

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



**ITEM: 19.35
(ID # 24849)**

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, Item 4833. Last assessed to: Mesa Bluffs Development Company, LLC, a California Limited Liability Company. District 4. [\$12,072-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Minh Quach for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027;
2. Approve the claim from Hao Quach for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027;

Continued on Page 2

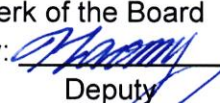
ACTION:Policy


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

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**

RECOMMENDED MOTION: That the Board of Supervisors:

3. Deny the claim from Daniel Pham for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027;
4. Deny the claim from Cindy Nguyen for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027;
5. Deny the claim from Quy Van Nguyen and Minh Quach, Trustees for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027;
6. Deny the claim from Quy Van Nguyen for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027;
7. Deny the claim from the Palo Verde Irrigation District for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 821210027; and,
8. Authorize and direct the Auditor-Controller to issue a warrant to Minh Quach in the amount of \$9,054.18 and Hao Quach in the amount of \$3,018.06, 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	\$ 12,072	\$ 0	\$ 12,072	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	N/A
			For Fiscal Year:	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 seven claims for excess proceeds:

1. Claim from Minh Quach based on a Deed of Trust recorded July 19, 2007 as Instrument No. 2007-0470221.

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2. Claim from Hao Quach based on a Deed of Trust recorded July 19, 2007 as Instrument No. 2007-0470221.
3. Claim from Daniel Pham based on a Deed of Trust recorded March 12, 2014 as Instrument No. 2014-0093478.
4. Claim from Cindy Nguyen based on a Deed of Trust recorded March 12, 2014 as Instrument No. 2014-0093479.
5. Claim from Quy Van Nguyen and Minh Quach, Trustees based on a Deed of Trust recorded June 8, 2018 as Instrument No. 2018-0233036.
6. Claim from Quy Van Nguyen based on a Deed of Trust recorded June 8, 2018 as Instrument No. 2018-0233037.
7. Claim from the Palo Verde Irrigation District based on a Certificate of Sale recorded October 7, 2014 as Instrument No. 2014-0382024, a Certificate of Sale recorded February 10, 2016 as Instrument No. 2016-0055522, a Certificate of Sale recorded October 19, 2016 as Instrument No. 2016-0458699, a Certificate of Sale recorded January 5, 2018 as Instrument No. 2018-0007145, a Certificate of Sale recorded October 18, 2018 as Instrument No. 2018-0412357, a Certificate of Sale recorded September 30, 2019 as Instrument No. 2019-0388890, a Certificate of Sale recorded July 27, 2020 as Instrument No. 2020-0334568, and a Certificate of Sale recorded July 27, 2021 as Instrument No. 2021-0447085.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Minh Quach be awarded excess proceeds in the amount of \$9,054.18 and Hao Quach be awarded excess proceeds in the amount of \$3,018.06. Since the amount claimed by Minh Quach and Hao Quach exceeds the amount of excess proceeds available, there are no funds for consideration for the claims from Daniel Pham, Cindy Nguyen, Quy Van Nguyen and Minh Quach, Trustees, and Quy Van Nguyen. The claim from the Palo Verde Irrigation District be denied since their liens were released with Redemption Certificates recorded November 2, 2021 as Instrument Nos. 2021-0648456, 2021-0648457, and 2021-0648458. 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 lienholders of the property.

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim MQuach

ATTACHMENT B. Claim HQuach

ATTACHMENT C. Claim Pham

ATTACHMENT D. Claim CNguyen

ATTACHMENT E. Claim NguyenQuachTTE

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ATTACHMENT F. Claim QNguyen

ATTACHMENT G. Claim PVID


Cesar Bernal, PRINCIPAL MGMT ANALYST 9/4/2024


Aaron Gettis, Chief of Deputy County Counsel 6/4/2024

4919121189602

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 4833 Parcel Identification Number: 821210027

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 COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$3018.06 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 0233037; recorded on 6/8/2018. 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 # 2008-0624919 11/25/2008
- 2) Renewed Deed of Trust 2014-0058138 2/13/2014
- 3) Revised Deed of Trust 2018-0233037 06/08/2018
- 4) Statement under Penalty of Perjury (transfer to Nguyen Family Trust)

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 13rd day of July, 2022 at Los Angeles, California
County, State

Mina Quach
Signature of Claimant

MINA QUACH
Print Name

24210 Peak Ct.
Street Address

Diamond Bar, CA 91765
City, State, Zip

909 569 2842
Phone Number

qtminh@gmail.com
Email Address

FIRST AMERICAN TITLE

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Minh Quach
Hao Quach
24210 Peak Ct.
Diamond Bar, CA 91765

DOC # 2007-0470221

07/19/2007 08:00A Fee:28.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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043
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10-1973

A.P.N.: 832-210-30 TRA #:

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this Eighth Day of June, 2007, between

TRUSTOR: Mesa Bluffs Development, LLC

TRUSTEE: First American Title, a California Corporation, and

BENEFICIARY: Minh Quach, as to an undivided 75% interest and Hao Quach, as to an undivided 25% interest

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:

ACCOMODATION ONLY

T
043

This Note is given and accepted as a portion of the purchase price.

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 \$150,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record 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 at the 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:

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 Bernardino	5567	61	Solano	1105	182
Amador	184	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366

A.P.N.: 832-210-30

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

Humboldt 657527 San Diego Series 2 Book 1961, Page 183887 Yuba 334486
(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(s)

BUYER(S):

Louis Fernandez
Mesa Bluffs Development, LLC
By: Louis Fernandez

Document Date: June 08, 2007

STATE OF CALIFORNIA) SS
COUNTY OF SAN BERNARDINO)

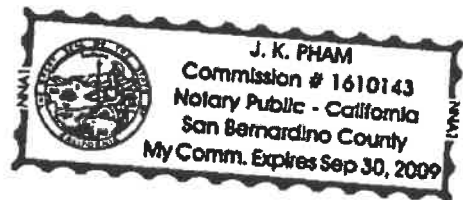
On JUNE 8, 2007 before me, J. K. PHAM, A NOTARY PUBLIC
personally appeared LOUIS FERNANDEZ

personally known to me (or 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.

Signature J. K. Pham

This area for official notarial seal.



DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
- (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
- (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
- (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
- (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
- (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
- (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
- (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
- (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee is such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
- (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
- (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

(12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.

(13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

(14) That Trustee accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

-----DO NOT RECORD-----
REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid.

To: , Trustee

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

By _____
By _____

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.

Short Form
DEED OF TRUST
WITH POWER OF SALE
(INDIVIDUAL)

AS TRUSTEE

EXHIBIT A

PARCEL 1.

THAT PORTION OF PARCEL 2 AND PARCEL 3 AS SHOWN BY PARCEL MAP NO. 27915 IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 187, PAGES 71 AND 72 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 88° 59' 50" EAST, 145.93 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 123.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 27915; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 88° 59' 50" EAST 123.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;
THENCE CONTINUING ALONG THE NORTHERLY AND EASTERLY LINE OF SAID PARCEL 3 NORTH 88° 59' 50" EAST, 266.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 3 SOUTH 1° 04' 47" EAST, 120.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING A POINT ON THE NORTHERLY LINE OF LOT "A" AS SHOWN BY SAID PARCEL MAP NO. 27915;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 88° 59' 50" WEST, 266.67 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 88° 59' 50" WEST, 123.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 123.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF SAID PARCEL 3;
THENCE LEAVING SAID NORTHERLY LINE OF LOT "A" (4TH AVENUE) ALONG SAID PARALLEL LINE NORTH 1° 04' 47" WEST, 120.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2.

PARCEL 4 AND LOT A, AS SHOWN BY PARCEL MAP NO. 27915 ON FILE IN BOOK 187, PAGES 71 AND 72 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 #	DOC #	RECORDED DATE	BENEFICIARY	LIEN \$	REMARKS
4836	8210-210-030	2007-0470221	7/19/2007	MINH (\$100K) & HAO (\$50K)	150,000	
4836 & 4833	8210-210-030 & 8210-210-027	2014-0058137	2/13/2014	MINH & HAO	150,000	Renew of 2007-0470221
4836 & 4833	8210-210-030 & 8210-210-027	2018-0233036	6/8/2018	NGUYEN FAMILY (\$100K TRUST & HAO(\$50K)	150,000	Renew of 2014-0058137
4836 & 4833	8210-210-030 & 8210-210-027	2008-0624919	11/25/2008	MINH QUACH (\$100K)	100,000	8210-210-030 & 8210-210-027 were combined to add the new deed # 2008-0624919 for the additional \$100K loan from Minh Quach
4836 & 4833	8210-210-030 & 8210-210-027	2014-0058138	2/13/2014	MINH QUACH (\$100K)	100,000	Renew of: 2008-0624919
4836 & 4833	8210-210-030 & 8210-210-027	2018-0233037	6/8/2013	NGUYEN FAMILY TRUST (\$100K)	100,000	Renew of 2014-0058138

The original amount of the lien: **\$250,000.00**

The total amount of payments received: **\$0.00**

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**

** Corrections of pages 4 and 6*

We certify under penalty of perjury under the laws of the state of California that up to the date of tax sale we had never received any payment from the borrower

Quynh Nguyen

Claimant Signature (attached Notarization)

Minh Quach

Claimant Signature (attached Notarization)

Hao Quach

Claimant Signature (attached Notarization)

Quynh Nguyen
Print Name

Minh Quach
Print Name

Hao Quach
Print Name

Date

Date

2/27/24
Date

24210 Peak Ct
Street Address

24210 Peak Ct
Street Address

2808 Mesquite Dr
Street Address

Diamond Bar, CA 91765
City, State, Zip

Diamond Bar, CA 91765
City, State, Zip

Santa Clara, CA 95051
City, State, Zip

909-569-2842
Phone Number

626-242-0372
Phone Number

408-393-4752
Phone Number

qtminh@gmail.com
Email address

quwannguyenmd@yahoo.com
Email address

haoheidi@yahoo.com
Email address

Please see signatures and notarization on pages 4-6

See Attached Notary Acknowledgment Certificate (page 3)

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 Santa Clara

On 27th FEB 2024 before me, Keith Martin Laurel - notary public
(insert name and title of the officer)

personally appeared HAO QUACH
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



JURAT

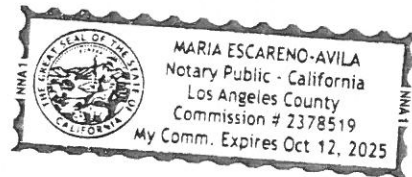
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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)

4919121.1954.2

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 4833 Parcel Identification Number: 821210027

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 2:13
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1509.03 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. 2018-0233036 recorded on 6/8/2018. 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 2014-0058137 2/13/2014
- 2) Deed of Trust Revision 2018-0233036 (Transfer to Nguyen Family Trust)
- 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 13rd day of July, 2022 at Santa Clara, California
County, State

Signature of Claimant

Signature of Claimant

Print Name

Print Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone Number

Phone Number

Email Address

Email Address

HAO QUACH

2808 MESQUITE DR.

SANTA CLARA - CA 95051

(408) 393-4752

HAOHEIDI @ YAHOO.COM

FIRST AMERICAN TITLE

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Minh Quach
 Hao Quach
 24210 Peak Ct.
 Diamond Bar, CA 91765

DOC # 2007-0470221

07/19/2007 08:00A Fee:28.00

Page 1 of 5

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R
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EXAM

28

10-1973

A.P.N.: 832-210-30 TRA #:

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made this Eighth Day of June, 2007, between

TRUSTOR: Mesa Bluffs Development, LLC

TRUSTEE: First American Title, a California Corporation, and

BENEFICIARY: Minh Quach, as to an undivided 75% interest and Hao Quach, as to an undivided 25% interest

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:

ACCOMODATION ONLY

T
043

This Note is given and accepted as a portion of the purchase price.

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 \$150,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record 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 at the 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:

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 Bernardino	5567	61	Solano	1105	182
Amador	184	348	Kern	3427	60	Mono	52	429	San Francisco	A332	905	Sonoma	1851	689
Butte	1145	1	Kings	792	833	Monterey	2194	538	San Joaquin	2470	311	Stanislaus	1715	456
Calaveras	145	152	Lake	362	39	Napa	639	86	San Luis Obispo	1151	12	Sutter	572	297
Colusa	296	617	Lassen	171	471	Nevada	305	320	San Mateo	4078	420	Tehama	401	289
Contra Costa	3978	47	Los Angeles	T2055	899	Orange	5889	611	Santa Barbara	1878	860	Trinity	93	366

A.P.N.: 832-210-30

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 657527 San Diego Series 2 Book 1961, Page 183887 Yuba 334486
 (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(s)

BUYER(S):

Louis Fernandez
 Mesa Bluffs Development, LLC
 By: Louis Fernandez

Document Date: June 08, 2007

STATE OF CALIFORNIA)
 COUNTY OF SAN BERNARDINO) SS

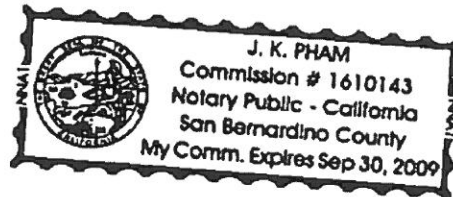
On JUNE 8, 2007 before me, J. K. PHAM, A NOTARY PUBLIC
 personally appeared LOUIS FERNANDEZ

personally known to me (or 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

Signature J. K. Pham

This area for official notarial seal.



DO NOT RECORD

The following is a copy of provisions (1) to (14), inclusive, of the fictitious deed of trust, recorded in each county in California, as stated in the foregoing Deed of Trust and incorporated by reference in said Deed of Trust as being a part thereof as if set forth at length therein.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, TRUSTOR AGREES:

- (1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
 - (2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
 - (3) To appear in and defend any action or proceeding purporting to affect the security hereof or affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.
 - (4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all incumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Trustor and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any incumbrance, charge or lien which in the judgement of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.
 - (5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the rate called for in the note secured hereby, or at the amount allowed by law at date of expenditure, whichever is greater, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.
 - (6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in this same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
 - (7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
 - (8) That at any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
 - (9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees. Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto." Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them.)
 - (10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving unto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act pursuant to such notice.
 - (11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.
- After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.
- After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the amount allowed by law in effect at the date hereof; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
- (12) Beneficiary, or any successor in ownership of any indebtedness secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the Beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of proper substitution of such successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties, must contain the name of the original Trustor, Trustee and Beneficiary hereunder, the book and page where this deed is recorded and the name and address of the new Trustee.
 - (13) That this Deed applies to, insures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the owner and holder, including pledgees, of the note secured hereby, whether or not named as Beneficiary herein. In this Deed, whenever the context so required, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.
 - (14) That Trustor accepts this Trust when this Deed, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or Proceeding in which Trustor, Beneficiary or Trustee shall be party unless brought by Trustee.

-----DO NOT RECORD-----
REQUEST FOR FULL RECONVEYANCE
To be used only when note has been paid.

To: , Trustee

Dated: _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied; and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same.

Mail Reconveyance to:

By _____

By _____

**Do not lose or destroy this Deed of Trust OR THE NOTE which it secures.
Both must be delivered to the Trustee for cancellation before reconveyance will be made.**

**Short Form
DEED OF TRUST
WITH POWER OF SALE
(INDIVIDUAL)**

AS TRUSTEE

EXHIBIT A

PARCEL 11

THAT PORTION OF PARCEL 2 AND PARCEL 3 AS SHOWN BY PARCEL MAP NO. 27915 IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 187, PAGES 71 AND 72 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 88° 59' 50" EAST, 145.93 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 123.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 27915; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 88° 59' 50" EAST 123.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;
THENCE CONTINUING ALONG THE NORTHERLY AND EASTERLY LINE OF SAID PARCEL 3 NORTH 88° 59' 50" EAST, 266.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 3 SOUTH 1° 04' 47" EAST, 120.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING A POINT ON THE NORTHERLY LINE OF LOT "A" AS SHOWN BY SAID PARCEL MAP NO. 27915;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 88° 59' 50" WEST, 266.67 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 88° 59' 50" WEST, 123.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 123.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF SAID PARCEL 3;
THENCE LEAVING SAID NORTHERLY LINE OF LOT "A" (4TH AVENUE) ALONG SAID PARALLEL LINE NORTH 1° 04' 47" WEST, 120.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 21

PARCEL 4 AND LOT A, AS SHOWN BY PARCEL MAP NO. 27915 ON FILE IN BOOK 187, PAGES 71 AND 72 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

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 #	DOC #	RECORDED DATE	BENEFICIARY	LIEN \$	REMARKS
4836	8210-210-030	2007-0470221	7/19/2007	MINH (\$100K) & HAO (\$50K)	150,000	
4836 & 4833	8210-210-030 & 8210-210-027	2014-0058137	2/13/2014	MINH & HAO	150,000	Renew of 2007-0470221
4836 & 4833	8210-210-030 & 8210-210-027	2018-0233036	6/8/2018	NGUYEN FAMILY (\$100K TRUST & HAO(\$50K)	150,000	Renew of 2014-0058137
4836 & 4833	8210-210-030 & 8210-210-027	* 2008-0624919	* 11/25/2008	MINH QUACH (\$100K)	100,000	8210-210-030 & 8210-210-027 were combined to add the new deed # 2008-0624919 for the additional \$100K loan from Minh Quach
4836 & 4833	8210-210-030 & 8210-210-027	* 2014-0058138	* 2/13/2014	MINH QUACH (\$100K)	100,000	Renew of: 2008-0624919
4836 & 4833	8210-210-030 & 8210-210-027	* 2018-0233037	* 6/8/2013	NGUYEN FAMILY TRUST (\$100K)	100,000	Renew of 2014-0058138

The original amount of the lien:

\$250,000.00

The total amount of payments received:

\$0.00

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

* Corrections of pages 4 and 6

We certify under penalty of perjury under the laws of the state of California that up to the date of tax sale we had never received any payment from the borrower

Quynh Nguyen
Claimant Signature (attached Notarization)

Quynh Nguyen
Print Name

Date

24210 Peak Ct
Street Address

Diamond Bar, CA 91765
City, State, Zip

909-569-2842
Phone Number

qtminh@gmail.com
Email address

Minh Quach
Claimant Signature (attached Notarization)

Minh Quach
Print Name

Date

24210 Peak Ct
Street Address

Diamond Bar, CA 91765
City, State, Zip

626-242-0372
Phone Number

quyvannquyennmd@yahoo.com
Email address

Hao Quach
Claimant Signature (attached Notarization)

Hao Quach
Print Name

2/27/24
Date

2808 Mesquite Dr
Street Address

Santa Clara, CA 95051
City, State, Zip

408-393-4752
Phone Number

haoheidi@yahoo.com
Email address

Please See signatures and notarization on pages 4-6

See Attached Notary Acknowledgment Certificate (page 3)

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 Santa Clara)

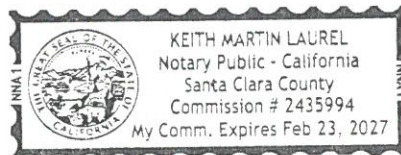
On 27th FEB 2024 before me, Keith Martin Laurel - notary public
(insert name and title of the officer)

personally appeared HAO QUACH
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature  (Seal)



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 4833 Parcel Identification Number: 821210027

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

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

2022 JUL 21 PM 2:12

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 1509.03 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. 2014-0093478 recorded on 03/12/2014. 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 Doc # 2014-0093478 03/12/2014 + Note
- 2) 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 24 day of August, 2021 at Santa Clara, California
County, State

Daniel Pham
Signature of Claimant

Signature of Claimant

Daniel Pham
Print Name

Print Name

2810 Westbranch Drive
Street Address

Street Address

San Jose, CA 95148
City, State, Zip

City, State, Zip

(408)-306-2813
Phone Number

Phone Number

dimai2000@yahoo.com
Email Address

Email Address

Attachment 1

DOC # 2014-0093478

03/12/2014 04:31P Fee:31.00

Page 1 of 3

Recorded in Official Records
County of Riverside

Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Daniel Pham
24210 Peak Court
Diamond Bar, CA 91765

Order No.
Escrow No.
Parcel No. 821-210-027 & 030

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
						T:	CTY	UNI	518

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518

37.50

DEED OF TRUST

THIS DEED OF TRUST, made the 20th day of December 2013, between

TRUSTOR: Mesa Bluffs Development Company, LLC

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

TRUSTEE: First American Title Company, a California Corporation, and

BENEFICIARY: Daniel Pham

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:

Full legal description is as per Exhibit "A" attached hereto and made a part hereof.

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 \$50,000.00 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
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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: 12-30-2013

STATE OF CALIFORNIA)

COUNTY OF San Bernardino

On 12-20-2013 before me, Carol L. Carl - 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.

Carol L. Carl
Signature of Officer

This area for official notary seal

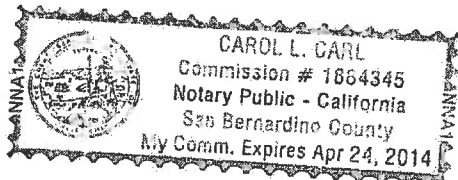


EXHIBIT A

PARCEL 1:

THAT PORTION OF PARCEL 2 AND PARCEL 3 AS SHOWN BY PARCEL MAP NO. 27915 IN THE CITY OF BLYTHE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA ON FILE IN BOOK 187, PAGES 71 AND 72 OF PARCEL MAPS RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2;
THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL NORTH 88° 59' 50" EAST, 145.93 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 123.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF PARCEL 3 OF SAID PARCEL MAP NO. 27915; SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 2, NORTH 88° 59' 50" EAST 123.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 3;
THENCE CONTINUING ALONG THE NORTHERLY AND EASTERLY LINE OF SAID PARCEL 3 NORTH 88° 59' 50" EAST, 266.67 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3;
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 3 SOUTH 1° 04' 47" EAST, 120.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3, SAID CORNER BEING A POINT ON THE NORTHERLY LINE OF LOT "A" AS SHOWN BY SAID PARCEL MAP NO. 27915;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 88° 59' 50" WEST, 266.67 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2;
THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT "A" SOUTH 88° 59' 50" WEST, 123.00 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND DISTANT WESTERLY 123.00 FEET (MEASURED AT RIGHT ANGLES) FROM THE WESTERLY LINE OF SAID PARCEL 3;
THENCE LEAVING SAID NORTHERLY LINE OF LOT "A" (4TH AVENUE) ALONG SAID PARALLEL LINE NORTH 1° 04' 47" WEST, 120.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

~~PARCEL 4 AND LOT A, AS SHOWN BY PARCEL MAP NO. 27915 ON FILE IN BOOK 187, PAGES 71 AND 72 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.~~



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 4833 Parcel Identification Number: 821210027

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 2:12
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$1509,03 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 2014-0093478 recorded on 03/12/2014. 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 2014-0093478 3/12/2014 + Promisory Note
- 2) 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 13rd day of July, 2022 at Orange, California
County, State

Eindy Nguyen
Signature of Claimant

Signature of Claimant

EINDY NGUYEN
Print Name

Print Name

9824 Debiois Ave
Street Address

Street Address

Fountain Valley CA
City, State, Zip

City, State, Zip

714/839 6660
Phone Number

Phone Number

gmn999@gmail.com
Email Address

Email Address

DOC # 2014-0093479
03/12/2014 04:31P Fee:31.00
Page 1 of 3
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Cindy Nhu Nguyen
Hao Quach
24210 Peak Court
Diamond Bar, CA 91765

Order No.
Escrow No.
Parcel No. 821-210-027 & 030

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
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M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
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518

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DEED OF TRUST

THIS DEED OF TRUST, made the 20th day of December 2013, between

TRUSTOR: Mesa Bluffs Development Company, LLC

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

TRUSTEE: First American Title Company, a California Corporation, and

BENEFICIARY: Hao Quach as to an undivided 50% interest and Cindy Nhu Nguyen as to an undivided 50% interest

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:

Full legal description is as per Exhibit "A" attached hereto and made a part hereof.

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 \$100,000.00 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.

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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

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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: 12-20-2013

STATE OF CALIFORNIA)

COUNTY OF San Bernardino

On 12-20-2013 before me, Carol L. Carl - 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.

Carol L. Carl
Signature of Officer

This area for official notary seal

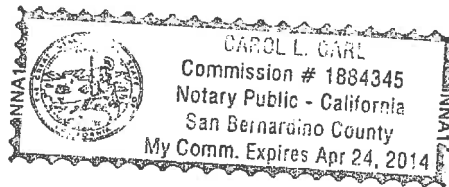


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CLAIM FOR EXCESS PROCEEDS FROM THE SALE OF TAX-DEFAULTED PROPERTY

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 217 ITEM 4833 Parcel Identification Number: 821210027

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 2:13
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$3018.06 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. 2018-0233036 recorded on 06/08/2018. 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 2014-0058137 2/13/2014 (06/08/2018)
- 2) Revised Deed of Trust 2018-0233036 Living Trust Transfer
- 3) Statement of 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 13rd day of July, 2022 at Los Angeles, California
County, State

x Quyvannguyen
Signature of Claimant

Minh Quach
Signature of Claimant

Quy VAN NGUYEN, Trustee
Print Name

MINH QUACH, Trustee
Print Name

24210 Peak Ct.
Street Address

24210 Peak Ct.
Street Address

Diamond Bar CA 91765
City, State, Zip

Diamond Bar - CA 91765
City, State, Zip

626 242 0372
Phone Number

909 569 2842
Phone Number

quyvannguyenmd@yahoo.com
Email Address

qtminh@gmail.com
Email Address

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. 821-210-027 & 030

2018-0233036

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 20th day of December, 2013 between

TRUSTOR: Mesa Bluffs Development Company, LLC

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

TRUSTEE: First American Title Company, a California Corporation, and

BENEFICIARY: The NGUYEN FAMILY TRUST, QUY VAN NGUYEN and MINH THI QUACH, Grantors and Trustees as to an undivided 67% interest and Hao Quach, as to an undivided 33% interest

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:

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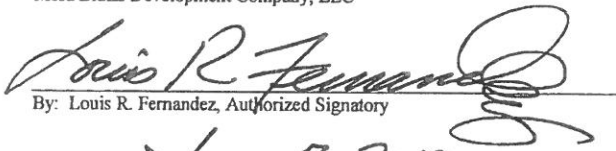
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In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale be mailed to Trustor at Trustor's address hereinbefore set forth, or if none shown, to Trustor at the property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



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 }

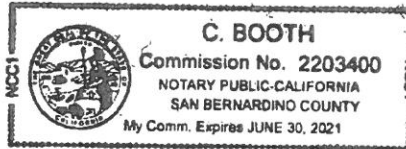
On June 7, 2018 before me, C. Booth notary public
(Here insert name and title of the officer)

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
Principal Sum \$ 150,000.00

Deed of Trust
(Title or description of attached document)

Parcel # 821-210-027-030
(Title or description of attached document continued)

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.

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 4833 Parcel Identification Number: 821210027

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 COLLECTION

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 3018.06 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 0233037; recorded on 6/8/2018. 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 # 2008-0624919 11/25/2008
- 2) Renewed Deed of Trust 2014-0058138 2/13/2014
- 3) Revised Deed of Trust 2018-0233037 06/08/2018
- 4) Statement under Penalty of Perjury (transfer to Nguyen Family Trust)

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 13rd day of July, 2022 at Los Angeles, California
County, State

X Quy Van Nguyen
Signature of Claimant

Si

Quy VAN NGUYEN
Print Name

P

24210 Peak Ct.
Street Address

S

Diamond Bar, CA 91765
City, State, Zip

↑
C

626 242 0372
Phone Number

P

quyvannguyenmd@yahoo.com
Email Address

E

Attachment 3

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

Minh Quach
24210 Peak Court
Diamond Bar, CA 91765

Order No.
Escrow No.
Parcel No. 821-210-027 & 030

2018-0233037

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 20th day of December 2013, between

TRUSTOR: Mesa Bluffs Development Company, LLC

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

TRUSTEE: First American 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:

~~Full legal description is as per Exhibit "A" attached hereto and made a part hereof.~~

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 \$100,000.00 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

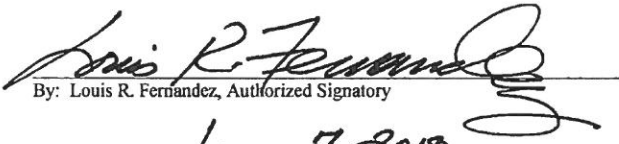
(which provisions, identical in all counties, are printed on page 3 of this document) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and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


 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 }

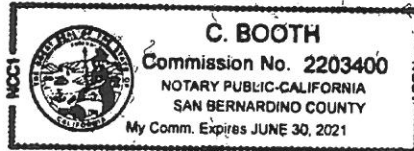
County of San Bernardino }

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 parcel
(Title or description of attached document)
Parcel # 821-210-027 & 030
(Title or description of attached document continued)
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.

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 4833 Parcel Identification Number: 821210027

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

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 217 45 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [check in one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. _____; recorded on _____. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

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

DOC #s & DATES RECORDED-- 44842 : 2014-0382024 : 10/07/2014 // 45447 : 2016-0055522 : 02/10/2016

45956 : 2016-0458699 : 10/19/2016 // 46488 : 2018-0007145 : 01/05/2018 // 47235 : 2018-0412357 : 10/18/2018

47954 : 2019-0388890 : 09/30/2019 // 48768 : 2020-0334568 : 07/27/2020 // 49560 : 2021-0447085 : 07/27/2021

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

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

Executed this 21 day of OCTOBER, 2021 at RIVERSIDE, CALIFORNIA
County, State



Signature of Claimant

Signature of Claimant

VICTOR LUJAN

Print Name

Print Name

180 W 14TH AVE

Street Address

Street Address

BLYTHE, CA 92225

Street Address

Street Address

(760) 922-3144

Phone Number

Phone Number

VICTOR.LUJAN@PVID.ORG

Email Address

City, State, Zip

(760) 922-3144

Phone Number

City, State, Zip

VICTOR.LUJAN@PVID.ORG

Email Address

Phone Number

VICTOR.LUJAN@PVID.ORG

Email Address

Phone Number

VICTOR.LUJAN@PVID.ORG

Email Address

Phone Number

RECEIVED
2021 OCT 26 PM 2:17
RIVERSIDE COUNTY
TREASURER-TAX COLLECTOR

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

DOC # 2014-0382024
10/07/2014 01:37 PM Fees: \$0.00
Page 1 of 1
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

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

FOR THE
YEAR 2013

SPACE ABOVE THIS LINE FOR RECORDERS USE
CERTIFICATE OF SALE
Water Code App. §33-28m

No. 44842

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 5.46 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:
IN MESA IMPROVEMENT DISTRICT
PAR 4 PM 27915 821-210-027-5
SEC 1 T6S R22E

SITUS ADDRESS NOT AVAILABLE

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

MESA BLUFFS DEV. CO., LLC
424 SOUTH EUREKA STREET
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2014


KIM BISHOFF,
Collector of said Palo Verde Irrigation District

.....
State of California

§

County of Riverside

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

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

WITNESS my hand and official seal.

Signature 

Signature of Notary Public



RECORDING REQUESTED BY

PALO VERDE IRRIGATION DISTRICT

AND WHEN RECORDED MAIL TO:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LINDA #922

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2014

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

No. 45447

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 5,47 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:

IN MESA IMPROVEMENT DISTRICT

PAR 4 PM 27915
SEC 1 T6S R22E

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

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

MESA BLUFFS DEV. CO., LLC
424 SOUTH EUREKA STREET
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2015

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

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

State of California

County of Riverside

On **FEBRUARY 02 2016** before me, Shirley A. Nash, A Notary Public, personally appeared Kim Bischoff who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Shirley A. Nash
Signature of Notary Public



RECORDING REQUESTED BY

PALO VERDE IRRIGATION DISTRICT

AND WHEN RECORDED MAIL TO:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: CLAUDIA #061

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE
YEAR 2015

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

No. 45956

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 5.48 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:

IN MESA IMPROVEMENT DISTRICT
PAR 4 PM 27915 821-210-027-5
SEC 1 T6S R22E

Situs Address: SITUS ADDRESS NOT AVAILABLE

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

MESA BLUFFS DEV. CO., LLC
424 SOUTH EUREKA STREET
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2016

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

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

State of California

§

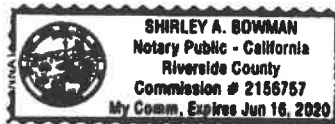
County of Riverside

On August 2, 2016 before me, Shirley A. Bowman, A Notary Public, personally appeared Kim Bishoff who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Shirley A. Bowman*
Signature of Notary Public



RECORDING REQUESTED BY

PALO VERDE IRRIGATION DISTRICT

AND WHEN RECORDED MAIL TO:

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

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

SPACE ABOVE THIS LINE FOR RECORDERS USE

FOR THE

YEAR 2016

CERTIFICATE OF SALE

Water Code App. §33-28m

No. 46488

PALO VERDE IRRIGATION DISTRICT

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 5.48 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside, State of California, particularly described as follows, to wit:

IN MESA IMPROVEMENT DISTRICT
PAR 4 PM 27915
SEC 1 T6S R22E

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2016 which was the year of the Tax, and that the name of the person taxed was

MESA BLUFFS DEV. CO., LLC
424 SOUTH EUREKA STREET
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2017

Richard Gilmore
Collector of said Palo Verde Irrigation District

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

State of California

§

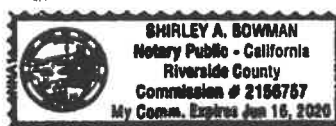
County of Riverside

On JANUARY 2, 2018 before me, Shirley A. Bowman, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Shirley A. Bowman
Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

**This document was electronically submitted
to the County of Riverside for recording**
Received by: REGINA #080

Space above this line for recorders use

For the
Year 2017

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

No. 47235

Palo Verde Irrigation District

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$ 13.57 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

PAR 4 PM 27915 SEC 1 T6S R22E

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

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

MESA BLUFFS DEV. CO., LLC
424 SOUTH EUREKA STREET
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2018

Richard Gilmore
Collector of said Palo Verde Irrigation
District

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

State of California

§

County of Riverside

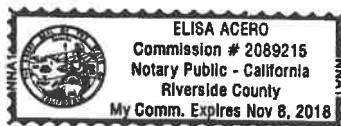
On October 4, 2018 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

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

Space above this line for recorders use

For the
Year 2018

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

No. 47954

Palo Verde Irrigation District

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$5.5 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

PAR 4 PM 27915 SEC 1 T6S R22E (SITUS ADDRESS NOT AVAILABLE) 821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

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

MESA BLUFFS DEV. CO., LLC
424 SOUTH EUREKA STREET
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2019

Richard Gilmore
Richard Gilmore

Collector of said Palo Verde Irrigation District

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

State of California

§

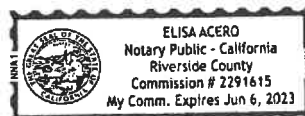
County of Riverside

On September 5, 2019 before me Elisa Acero, A Notary Public, personally appeared Richard Gilmore who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature *Elisa Acero*
Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

This document was electronically submitted to the County of Riverside for recording
Received by: LISA #580

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For the
Year 2019

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

No. 48768

Palo Verde Irrigation District

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$5.51 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

PAR 4 PM 27915 SEC 1 T6S R22E

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2019 which was the year of the Tax, and that the name of the person was

MESA BLUFF DEVELOPMENT CO.
424 S EUREKA ST
REDLANDS, CALIFORNIA 92373

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

WITNESS my hand this 1st day of July 2020

Marissa Johnson
Collector of said Palo Verde Irrigation District

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

State of California

County of Riverside

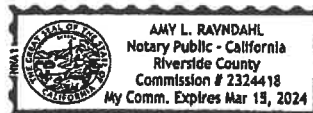
On JUL 27 2020 before me Amy L Ravndahl, A Notary Public, personally appeared Marissa Johnson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

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

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For the
Year 2020

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

No. 49560

Palo Verde Irrigation District

I, the undersigned Collector of Palo Verde Irrigation District, a district organized under the provisions of the "Palo Verde Irrigation District Act," an Act, of the Legislature of California, HEREBY CERTIFY that on the date of this certificate, I did, after notice given as provided by said Act, as amended, sell to said Palo Verde Irrigation District for the sum of \$5.52 being the amount of the tax hereinafter mentioned and the penalties and costs accrued thereon, that certain real property situate within said District, County of Riverside State of California, particularly described as follows, to wit:

PAR 4 PM 27915 SEC 1 T6S R22E

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

That said real property was sold for a delinquent tax levied thereon by the Board of Trustees of said District during the year 2020 which was the year of the Tax, and that the name of the person was

MESA BLUFF DEVELOPMENT CO.
424 S EUREKA ST
REDLANDS, CA 92373

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

WITNESS my hand this 1st day of July 2021



Marissa Johnson
Collector of said Palo Verde Irrigation District

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

State of California

County of Riverside

On July 20, 2021 before me Shirley A Bowman, A Notary Public, personally appeared Marissa Johnson who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature 
Signature of Notary Public



Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

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

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Palo Verde Irrigation District

Collector's Office

Blythe, Ca. 11/01/21

Redemption Certificate

NO. 18873

RECEIVED OF WPL HOLDINGS LLC, REDEMPTIONER, the sum of Eighty Five & 88/100 Dollars, \$85.88 which is in full payment for assessment sales on property described and set out by Certificates of Sale Number in itemized statement below.

DESCRIPTION OF PROPERTY

Owner name is: MESA BLUFFS DEV CO LLC
 PAR 4 PM 27915

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

Year 2013 Cert. 44842 Amount sold for Interest	\$5.46 \$3.64	\$9.10
Year 2014 Cert. 45447 Amount sold for Interest	\$5.47 \$3.16	\$8.63
Year 2015 Cert. 45956 Amount sold for Interest	\$5.48 \$2.67	\$8.15

Recording Fee \$60.00

Grand Total \$85.88

By: Marissa Johnson Collector

Marissa Johnson Deputy

Palo Verde Irrigation District

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

(R-29273 P-902015 S-615183 N-MESA BLUFFS DEV. CO., LLC)

Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

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

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Palo Verde Irrigation District

Collector's Office

Blythe, Ca. 11/01/21

Redemption Certificate

NO. 18874

RECEIVED OF WPL HOLDINGS LLC, REDEMPTIONER, the sum of Eighty One & 54/100 Dollars, \$81.54 which is in full payment for assessment sales on property described and set out by Certificates of Sale Number in itemized statement below.

DESCRIPTION OF PROPERTY

Owner name is: MESA BLUFFS DEV CO. LLC
PAR 4 PM 27915

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

Year 2016 Cert. 46488		
Amount sold for Interest	\$5.48 \$2.18	\$7.66
Year 2017 Cert. 47235		
Amount sold for Interest	\$5.49 \$1.69	\$7.18
Year 2018 Cert. 47954		
Amount sold for Interest	\$5.50 \$1.20	\$6.70

Recording Fee \$60.00

Grand Total \$81.54

By: Marissa Johnson Collector

Marissa Johnson Deputy

Palo Verde Irrigation District

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

(R-29273 P-902015 S-815183 N-MESA BLUFFS DEV. CO., LLC)

Recording Requested By

Palo Verde Irrigation District

And when recorded mail to:

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

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

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Palo Verde Irrigation District

Collector's Office

Blythe, Ca. 11/01/21

Redemption Certificate

NO. 18875

RECEIVED OF WPL HOLDINGS LLC, REDEMPTIONER, the sum of Fifty One & 94/100 Dollars,
\$51.94 which is in full payment for assessment sales on property described and set out by
Certificates of Sale Number in itemized statement below.

DESCRIPTION OF PROPERTY

Owner name is: MESA BLUFF DEVELOPMENT CO
PAR 4 PM 27915 SEC 1 T6S R22E

821-210-027-5

Situs Address: SITUS ADDRESS NOT AVAILABLE

Year 2019 Cert. 48768	\$5.51	\$6.21
Amount sold for Interest	\$0.70	
Year 2020 Cert. 49560	\$5.52	\$5.73
Amount sold for Interest	\$0.21	

Recording Fee \$40.00

Grand Total \$51.94

By: Marissa Johnson Collector

Marissa Johnson Deputy

Palo Verde Irrigation District

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

(R-29273 P-902015 S-15183 N-MESA BLUFF DEVELOPMENT CO.)