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



ITEM: 19.5 (ID # 24017) MEETING DATE: Tuesday, July 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 1823. Last assessed to: Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman. District 4. [\$200,991-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

 Approve the claim from First Financial Credit Union for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031;

Continued on Page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez 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

Kimberly A. Rector Clerk of the Board

Absent: Date:

None

which del to

XC:

July 30, 2024 Tax Collector

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ID# 24017

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

RECOMMENDED MOTION: That the Board of Supervisors:

- Deny the claim from Wayne S. Guralnick, Authorized Trustee for Sun City Palm Desert Community Association for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031;
- 3. Deny the claim from Asset Recovery Inc., Assignee for Robert Smith, heir to the Estate of Carmelita Bronson Smith, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031;
- 4. Deny the claim from Asset Recovery Inc., Assignee for Earl Smith AKA Earl Dean Smith II, heir to the Estate of Carmelita Bronson Smith, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031;
- Deny the claim from Asset Recovery Inc., Assignee for Sheyna Smith, heir to the Estate
 of Carmelita Bronson Smith, last assessee for payment of excess proceeds resulting
 from the Tax Collector's public auction sale associated with parcel 748092031;
- Deny the claim from Asset Recovery Inc., Assignee for Angela Smith Bryant, heir to the Estate of Carmelita Bronson Smith, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031;
- 7. Deny the claim from Asset Recovery Inc., Assignee for Gina Victor, heir to the Estate of Carmelita Bronson Smith, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031;
- 8. Deny the claim from Asset Recovery Inc., Assignee for Beverly Waters, heir to the Estate of Cecelia R. Bronson and Carmelita Bronson Smith, last assessees for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 748092031; and
- Authorize and direct the Auditor-Controller to issue a warrant to First Financial Credit Union in the amount of \$200,991.44 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.

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|--|----------------------|-------------------|-------------|--------------|
| COST | \$ 200,991 | \$0 | \$ 200,991 | \$0 |
| NET COUNTY COST | \$ 0 | \$ 0 | \$ 0 | \$ 0 |
| SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale. Budget Adjustment: | | stment: N/A | | |
| For Fiscal Year | | ear: 24/25 | | |

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

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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 various research methods used to obtain current mailing addresses for these parties of interest.

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

- 1. Claim from First Financial Credit Union based on a Revolving Credit Deed of Trust recorded June 18, 2004 as Instrument No. 2004-0469200.
- Claim from Wayne S. Guralnick, Authorized Trustee for Sun City Palm Desert Community Association based on a Notice of Assessment Lien recorded May 6, 2019 as Instrument No. 2019-0155568.
- 3. Claim from Asset Recovery Inc., Assignee for Robert Smith, heir to the Estate of Carmelita Bronson Smith based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax-Defaulted Property notarized February 4, 2021, a Quitclaim Deed recorded June 22, 2000 as Instrument No. 2000-241484, an Affidavit for Collection of Personal Property notarized February 4, 2021, and a copy of a Certificate of Death for Carmelita Bronson Smith.
- 4. Claim from Asset Recovery Inc., Assignee for Earl Smith AKA Earl Dean Smith II, heir to the Estate of Carmelita Bronson Smith based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax-Defaulted Property notarized February 4, 2021, a Quitclaim Deed recorded June 22, 2000 as Instrument No. 2000-241484, an Affidavit for Collection of Personal Property notarized February 4, 2021, and a copy of a Certificate of Death for Carmelita Bronson Smith.
- 5. Claim from Asset Recovery Inc., Assignee for Sheyna Smith, heir to the Estate of Carmelita Bronson Smith based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax-Defaulted Property notarized February 6, 2021, a Quitclaim Deed recorded June 22, 2000 as Instrument No. 2000-241484, an Affidavit for Collection of Personal Property notarized February 6, 2021, and a copy of a Certificate of Death for Carmelita Bronson Smith.
- 6. Claim from Asset Recovery Inc., Assignee for Angela Smith Bryant, heir to the Estate of Carmelita Bronson Smith based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax-Defaulted Property notarized February 6, 2021, a Quitclaim Deed recorded June 22, 2000 as Instrument No. 2000-241484, an Affidavit for Collection of Personal Property notarized February 6, 2021, and a copy of a Certificate of Death for Carmelita Bronson Smith.
- 7. Claim from Asset Recovery Inc., Assignee for Gina Victor, heir to the Estate of Carmelita Bronson Smith based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax-Defaulted Property notarized February 12, 2021, a Quitclaim Deed recorded June 22, 2000 as Instrument No. 2000-241484, an Affidavit for Collection of Personal Property notarized February 12, 2021, and a copy of a Certificate of Death for Carmelita Bronson Smith.

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8. Claim from Asset Recovery Inc., Assignee for Beverly Waters, heir to the Estate of Cecelia R. Bronson and Carmelita Bronson Smith based on an Assignment of Rights to Claim Excess Proceeds from Sale of Tax-Defaulted Property notarized February 9, 2021, a Quitclaim Deed recorded June 22, 2000 as Instrument No. 2000-241484, an Affidavit for Collection of Personal Property notarized February 9, 2021, and copies of Certificates of Death for Carmelita Bronson Smith and Cecelia R. Bronson.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that First Financial Credit Union be awarded excess proceeds in the amount of \$200,991.44. Since the amount claimed by First Financial Credit Union exceeds the amount of excess proceeds available, there are no funds available for consideration for the claims from Wayne S. Guralnick, Authorized Trustee for Sun City Palm Desert Community Association and Asset Recovery, Inc., Assignee for Robert Smith, Earl Dean Smith II, Sheyna Smith, Angela Smith Bryant, Gina Victor, and Beverly Waters, heirs to the Estates of Carmelita Bronson Smith and Cecelia R. Bronson. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Residents and Businesses

Excess proceeds will be released to a lienholder of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim FFCU

ATTACHMENT B. Claim SCPDCA

ATTACHMENT C. Claim AssetRobert

ATTACHMENT D. Claim AssetEarl

ATTACHMENT E. Claim AssetSheyna

ATTACHMENT F. Claim AssetAngela

ATTACHMENT G. Claim AssetGina

ATTACHMENT H. Claim AssetBeverly

Besar Bernal PRINCIPAL MGMT ANALYST 7/19/2024

Sear Bernal PRINCIPAL MGMT ANALYST 7/19/2024

Taran Sellis

Iron Gettis, Chief of Deput Centry Counsel 8/3/2024

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

| To: | Jon Christensen, Treasurer-Tax Collector | | |
|---|---|--|--|
| Re: | Claim for Excess Proceeds | | honoring |
| TC 21 | 5 ITEM 1823 Parcel Identification Nur | mber: 748092031 | 9/28/2020 |
| Assesse | ee: SMITH, CARMELITA BRONSON & BR | RONSON, CECELIA R | postmark (see tracking |
| Situs: 7 | 8430 PRAIRIE FLOWER DR PALM DESEI | RT 92211 | (See Tracking |
| Date Sc | old: May 5, 2020 | | |
| Date De | eed to Purchaser Recorded: July 15, 2020 | | |
| Final Da | ate to Submit Claim: July 15, 2021 | | |
| s27, owner(s Docume rightful o | from the sale of the above mention (s) [check in one box] at the time of the sale ent No. Attached; recorded on 6-1% claimants by virtue of the attached assignment mentation supporting the claim submitted. | ed real property. I/We were the of the property as is evidenced. A copy of this document | by Riverside County Recorder's attached hereto. I/We are the |
| DL | YOUR CLAIM WILL NOT BE CONSIDERED L EXTERNO 2) Recorded D Foreclosure Fees | | |
| have to s claimant I/We affi | operty is held in Joint Tenancy, the taxsale prosign the claim unless the claimant submits promay only receive his or her respective portion or munder penalty of perjury that the foregoing is | oof that he or she is entitled to the of the claim. If the and correct. | ne full amount of the claim, the |
| w | d this 13th day of August, 21 | Signature of Claimant | es CH |
| Mo | na Tosuano me | Tohn Basa Print Name | 0 |
| Street A | ddress Carneron Ave | Street Address | neron Ave |
| <u>₩. (</u> City, Sta | Covince, CA 91790 te, Zip | City, State, Zip | CA 91790 |
| 800 Phone N | 0-866-2969 x3593 | 800 - 81010-7916 Phone Number | 9 X 3125 |
| Email Ac | oscano effect.org | Musco Off Email Address | cu.org |
| | | | |

8-1c0-8L0-8h1

RECORDING REQUESTED BY
FIRST FINANCIAL CREDIT UNION

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY
WHEN RECORDED MAIL TO

FIRST FINANCIAL CREDIT UNION/QA
1600 W. CAMERON AVENUE
WEST COVINA, CA 91790
2304165

DOC # 2004-0469200

06/18/2004 08:00A Fee:39.00 Page 1 of 11 Recorded in Official Records County of Riverside Gary L. Orso



| М | S | U | PAGE | SIZE | DA | PCOR | NOCOR | SMF | MISC |
|---|---|---|-------------|------|------|------|--------|-----|------|
| | | | ACCUSION OF | | | | | | |
| | | | | | | | | 1 | ANY |
| Α | R | | | | COPY | LONG | REFUND | - | 14.1 |

| REVOLVING CREDIT DEED OF TRUST | |
|---|---|
| THIS DEED OF TRUST CONTAINS A DUE-ON-SALE PROVISION AND SECURES INDECREDIT AGREEMENT WHICH PROVIDES FOR A REVOLVING LINE OF CREDIT AND MAY CRATE OF INTEREST. | |
| THIS DEED OF TRUST is made on06/08/2004 | among the Trustor, |
| CARMELITA BRONSON SMITH , AN UNMARRIED WOMAN, AND CECELIA R. BRONSON, AN UNMARRIED WOMAN | T |
| (herein "Borrower"), UPF Incorporated, A Washington Corporation | LAIVI |
| (herein "Trustee"), and the Beneficiary, | 1 |
| FIRST FINANCIAL CREDIT UNION , a and existing under the laws of STATE OF CALIFORNIA | corporation organized |
| and existing under the laws of STATE OF CALIFORNIA | |
| whose address is 1600 W. CAMERON AVENUE | |
| WEST COVINA, CA 91790 | (herein "Lender"). |
| | (nerein Lender). |
| TO SECURE to Lender: (1) The repayment of all indebtedness due and to become due under the terms a LOANLINER® Home Equity Plan Credit Agreement and Truth-in-Lending Disclosures dated the same day as this Deed of Trust, and all modifications, amendments, ex thereof (herein "Credit Agreement"). Lender has agreed to make advances to Borrov the Credit Agreement, which advances will be of a revolving nature and may be mader from time to time. Borrower and Lender contemplate a series of advances to be seen Trust. The total outstanding principal balance owing at any one time under the including finance charges thereon at a rate which may vary from time to time, and collection costs which may be owing from time to time under the Credit Agreem ONE HUNDRED EIGHTY-EIGHT THOUSAND DOLLARS | made by Borrower and tensions and renewals wer under the terms of de, repaid, and remade ecured by this Deed of Credit Agreement (not any other charges and |
| (\$ 188,000.00). That sum is referred to herein as the Maximum Principa to in the Credit Agreement as the Credit Limit. The entire indebtedness under the Cresoner paid, is due and payable 30 years from the date of this Deed of Trust. (2) The payment of all other sums advanced in accordance herewith to protect the set Trust, with finance charges thereon at a rate which may vary as described in the Credit Limit. The performance of the covenants and agreements of Borrower herein contained; | redit Agreement, if not ecurity of this Deed of |
| BORROWER irrevocably grants and conveys to Trustee, in trust, with power of sale, the property located in the County of RIVERSIDE | he following described _, State of California: |
| Mail Future Tax Statement To: | |
| PALM DESERT CA 92211 | |

S.

| which has the address of | 78430 PRAIRIE FLOWER DR | | | |
|--|---|---|-------------------|----------|
| | (Street) | | 4 | |
| PALM DESERT | | , California | 92211 | |
| | (City) | | (Zip Code) | |
| (herein "Property Address" | "); | | | i |
| appurtenances and fixture Mortgage; and all of the fo | ne improvements now or hereafter erected on the is, all of which shall be deemed to be and remain a oregoing, together with said property (or the leaseher referred to as the "Property." | part of the proper | ty covered by the | his |
| Complete if applicable: | | | | |
| This Property is part of a c | condominium project known as | 100 mm/mm/mm/mm/mm/mm/mm/mm/mm/mm/mm/mm/mm/ | | _ |
| project. | prrower's unit and all Borrower's rights in the com | nmon elements of | the condominion | nm —. |
| This Property is in a Plann | ed Unit Development known as | | | |

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Finance Charges and Other Charges. Borrower shall promptly pay when due all amounts borrowed under the Credit Agreement, all finance charges and applicable other charges and collection costs as provided in the Credit Agreement.

2. Funds for Taxes and Insurance. Subject to applicable law, Lender, at Lender's option, may require Borrower to pay to Lender on the day monthly payments of principal and finance charges are payable under the Credit Agreement, until all sums secured by this Deed of Trust are paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and planned unit development assessments, if any) which may attain priority over this Deed of Trust, and ground rents on the Property, if any, plus one-twelfth of yearly premium installments for any and all insurance required by Lender under paragraph 5, if applicable, all as reasonably estimated initially and from time to time by Lender on the basis of assessments and bills and reasonable estimates thereof. Borrower shall not be obligated to make such payments of Funds to Lender to the extent that Borrower makes such payments to the holder of a prior mortgage or deed of trust if such holder is an institutional Lender.

If Borrower pays Funds to Lender, the Funds shall be held in an institution the deposits or accounts of which are insured or guaranteed by a federal or state agency (including Lender if Lender is such an institution). Lender shall apply the Funds to pay said taxes, assessments, insurance premiums and ground rents. Lender may not charge for so holding and applying the Funds, analyzing said account or verifying and compiling said assessments and bills, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Borrower and Lender may agree in writing at the time of execution of this Deed of Trust that interest on the Funds shall be paid to Borrower, and unless such agreement is made or applicable law requires such interest to be paid, Lender shall not be required to pay Borrower any interest or earnings on the Funds.

Lender shall give to Borrower, without charge, an annual accounting of the Funds showing credits and debits to the Funds and the purpose for which each debit to the Funds was made. The Funds are pledged as additional security for the sums secured by this Deed of Trust.

If the amount of the Funds held by Lender, together with the future monthly installments of Funds payable prior to the due dates of taxes, assessments, insurance premiums and ground rents, shall exceed the amount required to pay said taxes, assessments, insurance premiums and ground rents as they fall due, such excess shall be, at Borrower's option, either promptly repaid to Borrower or credited to Borrower on monthly installments of Funds. If the amount of the Funds held by Lender shall not be sufficient to pay taxes, assessments, insurance premiums and ground rents as they fall due, Borrower shall pay to Lender any amount necessary to make up the deficiency in one or more payments as Lender may require.

Upon payment in full of all sums secured by this Deed of Trust, Lender shall promptly refund to Borrower any Funds held by Lender. If under paragraph 22 hereof the Property is sold or the Property is otherwise acquired by Lender, Lender shall apply, no later than immediately prior to the sale of the Property or its acquisition by Lender, any Funds held by Lender at the time of application as a credit against the sums secured by this Deed of Trust.

- 3. Application of Payments. Unless applicable law provides otherwise, all payments received by Lender under the Credit Agreement and paragraphs 1 and 2 hereof shall be applied by Lender first in payment of amounts payable to Lender by Borrower under paragraph 2 hereof, second, (in the order Lender chooses) to any finance charges, other charges and collection costs owing, and third, to the principal balance under the Credit Agreement.
- 4. Prior Mortgages and Deeds of Trust; Charges; Liens. Borrower shall perform all of Borrower's obligations under any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust, including Borrower's covenants to make payments when due. Except to the extent that any such charges or impositions are to be paid to Lender under paragraph 2, Borrower shall pay or cause to be paid all taxes, assessments and other charges, fines and impositions attributable to the Property which may attain a priority over this Deed of Trust, and leasehold payments or ground rents, if any. Within five days after any demand by Lender, Borrower shall exhibit to Lender receipts showing that all amounts due under this paragraph have been paid when due.
- 5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Deed of Trust, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender pursuant to this paragraph 5 shall become additional indebtedness of Borrower secured by this Deed of Trust. These amounts shall bear interest in accordance with the rate in the Credit Agreement from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the Lender up to the amount of the outstanding balance of the indebtedness. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee and Borrower further agrees to generally assign rights to insurance proceeds to the Lender up to the amount of the outstanding balance of the indebtedness.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or applicable law requires interest to be paid on such insurance proceeds,

Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Deed of Trust, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for

in Paragraph 3.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under paragraph 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Credit Agreement or this Deed of Trust, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Credit Agreement or this Deed of Trust, whether or not then due.

- 6. Preservation and Maintenance of Property; Leaseholds; Condominiums; Planned Unit Developments. Borrower shall keep the Property in good repair and shall not commit waste or permit impairment or deterioration of the Property and shall comply with the provisions of any lease if this Deed of Trust is on a leasehold. If this Deed of Trust is on a unit in a condominium or a planned unit development, Borrower shall perform all of Borrower's obligations under the declaration or covenants creating or governing the condominium or planned unit development, the by-laws and regulations of the condominium or planned unit development, and the constituent documents.
- 7. Protection of Lender's Security. If Borrower fails to perform the covenants and agreements contained in this Deed of Trust, or if any action or proceeding is commenced which materially affects Lender's interest in the Property, then Lender, at Lender's option, upon notice to Borrower, may make such appearances, disburse such sums, including reasonable attorneys' fees, and take such action as is necessary to protect Lender's interest. Any amounts disbursed by Lender pursuant to this paragraph 7, with finance charges thereon, at the rate provided in the Credit Agreement, shall become additional indebtedness of Borrower secured by this Deed of Trust. Unless Borrower and Lender agree to other terms of payment, such amounts shall be payable upon notice from Lender to Borrower requesting payment thereof. Nothing contained in this paragraph 7 shall require Lender to incur any expense or take any action hereunder. Any action taken by Lender under this paragraph shall not cure any breach Borrower may have committed of any covenant or agreement under this Deed of Trust. Borrower agrees that Lender is subrogated to all of the rights and remedies of any prior lienor, to the extent of any payment by Lender to such lienor.
- 8. Inspection. Lender may make or cause to be made reasonable entries upon and inspections of the Property, provided that Lender shall give Borrower notice prior to any such inspection specifying reasonable cause therefor related to Lender's interest in the Property.
- 9. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Property, or part thereof, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender, to the extent of any indebtedness under the Credit Agreement, subject to the terms of any mortgage, deed of trust or other security agreement with a lien which has priority over this Deed of Trust.
- 10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Deed of Trust granted by Lender to any successor in interest of Borrower shall not operate to release, in any manner, the liability of the original Borrower and Borrower's successors in interest. Lender shall not be required to commence proceedings against such successor or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Deed of Trust by reason of any demand made by the original Borrower and Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy hereunder, or otherwise afforded by applicable law, shall not be a waiver of or preclude the exercise of any such right or remedy.
- 11. Successors and Assigns Bound; Joint and Several Liability; Co-signers. The covenants and agreements herein contained shall bind, and the rights hereunder shall inure to, the respective successors and assigns of Lender and Borrower, subject to the provisions of paragraph 21 hereof. All covenants and agreements of Borrower shall be joint and several. Any Borrower who co-signs this Deed of Trust, but does not execute the Credit Agreement, (a) is co-signing this Deed of Trust only to grant and convey that Borrower's interest in the Property to Trustee under the terms of this Deed of Trust, (b) is not personally liable under the Credit Agreement or under this Deed of Trust, and (c) agrees that Lender and any other Borrower hereunder may agree to extend, modify, forbear, or make any other accommodations or amendments with regard to the terms of this Deed of Trust or the Credit Agreement, without that Borrower's consent and without releasing that Borrower or modifying this Deed of Trust as to that Borrower's interest in the Property.
- 12. Notice. Except for any notice required under applicable law to be given in another manner, (a) any notice to Borrower provided for in this Deed of Trust shall be given by delivering it or by mailing such notice by certified mail addressed to Borrower at the Property Address or at such other address as Borrower may designate by notice to Lender as provided herein, and (b) any notice to Lender shall be given by certified mail to Lender's address stated herein or to such other address as Lender may designate by notice to Borrower as provided herein. Any notice provided for in this Deed of Trust shall be deemed to have been given to Borrower or Lender when given in the manner designated herein.

13. Governing Law; Severability. The state and local laws applicable to this Deed of Trust shall be the laws of the jurisdiction in which the Property is located. The foregoing sentence shall not limit the applicability of Federal law to this Deed of Trust. In the event that any provision or clause of this Deed of Trust or the Credit Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Deed of Trust or the Credit Agreement which can be given effect without the conflicting provision, and to this end the provisions of this Deed of Trust and the Credit Agreement are declared to be severable. As used herein, "costs," "expenses" and "attorneys' fees" include all sums to the extent not prohibited by applicable law or limited herein.

14. Prior Mortgage or Deed of Trust; Modification; Future Advance. Borrower shall not enter into any agreement with the holder of any mortgage, deed of trust or other security agreement which has priority over this Deed of Trust by which that security agreement is modified, amended, extended, or renewed, without the prior written consent of the Lender. Borrower shall neither request nor accept any future advance under a prior

mortgage, deed of trust, or other security agreement without the prior written consent of Lender.

15. Borrower's Copy. Borrower shall be furnished a copy of the Credit Agreement and a conformed copy of

this Deed of Trust at the time of execution or after recordation hereof.

16. Rehabilitation Loan Agreement. Borrower shall fulfill all of Borrower's obligations under any home rehabilitation, improvement, repair, or other loan agreement which Borrower may enter into with Lender. Lender, at Lender's option, may require Borrower to execute and deliver to Lender, in a form acceptable to Lender, an assignment of any rights, claims or defenses which Borrower may have against parties who supply labor, materials or services in connection with improvements made to the Property.

17. Waiver of Homestead Exemption. To the extent permitted by law, Borrower hereby waives the benefit of

the homestead exemption as to all sums secured by this Deed of Trust.

18. Waiver of Statutes of Limitation. Borrower hereby waives, to the full extent permitted by law, statutes of limitation as a defense to any demand or obligation secured by this Deed of Trust.

19. Merger. There shall be no merger of the interest or estate created by this Deed of Trust with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

20. Notice of Transfer of the Property; Advances after Transfer. Borrower shall give notice to Lender, as provided in paragraph 12 hereof, prior to any sale or transfer of all or part of the Property or any rights in the Property. Any person to whom all or part of the Property or any right in the Property is sold or transferred also shall be obligated to give notice to Lender, as provided in paragraph 12 hereof, promptly after such transfer.

Even if Borrower transfers the Property, Borrower will continue to be obligated under the Credit Agreement and this Deed of Trust unless Lender releases Borrower in writing. As a condition to Lender's consent to any proposed transfer or as a condition to the release of Borrower, Lender may require that the person to whom the Property is transferred sign an assumption agreement satisfactory to Lender and Lender may impose an assumption fee. The assumption agreement will not entitle the person signing it to receive advances under the Credit Agreement.

21. Transfer of the Property. Subject to applicable law, Lender shall have the right to accelerate, that is, to demand immediate payment in full of all sums secured by this Mortgage or Deed of Trust, if Borrower, without

the written consent of Lender, sells or transfers all or part of the Property or any rights in the Property.

If Lender exercises the option to accelerate, Lender shall give Borrower notice of acceleration in accordance with paragraph 12 hereof. The notice shall provide a period of not less than 30 days from the date of the notice within which Borrower may pay the sums declared due. If Borrower fails to pay those sums prior to the expiration of such period, Lender may, without further notice or demand on Borrower, invoke any remedies permitted by paragraph 22 hereof.

22. Default; Termination and Acceleration; Remedies. Each of the following events shall constitute an event of default ("event of default") under this Deed of Trust: (1) Borrower commits fraud or makes a material misrepresentation in connection with this Deed of Trust or the Credit Agreement; (2) Borrower does not meet the repayment terms of the Credit Agreement; or (3) Borrower's action or inaction adversely affects the Lender's rights in the Property secured by this Deed of Trust. If an event of default occurs, then prior to exercising any right or remedy provided for in this Deed of Trust and prior to acceleration, Lender shall give notice to Borrower as provided in paragraph 12 hereof specifying: (1) the event of default; (2) the action required to cure such event of default; (3) a date, not less than 10 days from the date the notice is mailed to Borrower, by which such event of default must be cured; and (4) that failure to cure such event of default on or before the date specified in the notice may result in acceleration of the sums secured by this Deed of Trust and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the nonexistence of a default or any other defense of Borrower to acceleration and sale. If the event of default is not cured on or before the date specified in the notice, Lender, at Lender's option, may declare all of the sums secured by this Deed of Trust to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies provided in this paragraph 22, including, but not limited to, reasonable attorneys' fees.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold and shall cause such notice to be recorded in each county in which the Property or some part thereof is located. Lender or Trustee shall mail copies of such notice in the manner prescribed by law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the lapse of such time as may be required by applicable

law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in such order as Trustee may determine. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the property at any sale.

Trustee shall deliver to the purchaser a Trustee's deed conveying the Property so sold without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all reasonable costs and expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees and costs of title evidence; (b) to all sums secured by this Deed of Trust; and (c) the excess, if any, to the person

or persons legally entitled thereto.

23. Borrower's Right to Reinstate. Notwithstanding Lender's acceleration of the sums secured by this Deed of Trust, due to Borrower's default, Borrower shall have the right to have any proceedings begun by Lender to enforce this Deed of Trust discontinued at any time prior to five days before sale of the Property pursuant to the power of sale contained in this Deed of Trust or at any time prior to entry of a judgment enforcing this Deed of Trust if: (a) Borrower pays Lender all sums which would be then due under this Deed of Trust and the Credit Agreement had no acceleration occurred; (b) Borrower cures the event of default; (c) Borrower pays all reasonable expenses incurred by Lender and Trustee in enforcing the covenants and agreements of Borrower contained in this Deed of Trust, and in enforcing Lender's and Trustee's remedies as provided in paragraph 22 hereof, including, but not limited to, reasonable attorneys' fees; and (d) Borrower takes such action as Lender may reasonably require to assure that the lien of this Deed of Trust, Lender's interest in the Property and Borrower's obligation to pay the sums secured by this Deed of Trust shall continue unimpaired. Upon such payment and cure by Borrower, this Deed of Trust and the obligations secured hereby shall remain in full force and effect as if no acceleration had occurred.

24. Reconveyance. This Deed of Trust secures a revolving line of credit and advances may be made, repaid, and remade from time to time, under the terms of the Credit Agreement. When Borrower (1) has paid all sums secured by this Deed of Trust and (2) has requested that the revolving line of credit be canceled, Lender shall request Trustee to reconvey the Property and shall surrender this Deed of Trust and the Credit Agreement to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled thereto. To the extent permitted by law, Lender may charge Borrower a fee for such reconveyance and require Borrower

to pay costs of recordation, if any.

25. Substitute Trustee. Lender, at Lender's option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the County where the Property recorded and the name and address of the successor trustee. The successor trustee shall, without conveyance of the Property, succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

26. Statement of Obligation. Lender may collect a fee not to exceed \$50 for furnishing the statement of

obligation as provided by Section 2943 of the Civil Code of California.

| State of Califor County of Rueis | nia | _ | RIGHT THUMBPRINT (Optional) |
|--|--|--|--|
| County of Rivers | al | -1 | 16.8 |
| On June 14, 2004 be | fore me Alley F | Vanz Notar ALLIC OF OFFICER. JANE DOE, NOTARY PUBLIC! | тор об ТНИМВ НЕВЕ |
| personally appeared | ocelia R. Di | iaz aka | |
| Correlia R. F | | SIGNER(SI) | CAPACITY CLAIMED BY SIGNER(S) INDIVIDUAL(S) CORPORATE |
| | OP N | round to me on the | OFFICER(S) |
| personally known | ome -uk-x | proved to me on the pasis of satisfactory | (TITLES) □PARTNER(S) □LIMITED |
| | 6 | evidence to be the | □GENERAL |
| | | person(s) whose name(s) s/are subscribed to the | ☐ATTORNEY IN FACT ☐TRUSTEE(S) |
| | V | within instrument and | GUARDIAN/CONSERVATOR |
| | aaaa b | acknowledged to me that pe/she/they executed the | OTHER: |
| ASHLEY Commission | FRANZ S | same in his/her/their | |
| Notary Public | - California | authorized capacity(ies), and that by bis/her/their | SIGNER IS REPRESENTING: (Name of Person(s) or Entity(ies) |
| Riverside My Comm. Expire | County | ignature(s) on the | |
| INITY CONTINUE EXPINE | The state of the s | nstrument the person(s), pr the entity upon behalf | |
| | C | of which the person(s) | |
| | | ncted, executed the strument. | RIGHT THUMBPRINT (Optional) |
| | ., | instrument. | |
| | Witness r | my hand and official seal. | ERE |
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| (SEAL) | (A) | has Anna | 10P C |
| | | (SIGNATURE OF NOTARY) | |
| | | | CAPACITY CLAIMED BY SIGNER(S) |
| | | | DINDIVIDUAL(S) |
| | | | CORPORATE |
| ATTE | ENTION NOTARY | | OFFICER(S) |
| The information requested be | | | (TITLES) |
| Recording of this document is It could, however, prevent fra | | | □PARTNER(S) □LIMITED |
| unauthorized document. | detachment of | and documents to drift | GENERAL |
| THIS CERTIFICATE Title or Type | of Document | | ☐ATTORNEY IN FACT ☐TRUSTEE(S) |
| MUST BE ATTACHED | | | □GUARDIAN/CONSERVATOR |
| TO THE DOCUMENT Number of P DESCRIBED AT RIGHT: | ages Date of Docum | nent | □OTHER: |
| | ner Than Named Above | | |
| | | | SIGNER IS REPRESENTING: (Name of Person(s) or Entity(ies) |
| | | | transition of torsoms, or Entitylies, |
| | | | |

WOLCOTTS FORM 63240 Rev. 3-94 (price class 8-2A) 1994 WOLCOTTS FORMS, INC. ALL PURPOSE ACKNOWLEDGMENT WITH SIGNER CAPACITY/REPRESENTATION/TWO FINGERPRINTS

| REQUEST FOR NOT | ICE OF DEFAULT AN | ID FORECLOSURE | | |
|--|-----------------------|--|-----------------|-----------------|
| UNDER SUPERIOR | MORTGAGES OR DI | EEDS OF TRUST | | |
| In accordance with Section 2924(b), Civil C | ode, a request is her | eby made that a | copy of any no | tice of default |
| and a copy of any notice of sale under the deed | | | | |
| page records of | | | | County |
| (or filed for record with recorder's serial numb | er | | | |
| to med to todata with todatas a conditional | | Cou | nty) California | , executed by |
| | | | | |
| | | | | , |
| is named as beneficiary (or mortgagee) and | | | | as trustee be |
| mailed to | | | | at |
| | NAME | | | |
| | | | | |
| | ADDRESS | | | |
| | | | | |
| | ADDRESS | | | |
| | | | | |
| NOTICE: A copy of any notice of default and of | of any notice of sale | will be sent only | to the addres | s contained in |
| this recorded request. If your address changes, | | | | _ |
| | | | | |
| | Ву | | | |
| LENDER | | | | 30 |
| | | | | |
| EACH BORROWER ACKNOWLEDGES HAVING | READ ALL THE PR | OVISIONS OF TI | HIS DEED OF | TRUST, AND |
| EACH BORROWER AGREES TO ITS TERMS. | | | | |
| | , | | | |
| Carenelita Bronson on | · XI | | | |
| | 10/01 | (SEAL) | | |
| BORROVER'S SIGNATURE | | | | |
| CARMELITA BRONSON SMITH | | | | |
| BORROWER'S NAME | | | | |
| | | | | |
| (| D) A lea | | | |
| BORROWER'S SIGNATURE | 1 1 4 | (SEAL) | | |
| | 101 | 6/14/04 | | |
| CECELIA R. BRONSON | (hopen | 6/19/04 | | |
| BORROWER'S NAME | | | | |
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| BORROWER'S NAME | | and the state of t | | |
| SOUTH OF TAXABLE | | | | |
| | | (0541) | | |
| BORROWER'S SIGNATURE | | (SEAL) | | |
| BOTHOWER S SIGNATURE | | | | |
| | | | | |
| BORROWER'S NAME | | | | |

| Auch | ACKNOWLEDGEMENT | CAPACITY CLAIMED BY SIGNER |
|--|---|--|
| State of Aufornia County of Los Angeles On Oblis Avy before me, RA personally appeared AR. MEL | ME, TITLE OF OFFICER, NOTARY PUBLIC TA BROWSON SMITH | Though statute does not require the notary to fill in the data below, doing so may prove invaluable to persons relying on the document. INDIVIDUAL CORPORATE OFFICER(S) |
| | | TITLE |
| GEORGE A. GONZALEZ Commission # 1364700 Notary Public - California Los Angeles County My Comm. ExpiresJul 13, 2006 | proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. Witness my hand and official seal. | PARTNER(S) LIMITED GENERAL ATTORNEY-IN-FACT TRUSTEE(S) GUARDIAN/CONSERVATOR OTHER: SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES) |
| | REQUEST FOR RECONVEYANC | E |
| | | this Deed of Trust. Said note or notes |

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

| Dated: | | | |
|--------|--|--|--|
| Datea. | | | |

Government Code 27361.7

I Certify Under Penalty of Perjury That The Notary Seal On The Document To Which This Statement Is Attached Reads As Follows:

| Name of Notary: George A. Gonzalez |
|---------------------------------------|
| Commission No: 1364760 |
| Date Commission Expires: Jul 13, 2006 |
| County: Los Angeles |
| By |
| Date: 6-18-6-1 |

DEMAND RESPONSE

FIRST FINANCIAL

August 12, 2020

ASSET QUALITY

FAX NUMBER 626-480-1293

ATTENTION:

MONA

ESCROW #

ACCOUNT:

BORROWER

THIS IS A CREDIT LINE:

Ty ves

No

The following information is provided pursuant to your written request on the property described as:

78430 PRAIRIE FLOWER DR PALM DESERT CA 92211 THIS LINE OF CREDIT HAS BEEN FROZEN

| Payoff Amount: | \$214,487.77 |
|---|--------------|
| Unpaid Interest | \$690.24 |
| Demand fee: | \$0.00 |
| Update fee | \$0.00 |
| Reconveyance fee | \$212.00 |
| Settlement Waiver Fees | \$0.00 |
| Reconveyance will be mailed to our trustee upon receipt of: | \$215,390.01 |
| Figure Good Until: | 9/12/2020 |

Interest per day:

\$23.10

Please mail check to:

First Financial Credit Union

1616 W Cameron Ave

West Covina, CA 91790-2714

Attn: Loan Servicing

Sincerely.

Loan Servicing Department

^{*}This payoff does not include any advances or payments to the loan after the issuance of this demand.

Giovane Pizano
Assistant Treasurer

January 17, 2024



Melissa Johnson Assistant Tax Collector

Amanda N. Ferns C/O The Law Offices of Ferns, Adams, & Associates 2815 Mitchell Drive, Suite 210 Walnut Creek, CA 94598

Re:

PIN: 748092031

TC 215 Item 1823

Date of Sale: May 5, 2020

Assessee: Smith, Carmelita Bronson & Bronson, Cecelia R Situs: 78430 Prairie Flower Dr Palm Desert, CA 92211

To Whom It May Concern:

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

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

| Copy of a trust/will |
|---|
| Notarized Statement of different/misspelled |
| X Original Notarized Authorization for |
| Agent (with wet signature, not a copy) |
| Original claim form (with wet signature. |
| not a copy) - signed by authorized agent |
| Certified Death Certificates |
| Copy of Marriage Certificate |

__Original Note/Payment Book

x Notarized Updated Statement of Monies

Owed (up to date of tax sale May 5, 2020)

_Articles of Incorporation (if applicable

Statement by Domestic Stock)

__Court Order Appointing Administrator
__Deed (Quitclaim/Grant etc...)

Other:

Please send in all original documents by <u>February 17, 2024</u> to: Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205. If you should have any questions, please contact me at the number listed below.

Sincerely,

Megan Montellano

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

4080 Lemon Street, 4⁵ WWW.CountyTreasurer.org ★

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3.

Print your name and address on the reverse so that we can return the card to you.

Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Amanda N. Ferns

C/O The Law Offices of Ferns, Adams, & Associates

2815 Mitchell Drive, Suite 210 Walnut Creek, CA 94598

9500 9402 7414 9005 900

9590 9402 7411 2055 3845 54 2. Article Number (*Transfer from service label*)

7003 2260 0004 1560 6989 PS Form 3811, July 2020 PSN 7530-02-000-9053 3. Service Type
☐ Adult Signature

☐ Adult Signature Restricted Delive
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery

COMPLETE THIS SECTION

B. Received by (Printed Na

D. Is delivery address different

If YES, enter delivery ad

A. Signature

☐ Collect on Delivery
☐ Collect on Delivery Restricted Del
☐ Insured Mail

Insured Mail Restricted Delivery (over \$500)

FIRST FINANCIONALE LA PROPERTIE DE LA PROPERTI

C R E D I T • U N I O N

February 12, 2024

Riverside County Treasurer-Tax Collector Attn: Excess Proceeds

P.O. Box 12005, Riverside, CA 92502-2205

RE: PIN 748092031 TC 215 Item 1823

Date of sale: May 5, 2020

Assessee: Smith, Carmelita Bronson & Bronson, Cecelia R Situs: 78430 Prairie Flower Dr Palm Desert, CA 92211

To County of Riverside - Tax Collector,

STATEMENT OF MONIES OWED

The amount owed to First Financial Credit Union as of May 4, 2020 is \$217,128.00

First Financial Credit Union is submitting an excess proceeds claim that is attached.

Mailing Address to send Excess Proceed Funds:

FIRST FINANCIAL CREDIT UNION 8750 CENTRAL AVE MONTCLAIR, CA 91793 Attn: Asset Quality Department

Monalisa Toscano

Asset Quality Department

800-866-2969

RECEIVED

2024 FEB 13 AM 10: 42

CALIFORNIA ACKNOWLEDGMENT

RIVERSIDE COUNTY CIVIL CODE § 1189

| A notary public or other officer completing this certificate ver to which this certificate is attached, and not the truthfulness | ifies only the identity of the individual who signed the document s, accuracy, or validity of that document. |
|---|---|
| personally appeared | ature(s) on the instrument the person(s), or the entity |
| DANNY CHANG Notary Public - California Los Angeles County Commission # 2322267 My Comm. Expires Mar 23, 2024 Place Notary Seal and/or Stamp Above | I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature of Notary Public |
| Completing this information can | deter alteration of the document or form to an unintended document. |
| Description of Attached Document Title or Type of Document: Stromger gen Document Date: FG3. 12, LO24 Signer(s) Other Than Named Above: | |
| Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer – Title(s): Partner – Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer is Representing: | Signer's Name: Corporate Officer – Title(s): Partner – Limited General Individual Attorney in Fact Guardian or Conservator Other: Signer is Representing: |



ORIGIN ID:CCRA (925) 927-3401
MARICEL J MAKALINTAL
FERNS ADAMS & ASSOCIATES
2815 MITCHELL DRIVE
SUITE 210
WALNUT CREEK, CA 94598
UNITED STATES US SHIP DATE: 24SEP20 ACTWGT: 0.10 LB CAD: 1455278/INET4280 **BILL SENDER** EXCESS PROCEEDS

OFFICE OF THE TREASURER-IAX COLECTO TO EXCESS PROCEEDS 56BJ6/1545/B766 28 2020 4080 LEMON ST RIVERSIDE CA 92501 (951) 955-3900 RECEIV REF: FFCU SEP Fedex.

Express

MON - 28 SEP 4:30P

7716 2149 5019

92501 SBD CA-US

** 2DAY **



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

| CLAIM FOR EXCESS PROCEEDS FROM THE SALE | The Comment |
|--|--|
| To: Jon Christensen, Treasurer-Tax Collector | 2020 Alic |
| Re: Claim for Excess Proceeds | - RIVEDO:- PH 4: 37 |
| TC 215 ITEM 1823 Parcel Identification Nur | mber: 748092031 REAS-TAX COLLECTOR |
| Assessee: SMITH, CARMELITA BRONSON & BR | ONSON, CECELIA R |
| Situs: 78430 PRAIRIE FLOWER DR PALM DESER | RT 92211 |
| Date Sold: May 5, 2020 | |
| Date Deed to Purchaser Recorded: July 15, 2020 | |
| Final Date to Submit Claim: July 15, 2021 | |
| \$9056.40 from the sale of the above mentions owner(s) [check in one box] at the time of the sale Document No. 2019-0155568; recorded on 5-6-2 | ection 4675, hereby claim excess proceeds in the amount of ed real property. In were the lienholder(s), property of the property as is evidenced by Riverside County Recorder's A copy of this document is attached hereto. I/We are the of interest. I/We have listed below and attached hereto each item |
| NOTE: YOUR CLAIM WILL NOT BE CONSIDERED U | INLESS THE DOCUMENTATION IS ATTACHED. |
| Notice of Assessment Lien-2019-015 | 55568-5-6-19 |
| Notice of Default-2019-021076 | 84-7/18/19 |
| | |
| | |
| | |
| | 020 at Palm Desert Riverside Querty Ca. |
| Wand | County, State |
| Signature of Claimant | Signature of Claimant |
| Print Name Representative | Print Name |
| HoooH Cook St. #3 Street Address | Street Address |
| Palm Pesert, Ca. 92211 | |
| City, State, Zip | City, State, Zip |
| 760 - 340 - 1515 Phone Number | Phone Number |
| Casherine Logghadaw. Com | |
| Email Address | Email Address |

Recording Requested by:

SUN CITY PALM DESERT COMMUNITY ASSOCIATION A California Nonprofit Mutual Benefit Corporation

When Recorded, Mail To:

WAYNE S. GURALNICK A Professional Law Corporation 40-004 Cook Street, Suite 3 Palm Desert, California 92211 (760) 340-1515 97-113 2019-0155568

05/06/2019 11:04 AM Fee: \$ 102.00

Page 1 of 2

Recorded in Official Records County of Riverside Peter Aldana

Assessor-County Clerk-Recorder

983

NOTICE OF ASSESSMENT LIEN

NOTICE IS HEREBY GIVEN that **LOT 92 of TRACT 27220**, shown on file in Map Book 238, Pages 037, inclusive of Maps, Records of Riverside County, State of California, and the accompanying portion of the Common Area appurtenant thereto, has been assessed by the Board of Directors of SUN CITY PALM DESERT COMMUNITY ASSOCIATION, A California Nonprofit Mutual Benefit Corporation, pursuant to its authority under the enabling Declaration of Restrictions, recorded November 7, 2003, as Instrument No. 2003-883345, and any amendments thereto, as well as California *Civil Code* §§5675.

The record owner of said unit/lot is: Carmelita Bronson Smith / Cecelia R. Bronson

Property Address (if any): 78430 Prairie Flower Dr., Palm Desert, Ca. 92211

Assessor's Parcel No.: 748-092-031

Itemized Statement

| Amount of Assessment: | \$1,533.00 |
|---|------------|
| Additional Charges: | |
| Bulk Cable: | 242.49 |
| Late Charges/Interest: | 173.80 |
| Pay-or-Lien: | 290.00 |
| Management / Bookkeeping Fees: | 100.00 |
| Attorney Costs: | 200.00 |
| File Setup/Title Search Costs: | 175.00 |
| Collection and/or Attorney's Fees: | 495.00 |
| Lien Release Preparation and Recording Costs: | 200.00 |
| TOTAL ASSESSMENT LIEN DUE: | \$3,409.29 |

Assessments are due and payable quarterly in the amount of \$894.00 and shall be added to the total amount of the assessment lien, plus late charges, interest and special assessments levied after the date of this assessment lien, if any. The name and address of the Trustee authorized by SUN CITY PALM DESERT COMMUNITY ASSOCIATION, A California Nonprofit Mutual Benefit Corporation, to enforce this lien by sale (nonjudicial foreclosure) is:

AUTHORIZED TRUSTEE WAYNE S. GURALNICK A Professional Law Corporation 40-004 Cook Street, Suite 3 Palm Desert, California 92211 (760) 340-1515

Dated: May 6, 2019

SUN CITY PALM DESERT COMMUNITY ASSOCIATION, A California Nonprofit

Mutual Benefit Corporation

By:

CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK, A Professional Law Corporation, Trustee and Authorized Representative for SUN CITY PALM DESERT COMMUNITY ASSOCIATION, A California Nonprofit Mutual Benefit Corporation

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) ss.
County of Riverside)

On May 6, 2019, before me, Cynthia Van Lizzen, a Notary Public, personally appeared CATHERINE M. DIEHL, Assistant Secretary of WAYNE S. GURALNICK, A Professional Law Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that her signature on the instrument the person, or entity upon behalf of 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.

CYNTHIA VAN LIZZEN
Notary Public - California
Riverside County
Commission # 2204380
My Comm. Expires Aug 6, 2021

NOTARY PUBLIC

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

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1823 Parcel Identification Number: 748092031

Assessee: SMITH, CARMELITA BRONSON & BRONSON, CECELIA R

Situs: 78430 PRAIRIE FLOWER DR PALM DESERT 92211

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$201,849.00 from the sale of the above mentioned real property. I/We were the I lienholder(s), property - Assignee 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. 2000-241484; recorded on 8/22000. 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.

| Assignments of Interest Centilicales | ERED UNLESS THE DOCUMENTATION IS ATTACHED. |
|--|---|
| | |
| If the property is held in Joint Tenancy, the taxs have to sign the claim unless the claimant subniclaimant may only receive his or her respective policy. | ale process has severed this Joint Tenancy, and all Joint Tenants will nits proof that he or she is entitled to the full amount of the claim, the proton of the claim |
| I/We affirm under penalty of perjury that the foreg | |
| | , 2021 at Derve CO |
| Home | County, State |
| Signature of Claimant | Signature of Claimant |
| Dohn Fox Print Name | Print Name |
| 910 16th St. Suite 624 Street Address | Street Address |
| Denven CO 80202 | City, State, Zip |
| 203-454-3707 Phone Number | Phone Number |
| Email Address | Com Email Address |

Email Address

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY

| For valuable consideration, the undersigned Assignor(s) Robert Smith hereby assigns to Assignee(s) Asset Recovery Inc. , all rights, title and interest to collect 100 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax-defaulted property, held on 5th day of May 2020 , and described as parcel number 748-092-031 |
|--|
| As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$201,849.00 , and as a party of interest I am entitled to \$up to \$201,849. |
| Dated this day of |
| 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 TEXAS |
| COUNTY OF Denton |
| On 2-4-22 before me, Ebonie Clarke personally |
| appeared Swith , 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 EBONIE CLARKE Notary ID #130801603 My Commission Expires August 30, 2024 (Seal) |
| DECLARATION |
| I, Assignor(s) Robert Smith Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc for Parcel Number 748-092-031 from the public auction of tax-defaulted property held on 5th day of May 2020, in Riverside County, California. |
| We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675. |
| We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. |
| Date 2/4/2/ Signature 264 |
| Name (print) Robert South Address 2623 Calmused DR |
| City/State/zip Code Little Elm, TX 75068 Phone (502) 741-6029 |

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

Cecelia R. Bronson 78430 Prairie Flower Drive ADDRESS

Palm Desert, Ca. 92211

2000-241 M6/22/2006 AS: AND Pos: 8.05 Page 1 of 1 morded in Official Records -241484 Cary L. Grap County Clark & I

1400 Title Order No. Escrow or Loon No.

TRADIE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX & \$ -0- GLEE

CITY TAXS .

Computed on full value of property conveyed or .1 computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area: I City of Palm Desert

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Leon Bronson and Martha Bronson, husband and wife, as joint tenants,

heraby ramise, release and forever quitcknim to

Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman,

the following described real property in the City of Palm Desert,

County of Riverside

.State of Castornia

Lot 92 of Tract 27220, in the County of Riverside, as per map recorded in Book 238, Pages 37 to 43 inclusive, of maps in the office of the county recorder of said county.

APN # 605-505-020

Dated June 5, 2000 CALIFORNIA SS. County of Riverside On June 5, 2000 before me. David L. Reems, Sr. Notary Public, personally appeared... Leon & Martha Bronson penonally known to me (or proved to me on the basis of salts socially endence) to be this penon(t) whose name(t) throw subscribed to the within instantiant and acknowledged to the all had he she/hex executed the same in his/her/their outhorized capacity(es), and that by his/her/their, significant on the instrument the penon(s) or the entity (pon bisholf of which the penon(s) acted, executed the instrument WINESS my hand and official seat.

L. Reems,

Leon Bronson

Marcho Burnson

Martha Bronson



(fine own for oldicid notaria seal)

Signorus Augre David L

CERTIFICATION OF VITAL RECORD >

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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Department of Public Health if it bears the Registrar's signature in purple ink.

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DEC 20 2013

Director of Public Health and Registrar



Affidavit for Collection of Personal Property

California Probate Code Section 13100

The undersigned state(s) as follows: 1. Carmelita Bronson Smith died on October 30 , 2013 , in the County of LOS Augoles 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 fifty thousand dollars (\$150,000). 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: Excess proceeds resulting from tax sale of property located at 78430 Prairie Flower Dr Palm Desert CA 92211 7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are: Robert Smith, Gina Victor, Angela Smith, Earl Smith, Sheyna Smith (Children to the deceased) 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: Signed:

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.

| validity of that document. |
|--|
| State of California County of Denton |
| On 2-4-202 before me, Eloon E Clark (insert name and title of the officer) |
| personally appeared |
| 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 Notary ID #130801603 My Commission Expires August 30, 2024 (Seal) |

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

RECEIVED

2021 MAR 15 PM 3: 53 RIVERSIDE COUNTY EAS-TAX COLLECTOR

Jon Christensen, Treasurer-Tax Collector To:

Claim for Excess Proceeds Re:

TC 215 ITEM 1823 Parcel Identification Number: 748092031

Assessee: SMITH, CARMELITA BRONSON & BRONSON, CECELIA R

Situs: 78430 PRAIRIE FLOWER DR PALM DESERT 92211

Date Sold: May 5, 2020

Email Address

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$201,849.00 from the sale of the above mentioned real property. I/We were the I lienholder(s), property-Assignee 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. 2000-241484; recorded on 8/22/2000. 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.

| The state of the state of | Small LS rate HATINANTS |
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| Death Certificates | |
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| if the property is held in Joint Tenancy, the taxsale pro have to sign the claim unless the claimant submits pro | ocess has severed this Joint Tenancy, and all Joint Tenants will of that he or she is entitled to the full amount of the claim, the |
| claimant may only receive his or her respective portion of | of the claim. |
| I/We affirm under penalty of perjury that the foregoing is | true and correct. |
| Executed this 9th day of March, 2 | Of at Dence (C) |
| 11 | County, State |
| Hametox | |
| Signature of Claimant | Signature of Claimant |
| TI T | |
| Vohn tox | |
| Print Name | Print Name |
| 110 16th St. Suite 624 | |
| Street Address | Street Address |
| Derver CO 80101 | |
| City, State, Zip | City, State, Zip |
| 303-454-3707 | |
| Phone Number | Phone Number |
| Sohn tox aussane correvinc. Com | |
| Email Address | Email Address |

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY

| For valuable consideration, the undersigned Assignor(s) Earl Smith hereby assigns to Assignee(s) Asset Recovery Inc, all rights, title and interest to collect |
|---|
| As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$201,849.00_, and as a party of interest I am entitled to \$up to \$201,849. Dated this day of day of Signature |
| 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 Arizona COUNTY OF YUMA |
| on 02/04/2021 before me, Maria A. Clark, Notary Public personally |
| appeared Earl Dean Smith II , 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(jes), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. |
| WITNESS my hand and official seal MARIA A CLARK Notary Public - Arizona Yuma County |
| Commission # 588945 My Comm. Expires Oct 27, 2024 (Social) |
| Signature (Seal) |
| |
| <u>DECLARATION</u> |
| I, Assignor(s) Earl Smith Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc. for Parcel Number 748-092-031 from the public auction of tax-defaulted property held on 5th day of May 2020, in Riverside County, California. |
| We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675. |
| We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. |
| Date 2-4-202] Signature Colombia |
| Name (print) Earl Of a Smith Address 8577 E. 397N PL |
| City/State/zip Code YUMG, AZ 85365 Phone (310 844-870) |

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO.

Cecelia R. Bronson 78430 Prairie Flower Drive

Palm Desert, Ca. 92211

ONV STATE

2000-241484 08/22/2000 08:000 Pap:8.00 Page 1 of 1 ded in Official Records purty of Riverside Gary L. Gres Gaunty Clark & Record

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TRAOIR PIN

QUITCLAIM

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX & \$ -0 - G1 Ft

CITY TAXS

Computed on full value of property conveyed or

... computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area: I. City of Palm Desert

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Leon Bronson and Martha Bronson, husband and wife, as joint tenants,

hereby remise, release and forever quitclaim to

Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman,

the following described real property in the City of Palm Desert,

County of Riverside

.State of Castornia

Lot 92 of Tract 27220, in the County of Riverside, as per map recorded in Book 238, Pages 37 to 43 inclusive, of maps in the office of the county recorder of said county.

APN # 605-505-020

Dated June 5, 2000 CALIFORNIA State of ___ SS. County of Riverside On June 5, 2000 David L. Reems, 8r. Notary Public, personally appeared... Leon & Martha Bronson perconally known to me (or proved to me on the basis of salis-cative evidence) to be this perconal whose name() typing sub-cative do the within instantiant and actinovided of to the of-lind he (she) have executed the same in his/her/their cushorized catach (les), and that by his/her/their schrotized on the instantian the perconal) or the entity (spon Behalf of which the perconal) acted, executed the instantian WINESS my hand and official seal

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L. Reems,

Leon Bronson Marcho Bionesen Martha Bronson



Signature Vust

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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Director of Public Health and Registrar

This copy not valid unless prepared on engraved border displaying seal and signature of Registrat, PRSCO (8EV) 68/11

Affidavit for Collection of Personal Property California Probate Code Section 13100

| The undersigned state(s) as follows: |
|---|
| 1. Carmelita Bronson Smith died on October 30 , 2013 , in the County of Selection, 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. Z 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 fifty thousand dollars (\$150,000). |
| 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: |
| Excess proceeds resulting from tax sale of property located at 78430 Prairie Flower Dr Palm Desert CA 92211 |
| 7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are: Robert Smith, Gina Victor, Angela Smith, Earl Smith, Sheyna Smith (Children to the deceased) |
| 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: 2-4-2021 |
| Signed: Las Dans To |
| |
| |

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.

| validity of that document. | | |
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| State of California Anzona County of 4 uma | | |
| County of Grave | | |
| on 02/04/2021 before me, Maria A. Clark | | |
| (insert name and title of the officer) | | |
| personally appeared Earl Dean Smith II | 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 aut | horized | |
| capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity up | on benait of | |
| which the person(s) acted, executed the instrument. | | |
| I certify under PENALTY OF PERJURY under the laws of the State of Galifornia that the foregoing paragraph is true and correct. | | |
| tide and correct. | | |
| WITNESS my hand and official seal. | | |
| Notary Public - Arizon | na | |
| Yuma County Commission # 58894 | | |
| Signature (Seal) | , 2024 | |
| Signature (Seal) | | |
| | | |

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

RECEIVED

2021 MAR 15 PH 3: 53

RIVERSIDE COUNTY
TREAS-TAX COLLECT

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1823 Parcel Identification Number: 748092031

Assessee: SMITH, CARMELITA BRONSON & BRONSON, CECELIA R

Situs: 78430 PRAIRIE FLOWER DR PALM DESERT 92211

Date Sold: May 5, 2020

Email Address

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$\(\)01849.00 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. 1000-24484; recorded on 8(2) (2000). 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.

| ASSIGNMENTS OF INTEREST | ered unless the documentation is attached. St. Small Estate Attionness |
|--|---|
| | |
| If the property is held in Joint Tenancy, the taxs have to sign the claim unless the claimant submiclaimant may only receive his or her respective polywe affirm under penalty of perjury that the foreg | |
| Executed this 9th day of March | 2021 at Derve CO |
| Ametro | County, State |
| Signature of Claimant | Signature of Claimant |
| Print Name | Print Name |
| 910 16th St. Suite 624 Street Address | Street Address |
| Denver CO 80202 | City, State, Zip |
| 303-454-3707 Phone Number | Dhana Maraha |
| John Fox Brasser comorcing | Phone Number |

Email Address

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY

| For valuable consideration, the undersigned Assignor(s) Shevna Smith hereby assigns to Assignee(s) Asset Recovery Inc, all rights, title and interest to collect100_% of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax-defaulted property, held on 5th day of May 2020, and described as parcel number 748-092-031 |
|--|
| As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$201,849.00 , and as a party of interest I am entitled to \$up to \$201,849 Dated this |
| 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. |
| COUNTY OF Los angles. |
| On 2/6/2021 before me, EMILY WILDHIRT FOUCKES, NOTARY personally |
| appeared, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that he shell 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 Los Angeles County Commission # 2331005 My Comm. Expires Jul 25, 2024 (Seal) |
| (CCa) |
| <u>DECLARATION</u> |
| I, Assignor(s) Shevna Smith Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc. for Parcel Number 748-092-031 from the public auction of tax-defaulted property held on 5th day of May 2020, in Riverside County, California. |
| We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675. |
| We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date 2022 Signature |
| Name (print) SHEYNA K. SMITH Address P.O. Box 100 City/State/zip Code Culver City (CA 90232 Phone (310) 766-0667 |
| |

The sale of the sa 2000--241484 RECORDING REQUESTED BY 08/22/2000 AS: ARR Pes: 8.00 Page 1 of 1 led in Official Records Bunty of Riverside Gary L. Ores County Clerk & Record AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO. Cecelia R. Bronson 78430 Prairie Flower Drive Palm Desert, Ca. 92211 TRA OIL Title Order No. PIN Escrow or Loan No. QUITCLAIM DEED THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX & \$ -0 - GLEE CITY TAXS Computed on full value of property conveyed or ... computed on full value less value of liens or encumbrances remaining at time of sale, Unincorporated area: I. City of Palm Desert FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Leon Bronson and Martha Bronson, husband and wife, as joint tenants, heraby remise, release and forever quitclaim to Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman, the following described real property in the City of Palm Desert, County of Riverside . State of California Lot 92 of Tract 27220, in the County of Riverside, as per map recorded in Book 238, Pages 37 to 43 inclusive, of maps in the office of the county recorder of said county. APN # 605-505-020 Dated June 5, 2000 Leon Bronson CALIFORNIA SS. Marcho Bioneran County of Riverside Martha Bronson On June 5, 2000 David L. Reems, Sr

OFFICIAL SEAL DAVID L. REEMS SR. COMM \$1263238 Notary Public - Collegals RIVERSIDE COUNTY MAY 11, 200

Notary Public, personally appeared _

WINESS my hand and official seal

Leon & Martha Bronson

penonally known to me (or proved to me on the basis of salisticity enddence) to be this person't) whose name(s) than substituted to the within instrution and acknowledged to the all that he/she/bey executed the same in his/her/pier authorized concentries), and that by his/her/pier, storative), on the instrument the penon(s) or the entity upon behalf of which the penon(s) acted, executed the instrument

L. Reems,

VALE OF CALLEDRA CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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Départment of Public Health if it bears the Registrar's signature in purple ink

DATE ISSUED 00 19

DEC 20 2013

Director of Public Health and Registrar:

Affidavit for Collection of Personal Property California Probate Code Section 13100

| The undersigned state(s) as follows: |
|---|
| 1. Carmelita Bronson Smith died on October 30, 2013 _, 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. |
| 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 fifty thousand dollars (\$150,000). |
| 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: |
| Excess proceeds resulting from tax sale of property located at 78430 Prairie Flower Dr Palm Desert CA 92211 |
| 7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are: Robert Smith, Gina Victor, Angela Smith, Earl Smith, Sheyna Smith (Children to the deceased) 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: 206/2021 Signed: 4 |
| |

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 | |
|---|----|
| On FEBRUARY 6,2021 before me, EMILY WILDHIRT FEWLKES; WOTARY (insert name and title of the officer) | |
| personally appearedSHEYNA_SMITH who | |
| proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) sare subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. | |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph true and correct. | is |
| WITNESS my hand and official seal. EMILY WILDHIRT FOWLKES Notary Public - California | |
| Signature Emily Wildlust Mullis (Seal) | |

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

RECEIVED

2021 MAR 15 PM 3: 53

Jon Christensen, Treasurer-Tax Collector To:

Claim for Excess Proceeds Re:

TC 215 ITEM 1823 Parcel Identification Number: 748092031

Assessee: SMITH, CARMELITA BRONSON & BRONSON, CECELIA R

Situs: 78430 PRAIRIE FLOWER DR PALM DESERT 92211

Date Sold: May 5, 2020

Email Address

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$201849.00 from the sale of the above mentioned real property. I/We were the illienholder(s), property - Assignee 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. 2000–241484; recorded on 8/22/2000. 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.

| Assignments of Interest | est, Small Estate Attidants |
|--|--|
| | |
| If the property is held in Joint Tenancy, the taxs have to sign the claim unless the claimant subr claimant may only receive his or her respective p | sale process has severed this Joint Tenancy, and all Joint Tenants will mits proof that he or she is entitled to the full amount of the claim, the |
| I/We affirm under penalty of perjury that the foreg | |
| Executed this 9th day of March | 2021 at Derve CO |
| TEIL | County, State |
| Signature of Claimant | Signature of Claimant |
| John Fox | |
| 910 16th St. Suite Cay | Print Name |
| Street Address | Street Address |
| City, State, Zip | City, State, Zip |
| 303-454-3707 | |
| Phone Number | Phone Number |

Email Address

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY

| SALE OF TAX-DEPAULTED PROPERTY |
|--|
| For valuable consideration, the undersigned Assignor(s) Angela Smith biggs hereby assigns to Assignee(s) Asset Recovery Inc, all rights, title and interest to collect100 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax-defaulted property, held on 5th day of May 2020, and described as parcel number 748-092-031 |
| As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$201,849.00, and as a party of interest I am entitled to \$up to \$201,849. Dated this day of |
| 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. |
| COUNTY OF |
| Signature My Comm. Expires Jul 25, 2024 (Seal) |
| |
| <u>DECLARATION</u> |
| I, Assignor(s) Angela Smith Brygont Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc for Parcel Number 748-092-031 from the public auction of tax-defaulted property held on 5th day of May 2020, in Riverside County, California. |
| We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675. |
| We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Date 104 W1 Signature ASBMAN Name (print) Angela Smith Boyant Address 3364 Waldo Place City/State/zip Code 125 Angeles CA 90041 Phone (323) 252. 5125 |

Secretary of the second section of 2000-241484 RECORDING REQUESTED BY 16/22/2000 As:000 Pes:8.00 d in Official Records nty of Riverside Gary L. Oras County Clark & Recor AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO. Cecelia R. Bronson 78430 Prairie Flower Drive Palm Desert, Ca. 92211 TRAOIR Title Order No. Esciow or Loon No. QUITCLAIM DEED THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX & S -0- GL Ft CITY TAXS Computed on full value of property conveyed or 1.1 computed on full value less value of liens or encumbrances remaining at time of sale, Unincorporated area: I. City of Palm Desert FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Leon Bronson and Martha Bronson, husband and wife, as joint tenants, heraby remise, release and forever quitclaim to Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman, the following described real property in the City of Palm Desert, County of Riverside .State of California Lot 92 of Tract 27220, in the County of Riverside, as per map recorded in Book 238, Pages 37 to 43 inclusive, of maps in the office of the county recorder of said county. APN # 605-505-020

State of CALIFORNIA

County of Riverside

County of Riverside

SS.

County of Riverside

On June 5, 2000 before me.

David I... Reems, 8r

Notary Public, personally appeared

Lean & Martha Bronson

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person(s) acted executed the instantiant

With Ess my hand and official sed.

Signature Visit Reems, 8r.

(Name types of pinhard)

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Martha Bronson



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CERTIFICATION OF VITAL RECORD

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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ona han E fie 00 19 DATE ISSUED

DEC 20 2013

Director of Public Health and Registrar

Affidavit for Collection of Personal Property California Probate Code Section 13100

| The undersigned state(s) as follows: |
|---|
| 1. Carmelita Bronson Smith died on October 30, 2013 _, 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 fifty thousand dollars (\$150,000). |
| 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: |
| Excess proceeds resulting from tax sale of property located at 78430 Prairie Flower Dr Palm Desert CA 92211 |
| 7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are: Robert Smith, Gina Victor, Angela Smith, Earl Smith, Sheyna Smith (Children to the deceased) 8. The undersigned |
| e. The diluciongried |
| ☑ 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: 406/2021 Signed: Shyont |
| |

ACKNOWLEDGMENT

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

| State of California County of Los Coucules | |
|--|---|
| On <u>February 6/2021</u> before me, <u>Emily Wild</u> | Murt Forolles, Notary. |
| personally appeared <u>Angela Smith</u> proved to me on the basis of satisfactory evidence to be the person(s | Bryant who whose name(s) is/are subscribed to the |
| within instrument and acknowledged to me that he she they executed capacity(ies), and that by his her/their signature(s) on the instrument the which the person(s) acted, executed the instrument. | the same in his/her/their authorized he person(s), or the entity upon behalf of |
| I certify under PENALTY OF PERJURY under the laws of the State of true and correct. | f California that the foregoing paragraph is |
| WITNESS my hand and official seal. | EMILY WILDHIRT FOWLKES Notary Public - California |
| Signature Emily Hotelburt Julles (Seal) | Los Angeles County Commission # 2331005 My Comm. Expires Jul 25, 2024 |

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

RECEIVED

2021 MAR 15 PM 3: 53
TREAS-TAX COLLECTOR

To: Jon Christensen, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 215 ITEM 1823 Parcel Identification Number: 748092031

Assessee: SMITH, CARMELITA BRONSON & BRONSON, CECELIA R

Situs: 78430 PRAIRIE FLOWER DR PALM DESERT 92211

Date Sold: May 5, 2020

Email Address

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

| Assignments of Interes | ED UNLESS THE DOCUMENTATION IS ATTACHED. |
|---|--|
| | |
| If the property is held in Joint Tenancy, the taxsale have to sign the claim unless the claimant submits claimant may only receive his or her respective portion. I/We affirm under penalty of perjury that the foregoin | |
| -11 | _, 2021 at Derve CO County, State |
| Signature of Claimant | Signature of Claimant |
| John Fox | |
| 910 16th St. Suite 624 | Print Name |
| Street Address Denven CO 80202 | Street Address |
| City, State, Zip | City, State, Zip |
| Phone Number | Phone Number |

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY

| Asset Recovery Inc, all rights, title and interest to collect, 100 % of the excess proceed as sold at the, and described as, and described as | ceeds which I am lic auction of tax- |
|--|---------------------------------------|
| As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$20 as a party of interest I am entitled to \$up to \$201,849. | 1,849.00 , and |
| Dated this day of tor ', Signature | |
| A notary public or other officer completing this certificate verifies only the identity of the individual document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that | |
| STATE OF DISTRICT OF Columbia | |
| COUNTY OF | |
| on February 12, 2021 before me, Cherry J. Watts | personally |
| appeared // / / / / / / / / / / , who proved to me on the bas evidence to be the person(s) whose name(s) sare subscribed to the within instrument and acknowledge the same in his/her/their authorized capacity(ies), and that by his/her/their natural than the person(s), or the entity upon behalf of which the person(s) acted, executed the | nowledged to me /their signature(s) |
| I certify under PENALTY OF PERJURY under the laws of the State of California that the forest true and correct. | · · · · · · · · · · · · · · · · · · · |
| They was | NOTARY PUBLIC Ny Comm Exp |
| | |
| DECLARATION | |
| I, Assignor(s) Gina Victor Declare the following to be true and correct with assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc. for 748-092-031 Riverside County, California. | Parcel Number |
| We have been advised of our right to file a claim for excess proceeds on our behalf. The parties he facts to each other that each is aware of regarding the value of the rights being assigned as required Revenue and Taxation Code, Section 4675. | |
| We declare under penalty of perjury under the laws of the State of California that the foregoing is tr | ue and correct. |
| Date Divis Smin Vicio Address Phone (703 986 | |
| Name (print) Address | INC LODO |
| City/State/zip Code Phone (TOF 986 | 486/ |

2000-241484 RECORDING REQUESTED BY Page 1 of 1 od in Official Records why of Riverside Cary L. Oras County Clerk & Recor AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO. Cecelia R. Bronson 78430 Prairie Flower Drive Palm Desert, Ca. 92211 STATE TRA OIL Title Order No PIN Esciow or Loon No. THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX & S -0- GL FL CITY TAXS Computed on full value of property conveyed or ... I computed on full value less value of liens or encumbrances remaining at time of sale, Unincorporated area: I. City of Palm Desert . and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. Leon Bronson and Martha Bronson, husband and wife, as joint tenants, hereby remise, release and forever quitclaim to Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman,

AND THE PROPERTY OF THE PARTY O

County of Riverside . State of Coldonia

the following described real property in the City of Palm Desert,

Lot 92 of Tract 27220, in the County of Riverside, as per map recorded in Book 238, Pages 37 to 43 inclusive, of maps in the office of the county recorder of said county.

APN # 605-505-020

L. Reems,

| | X |
|--|--|
| Dated June 5, 2000 | Ween Jourson |
| State of CALIFORNIA | Leon Bronson |
| County of Riverside SS. | Martha Bronson |
| On June 5, 2000 before me. | |
| Notary Public, personally appeared Lean & Martha Bronson | DAVID L. REE COMM #12 |
| paramally known to me (or proved to me on the basis of satisfactors evidence) to be the periods, whose names (i) from the latitude of the within instrument and actropyledged to the all mad he she show executed the same in his hard the summand and the standard of the same in his hard the summand concent (les). and that by his shart she is another (s) on the instrument me periods), or the entity upon definal of which the periods) acted, execution the instrument. | RIVERSIDE COMPLETE MY COMPLETE MY COMPLETE MY COMPLETE MY COMPLETE MAY 11, 2 |
| WIRESS my hand and official seat. | |

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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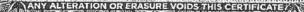
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HD3457523

DEC 20 2013

Director of Public Health and Registrar

DATE ISSUED



Affidavit for Collection of Personal Property California Probate Code Section 13100

| The undersigned state(s) as follows: |
|---|
| 1. Carmelita Bronson Smith died on October 30 , 2013 , 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 fifty thousand dollars (\$150,000). |
| 5. \square 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: |
| Excess proceeds resulting from tax sale of property located at 78430 Prairie Flower Dr Palm Desert CA 92211 |
| 7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are: |
| Robert Smith, Gina Victor, Angela Smith, Earl Smith, Sheyna Smith (Children to the deceased) |
| 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: 02/27/ |
| Signed: |
| |

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 DISTVICT OF COLUMBIA County of | |
| On February 12, 303 before me, Chary T. Watts, DC Notary Public (insert name and title of the officer) | |
| 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. | |
| 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. CHERYL J. WATTS Notary Public of District of Columbia My Commission Expires June 30, 2025 | |
| Signature Chert (Seal) (Seal) | いいってい |
| | , |

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

RECEIVED

2021 MAR 15 PM 3: 53

Jon Christensen, Treasurer-Tax Collector To:

Claim for Excess Proceeds

ITEM 1823 Parcel Identification Number: 748092031

Assessee: SMITH, CARMELITA BRONSON & BRONSON, CECELIA R

Situs: 78430 PRAIRIE FLOWER DR PALM DESERT 92211

Date Sold: May 5, 2020

Date Deed to Purchaser Recorded: July 15, 2020

Final Date to Submit Claim: July 15, 2021

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$201,849.00 from the sale of the above mentioned real property. I/We were the I lienholder(s), property - Assignee 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. 2000–241484; recorded on 8/22/2000. 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.

| ASSIGNMENTS OF TOTEREST | Small Estate Attions |
|---|--|
| - TIMERES | |
| | |
| claimant may only receive his or her respective portion | process has severed this Joint Tenancy, and all Joint Tenants will broof that he or she is entitled to the full amount of the claim, the of the claim. |
| I/We affirm under penalty of perjury that the foregoing | is true and correct. |
| Executed this 9th day of March | 2021 at Derve CO |
| | County, State |
| Signature of Claimant | Signature of Claimant |
| John Fox | |
| Print Name 910 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ | Print Name |
| Street Address | Street Address |
| Denver CO 80202 | |
| 202 11 C11 2 2 2 | City, State, Zip |
| Phone Number | Phone Number |
| Dohntox ansserverorioc. Con Email Address | —————————————————————————————————————— |

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM SALE OF TAX-DEFAULTED PROPERTY For valuable consideration, the undersigned Assignor(s) Beverly Walters waters hereby as

| For valuable consideration, the undersigned Assignor(s) Beverly Walters hereby assigns to Assignee(s) Asset Recovery Inc. , all rights, title and interest to collect 100 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax-defaulted property, held on 5th day of May 2020 , and described as parcel number 748-092-031 |
|---|
| As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$201,849.00 , and as a party of interest I am entitled to \$up to \$201,849. |
| Dated this 9th day of February 2021 Bury Water Signature |
| 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 WH |
| COUNTY OF King |
| On February 9th, 2021 before me, Beverly Welters waters personally |
| COUNTY OF Ling On February 9th, 2021 before me, Beverly Wetters Waters personally appeared Wastate Driver Gense , 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 TONIA SIMANTON TONIA SIMANTON |
| Torra 5th Commission Expires FEBRUARY 10, 2025 AMISSION NO. 190129 |
| Signature (Seal) |
| waters 29-211 DECLARATION |
| I, Assignor(s) Beverly Walters Declare the following to be true and correct with respect to my assignment of rights to claim excess proceeds to Assignee(s) Asset Recovery Inc for Parcel Number 748-092-031 Riverside County, California. |
| We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675. |
| We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. |
| Date 2-9-21 Signature Dlug Water Name (print) BEVENLY WATERS Address 6 115 And 7201 City/State/zip Code SEATTLE, WA 48122 Phone (200 902-7613) |
| Name (print) BEUENLY WATERS Address 6) 118 Ant 7201 |
| City/State/zip Code > RATTUEI WH 48122 Phone (200 402-76/3 |

For an acknowledgment in an individual capacity: State of Washington County of King

I certify that I know or have satisfactory evidence that Beverly waters is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2/9/2021

Signature: Toma Sett

My appointment Expires 02/10/2025

NOTARY PUBLIC STATE OF WASHINGTON

TONIA SIMANTON
MY COMMISSION EXPIRES
FEBRUARY 10, 2025
COMMISSION NO. 190129

AND WHEN RECORDED MAJE THIS DEED AND LINELESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO. Cecelia R. Bronson 78430 Prairie Flower Drive Palm Desert, Ca. 92211

d in Official t nty of Riverside

Title Order No. Escrow or Loan No.

TRAOIS

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX & \$ -0 - GLEE Computed on full value of property conveyed or

Unincorporated area: I : City of Palm Desert

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

Leon Bronson and Martha Bronson, husband and wife, as joint tenants,

hereby remise, release and forever quitclaim to

Carmelita Bronson Smith, an unmarried woman, and Cecelia R. Bronson, an unmarried woman,

the following described real property in the City of Palm Desert,

County of Riverside

. State of California

Lot 92 of Tract 27220, in the County of Riverside, as per map recorded in Book 238, Pages 37 to 43 inclusive, of maps in the office of the county recorder of said county.

APN # 605-505-020

Dated June 5, 2000 CALIFORNIA State of ___ County of Riverside On June 5, 2000 David L. Reems, Sr. Notary Public, personally appeared. Leon & Martha Bronson perconally known to me (or proved to me on the basis of softs action evidence) to be this perconal, whose name (i) by the lactions do the within instrument and actimoselegate for me almost he shall be seen used the same in higher their customized capacity (is). and that by higher/first sommitted) on the instrument me perconal) or the entity upon behalf of which the perconal acted the instrument. WINESS my hand and official seal.

L. Reems,

Leon Bronson Marcho Birman

Martha Bronson



(fine cases for oblicing motorics seed)

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

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COUNTY OF RIVERSIDE J

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

07/28/2005

Department of Health.

DATE ISSUED

000303013

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

COUNTY OF RIVERSIDE

RIVERSIDE, CALIFORNIA

PHYSICIAN/CORONER'S AMENDMENT

DEATHS AFTER 1-1994

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CERTIFIED COPY OF VITAL RECORDS

STATE OF CALIFORNIA COUNTY OF RIVERSIDE } SS

This is a true and exact reproduction of the document officially registered and placed on file in the office of the County of Riverside, Department of Health.

07/28/2005



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This copy not valid unless prepared on engraved border displaying seal and signature of Registrar.

STATE OF CALARDEN

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH

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DATE ISSUED 00 19

DEC 20 2013

Director of Public Health and Registrar

Affidavit for Collection of Personal Property California Probate Code Section 13100

| The undersigned state(s) as follows: |
|---|
| 1. Cecelia R Bronson died on October 30 , 20 13 , 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 fifty thousand dollars (\$150,000). |
| 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: |
| Excess proceeds resulting from tax sale of property located at 78430 Prairie Flower Dr Palm Desert CA 92211 |
| 7. The successor(s) of the decedent, as defined in Probate Code Section 13006 is/are: Beverly Waters and the children of Carmelita Bronson Smith (deceased) |
| 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: 2-9-2/ |
| Signed: Waters |
| |

For an acknowledgment in an individual capacity: State of Washington County of King

I certify that I know or have satisfactory evidence that Beverly waters is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 9th, 2021

Signature: Tonia Sutt

My appointment Expires 02/10/2025

NOTARY PUBLIC STATE OF WASHINGTON TONIA SIMANTON MY COMMISSION EXPIRES FEBRUARY 10, 2025 COMMISSION NO. 190129