

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



ITEM: 19.19  
(ID # 24238)

**MEETING DATE:**  
Tuesday, September 17, 2024

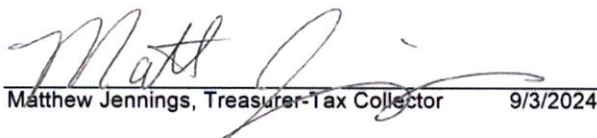
**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 217, Items 4835 & 4836. Last assessed to: Mesa Bluffs Development Company, LLC. District 4. [\$12,358-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claims from Minh Thi Quach, Trustee AKA Minh Quach for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 821242032 and 821242033;
2. Deny the claims from Quy Van Nguyen, Trustee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcels 821242032 and 821242033;
3. Authorize and direct the Auditor-Controller to issue a warrant to Minh Thi Quach, Trustee AKA Minh Quach in the amount of \$12,358.16, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

**ACTION:Policy**

  
Matthew Jennings, Treasurer-Tax Collector 9/3/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Washington, Perez and Gutierrez  
Nays: None  
Absent: Spiegel  
Date: September 17, 2024  
xc: Tax Collector

Kimberly A. Rector  
Clerk of the Board

By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 12,358	\$ 0	\$ 12,358	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Fund 65595 Excess Proceeds from Tax Sale.			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	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 18, 2021 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 28, 2021. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on August 4, 2021 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

The Treasurer-Tax Collector has received two claims per parcel for excess proceeds:

1. Claims from Minh Thi Quach, Trustee AKA Minh Quach based on a Deed of Trust recorded March 10, 2014 as Instrument No. 2014-0088162.
2. Claims from Quy Van Nguyen, Trustee based on a Deed of Trust recorded June 8, 2018 as Instrument No. 2018-0233038.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Minh Thi Quach, Trustee AKA Minh Quach be awarded excess proceeds in the amount of \$12,358.16. Since the amount claimed by Minh Thi Quach, Trustee AKA Minh Quach exceeds the amount of excess proceeds available, there are no funds for consideration for the claims from Quy Van Nguyen, Trustee. 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.

EP 217-4835	PIN: 821242032	\$ 6,179.08
EP 217-4836	PIN: 821242033	\$ 6,179.08
<b>GRAND TOTAL:</b>		<b>\$ 12,358.16</b>

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

**Impact on Residents and Businesses**

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

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

**ATTACHMENT A. Claim Minh**

**ATTACHMENT B. Claim Nguyen**

  
Cesar Bernal, PRINCIPAL MGMT ANALYST 9/4/2024

  
Aaron Gettis, Chief of Deputy County Counsel 6/3/2024



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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4835 Parcel Identification Number: 821242032

Assessee: MESA BLUFFS DEV CO

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2022 JUL 21 PM 2:14  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 6179.08 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. 2018-0233038 recorded on 06/08/18. 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.

- 1) Deed of Trust 2014-0088.162 03/10/2014
- 2) Revised Deed of Trust 2018-0233038 6/8/2018
- 3) Statement under Penalty of perjury

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

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

Executed this 13<sup>rd</sup> day of July, 2022 at Los Angeles, California  
County, State

Minh Thi Quach  
Signature of Claimant

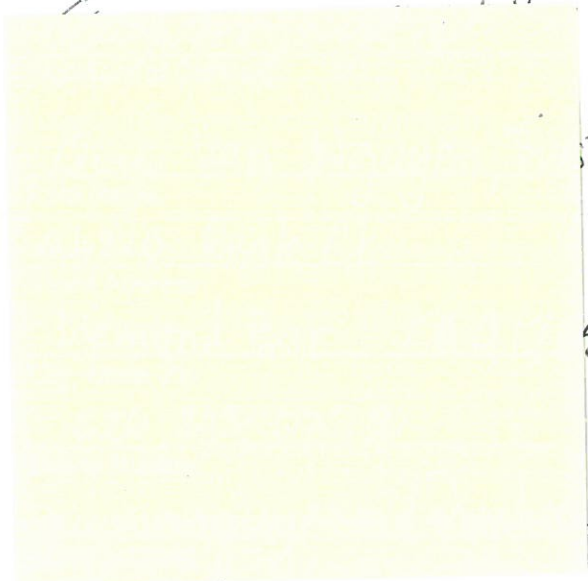
Minh Thi Quach, Trustee  
Print Name

24210 Peak Court  
Street Address

Diamond Bar, CA 91765  
City, State, Zip

909 569 2842  
Phone Number

qtminh@gmail.com  
Email Address



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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4836 Parcel Identification Number: 821242033

Assessee: MESA BLUFFS DEV CO

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

RECEIVED  
2022 JUL 21 PM 2:14  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

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- 2) Revised Deed of Trust 2018-0233038 6/8/2018
- 3) Statement under Penalty of Perjury

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

Executed this 13<sup>th</sup> day of July, 2022 at Los Angeles, California  
County, State

[Signature]  
Signature of Claimant

tee MINH THI QUACH  
Print Name

24210 Peak Ct.  
Street Address

5 Diamond Bar, CA 91765  
City, State, Zip

909 569  
Phone Number

m qtminh@gmail.com  
Email Address



Attachment 1

DOC # 2014-0088162

03/10/2014 11:29A Fee:28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



**RECORDING REQUESTED BY:**

**AND WHEN RECORDED MAIL TO:**

Minh Quach  
24210 Peak Court  
Diamond Bar, CA 91765

Order No.  
Escrow No.  
Parcel No. 821-242-032, 033, 034, 035, 039, 040, and 041

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**DEED OF TRUST**

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508

**THIS DEED OF TRUST**, made the 24<sup>th</sup> day of February, 2014 between

**TRUSTOR:** Mesa Bluffs Development Company, LLC

Whose address is 424 S. Eureka Street, Redlands, CA 92373

**TRUSTEE:** Orange Coast Title Company, a California Corporation, and

**BENEFICIARY:** Minh Quach

**Witnesseth:** That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of BLYTHE, RIVERSIDE County, State of California, described as:

Lots 48, 49, 50, 51, 55, 56, and 57 of Tract No. 28483 in the City of Blythe, County of Riverside, State of California, as per map recorded in Book 269 Page(s) 83-86 inclusive of miscellaneous Maps, in the Office of the County Recorder of said County.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$250,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record of owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the Note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and page of official records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:

Parcel No.

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bdn	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Fran	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaq	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Ob	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
ContraCos	3978	47	Los Ang	T2055	899	Orange	5889	611	Santa Barb	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humbolt	657	527				San Diego series 2	Book 1961, Page 183887					Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

**NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.**

Signature of Trustor

Mesa Bluffs Development Company, LLC

*Louis R. Fernandez*  
 By: Louis R. Fernandez, Authorized Signatory

Document Date: 3-7-14

STATE OF CALIFORNIA }

COUNTY OF San Bernardino

On 3-7-14 before me, Christine Gilbert, Notary Public  
 (Date) (Name and Title of the Officer)

personally appeared Louis R. Fernandez, who proved to me on the basis of  
 (Name of person signing)

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.

*Christine Gilbert*  
 Signature of Officer

This area for official notary seal



Attachment 3

**STATEMENT UNDER PENALTY OF PERJURY**

We state under penalty of perjury under the laws of the state of California that the information we have provided on this form is true and correct.

**TRUST DEEDS RECORDS**

ITEM	PARCEL #	DEED OF TRUST DOC #	RECORDED DATE	BENEFICIARY	LIEN AMOUNT
4835	821-242-032	2014-0088162	3/10/2014	MINH QUACH	\$250,000.00
4836	821-242-033				
4837	821-242-034				
4838	821-242-035				
4841	821-242-039				
4842	821-242-041				

**REVISED TRUST DEEDS RECORDS FOR BENEFITCIARY TRANSFER**

ITEM	PARCEL #	DEED OF TRUST DOC #	RECORDED DATE	BENEFICIARY	LIEN AMOUNT
4835	821-242-032	2018-0233038	6/8/2018	NGUYEN FAMILY TRUST, QUY VAN NGUYEN and MINH THI QUACH, Grantors and Trustees	\$250,000.00
4836	821-242-033				
4837	821-242-034				
4838	821-242-035				
4841	821-242-039				
4842	821-242-041				

The original amount of the lien: \$250,000.00  
The total amount of payments received: \$0  
The amount still due and payable as of the date of the sale of the tax defaulted property by the Treasure-Tax Collector: \$250,000.00

Quy van Nguyen, Trustee

Minh Thi Quach, Trustee

Quy van Nguyen  
7/13/2022

Minh Thi Quach  
7/13/2022





**Giovane Pizano**  
 Assistant Treasurer  
 February 7, 2024

**Melissa Johnson**  
 Assistant Tax Collector

Quy Van Nguyn, Trustee  
 Minh Thi Quach, Trustee  
 24210 Peak Ct.  
 Diamond Bar, CA 91765

Re: PINs: 821242032, 821242033, 821242034, 821242035, 821242039, 821242041  
 TC 218 Items 4835, 4836, 4837, 4838, 4841, 4842  
 Date of Sale: May 18, 2021

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.**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><input type="checkbox"/> Copy of a trust/will</li> <li><input type="checkbox"/> Notarized Statement of different/misspelled</li> <li><input type="checkbox"/> Original Notarized Authorization for Agent</li> <li><input type="checkbox"/> Notarized Assignments of Right to Collect Excess Proceeds</li> <li><input type="checkbox"/> Certified Death Certificates</li> <li><input type="checkbox"/> Copy of Marriage Certificate for</li> <li><input type="checkbox"/> Original Note/Payment Book</li> </ul> | <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> <b>Notarized Updated Statement of Monies Owed (up to date of tax sale)</b></li> <li><input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)</li> <li><input type="checkbox"/> Court Order Appointing Administrator</li> <li><input type="checkbox"/> Deed (Quitclaim/Grant etc...)</li> <li><input type="checkbox"/> Other:</li> </ul> |
|---|--|


Please send in all **original** documents by **March 7, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds, P.O. Box 12005, Riverside, CA 92502-2205.** If you should have any questions, please contact me at the number listed below.

Sincerely,

*Megan Montellan*

Accounting Technician I  
 Tax Sale Operations/Excess Proce  
 PH: (951) 955-3336/Fax: (951) 95

4080 Lemo  
 WWW.CountyTrea

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELI																
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p><b>A. Signature</b>  <span style="font-size: 2em; font-weight: bold;">X</span></p> <p><b>B. Received by (Printed Name)</b></p> <hr/> <p><b>D. Is delivery address different from item</b>                  If YES, enter delivery address below</p>																
<p>1. Article Addressed to:</p> <p style="text-align: center;">Quy Van Nguyn, Trustee                  Minh Thi Quach, Trustee                  24210 Peak Ct.                  Diamond Bar, CA 91765</p>	<p><b>3. Service Type</b></p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Pri</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Re</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> De</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Sig</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Sig</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Re</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Pri	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Re	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> De	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Sig	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Sig	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Re	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Pri																
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<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
 9590 9402 7411 2055 4045 28																	
<p>2. Article Number (Transfer from service label)</p> <p style="font-size: 1.2em;">7003 3110 0005 4935 9204</p>																	
PS Form 3811, July 2020 PSN 7530-02-000-9053																	

## STATEMENT UNDER PENALTY OF PERJURY

We state under penalty of perjury under the laws of the state of California that the information we have provided on this form is true and correct.

### TRUST DEEDS RECORDS

ITEM	PARCEL #	DEED OF TRUST DOC #	RECORDED DATE	BENEFICIARY	LIEN AMOUNT
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The original amount of the lien: \$250,000.00

The total amount of payments received: \$0

The amount still due and payable as of the date of the sale of

the tax defaulted property by the Treasure-Tax Collector: \$250,000.00

We certify that we have never gotten any payment from the borrower.

Quy van Nguyen, Trustee

Minh Thi Quach, Trustee

*Quyvannguyen*

02 21 2024

*MQuach*

2/21/2024

*Please see Jurat Certificate on back page 1 of 2*

# JURAT

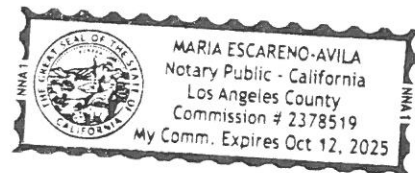
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on  
this 21st day of February, 20 24,  
by Quy Van Nguyen and Minh Thi Quach

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

Signature Maria Escareno Avila



(Seal)



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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4835 Parcel Identification Number: 821242032

Assessee: MESA BLUFFS DEV CO

Situs:

Date Sold: May 18, 2021

Date Deed to Purchaser Recorded: July 28, 2021

Final Date to Submit Claim: July 28, 2022

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

Executed this 13<sup>th</sup> day of July, 2022 at Los Angeles, California  
County, State

Kuyvannguyen  
Signature of Claimant

Quy Van Nguyen, Trustee  
Print Name

24210 Peak Ct.  
Street Address

Diamond Bar, CA 91765  
City, State, Zip

626 242 0372  
Phone Number

quyvannguyenmd@yahoo.com  
Email Address

Trustee  
1765  
com

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

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RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$6179.08 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. 2018-0233038 recorded on 6/8/18. 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.

- 1) Deed of Trust 2014-0088162 03/10/2014
- 2) Revised Deed of Trust 2018-0233038 6/8/2018
- 3) Statement under Penalty of Perjury

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

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

Executed this 13<sup>th</sup> day of July, 2022 at Los Angeles, California  
County State

Signature of Claimant Quynh Nguyen

Print Name Quynh Van Nguyen, Trustee

Street Address 24210 Peak Ct.

City, State, Zip Diamond Bar, CA 91765

Phone Number 626-242-0372

Email Address quynhvannguyenmd@yahoo.com

S  
F  
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C  
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65

Attachment 2

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Minh Quach  
24210 Peak Court  
Diamond Bar, CA 91765

Order No.  
Escrow No.  
Parcel No. 821-242-032, 033, 034, 035, 039, 040, and 041

2018-0233038

06/08/2018 09:10 AM Fee: \$ 105.00

Page 1 of 3

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



782

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED OF TRUST**

THIS DEED OF TRUST, made the 24<sup>th</sup> day of February, 2014 between

TRUSTOR: Mesa Bluffs Development Company, LLC

Whose address is 700 E. Redlands Blvd., Ste. U-209, Redlands, CA 92373

TRUSTEE: Orange Coast Title Company, a California Corporation, and

BENEFICIARY: The NGUYEN FAMILY TRUST, QUY VAN NGUYEN and MINH THI QUACH, Grantors and Trustees

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of BLYTHE, RIVERSIDE County, State of California, described as:

Lots 48, 49, 50, 51, 55, 56, and 57 of Tract No. 28483 in the City of Blythe, County of Riverside, State of California, as per map recorded in Book 269 Page(s) 83-86 inclusive of miscellaneous Maps, in the Office of the County Recorder of said County.

This Deed of Trust is given and accepted upon the express provision that should the property hereinbefore described, or any part hereof, be conveyed or alienated by Trustor, either voluntarily or by operation of law, without Beneficiary's written consent, then all sums secured hereby shall, at Beneficiary's option, become immediately due and payable.

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph 10 of the provisions incorporated by reference to collect and apply such rents, issues and profits.

FOR THE PURPOSE OF SECURING: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$250,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record of owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES: By the execution and delivery of this Deed of Trust and the Note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County on October 18, 1961, and in all other counties on October 23, 1961, in the book and page of official records in the office of the county recorder of the county where said property is located, noted below and opposite the name of such county, viz:



Parcel No.

County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page	County	Book	Page
Alameda	435	684	Imperial	1091	501	Merced	1547	538	San Benito	271	383	Siskiyou	468	181
Alpine	1	250	Inyo	147	598	Modoc	184	851	San Bdn	5567	61	Solano	1105	182
Amador	104	348	Kern	3427	60	Mono	52	429	San Fran	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaq	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Ob	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Cos	3978	47	Los Ang	T2055	899	Orange	5889	611	Santa Barb	1878	860	Trinity	93	366
Del Norte	78	414	Madera	810	170	Placer	895	301	Santa Clara	5336	01	Tulare	2294	275
El Dorado	568	456	Marin	1508	339	Plumas	151	5	Santa Cruz	1431	494	Tuolumne	135	47
Fresno	4626	572	Mariposa	77	292	Riverside	3005	523	Shasta	684	528	Ventura	2062	386
Glenn	422	184	Mendocino	579	530	Sacramento	4331	62	Sierra	29	335	Yolo	653	245
Humbolt	657	527				San Diego series 2 Book 1961, Page 183887						Yuba	334	486

(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property address.

**NOTICE: A COPY OF ANY NOTICE OF DEFAULT AND OF ANY NOTICE OF SALE WILL BE SENT ONLY TO THE ADDRESS CONTAINED IN THIS RECORDED REQUEST. IF YOUR ADDRESS CHANGES, A NEW REQUEST MUST BE RECORDED.**

Signature of Trustor

Mesa Bluffs Development Company, LLC

*Louis R. Fernandez*  
 By: Louis R. Fernandez, Authorized Signatory

Document Date: June 7, 2018

STATE OF CALIFORNIA )

COUNTY OF )

On \_\_\_\_\_ before me, \_\_\_\_\_  
 (Date) (Name and Title of the Officer)

personally appeared \_\_\_\_\_, who proved to me on the basis of  
 (Name of person signing)

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 of Officer

*See attached Calif Notary*  
 This area for official notary seal

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF 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 }

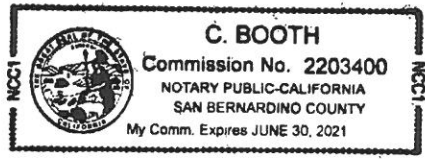
County of San Bernardino }

On June 7, 2018 before me, C. Booth notary public  
(Here insert name and title of the officer)

personally appeared Louis R. Fernandez  
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.



C. Booth  
Notary Public Signature (Notary Public Seal)

### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Deed of Trust  
(Title or description of attached document) principle sum of 250,000.00  
Parcel # 821-242-032, 033, 034, 035  
(Title or description of attached document continued) 039, 040, and 041  
Number of Pages 3 Document Date 6/7/18

CAPACITY CLAIMED BY THE SIGNER  
 Individual (s)  
 Corporate Officer  
\_\_\_\_\_  
(Title)  
 Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

- This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*
- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
  - Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
  - The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
  - Print the name(s) of document signer(s) who personally appear at the time of notarization.
  - Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
  - The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
  - Signature of the notary public must match the signature on file with the office of the county clerk.
    - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
    - ❖ Indicate title or type of attached document, number of pages and date.
    - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
  - Securely attach this document to the signed document with a staple.