTY I. MILLER, TRUSTEE OF THE MILLER TRUST UTD  
4 4/30/10.

5 TO DAVID HARRIS, 1/18TH BALANCE OF CASH ON HAND, PRELIMINARY  
6 DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED  
7 RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE  
8 OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE  
9 PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
10 SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE  
11 COUNTY, CALIFORNIA. APN 677-455-008

12 TO BRUCE HARRIS, 1/18TH BALANCE OF CASH ON HAND, \$\$ PRELIMINARY  
13 DISTRIBUTION OF \$2,000.00 AND 1/18 INTEREST IN AND TO UNIMPROVED  
14 RESIDENTIAL REAL PROPERTY LOCATED IN THE COUNTY OF RIVERSIDE, STATE  
15 OF CALIFORNIA, LOCATED IN CATHEDRAL CITY, CALIFORNIA 92234 AND MORE  
16 PARTICULARLY DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
17 SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS OF RIVERSIDE  
18 COUNTY, CALIFORNIA. APN 677-455-008

19 TO GREGG HARRIS, 1/18TH BALANCE OF CASH ON HAND AND 1/18 INTEREST IN  
20 AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
21 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
22 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM  
23 SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
24 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

25 TO RUSSELL EDWIN ROSEN, 1/4 BALANCE OF CASH ON HAND AND 1/4 INTEREST  
26 IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
27 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL CITY,  
28 CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN PALM  
SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF  
MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

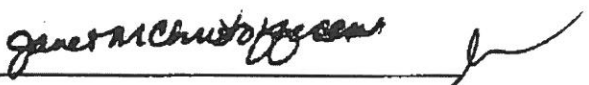
TO RENEE JEAN SCHOMBURG, 1/4 BALANCE OF CASH ON HAND AND 1/4  
INTEREST IN AND TO UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN  
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN CATHEDRAL  
CITY, CALIFORNIA 92234 AND MORE PARTICULARLY DESCRIBED AS: LOT 227 IN  
PALM SPRINGS OUTPOST, UNIT 5, AS SHOWN BY MAP ON FILE IN BOOK 26, PAGE  
88 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

The estate hereby distributed is described as follows:

UNIMPROVED RESIDENTIAL REAL PROPERTY LOCATED IN THE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LOCATED IN  
CATHEDRAL CITY, CALIFORNIA 92234 AND MORE PARTICULARLY  
DESCRIBED AS: LOT 227 IN PALM SPRINGS OUTPOST, UNIT 5, AS  
SHOWN BY MAP ON FILE IN BOOK 26, PAGE 88 OF MAPS, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA. APN 677-455-008

BALANCE OF CASH ON HAND.

DATED: MAY 23 2012

  
JUDGE OF THE SUPERIOR COURT  
Janet M. Christoffersen  
TEMPORARY JUDGE

I hereby certify the foregoing instrument consisting of 3 page(s)  
is a true and correct copy of the original on file in this court.

MAY 23 2012



ATTEST: (DATE)  
ALAN CARLSON, EXECUTIVE OFFICER AND CLERK OF THE  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY \_\_\_\_\_ DEPUTY

LUZ KORSGAARD

Unofficial Copy