

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



**ITEM:** 19.21  
(ID # 25127)

**MEETING DATE:**  
Tuesday, October 29, 2024

**FROM :** TREASURER-TAX COLLECTOR

**SUBJECT:** TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 218, Item 43. Last assessed to: Calvin Tan, a married man, as to an undivided 20 percent interest, Peter Shay, a married man, as to an undivided 20 percent interest, Kang-Shen Chen, a married man, as to an undivided 20 percent interest, Tom Huang, a married man, as to an undivided 20 percent interest, and Hsi-Yen Pan, a married man, as to an undivided 20 percent interest, all as tenants in common. District 2. [\$160,431-Fund 65595 Excess Proceeds from Tax Sale]

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

1. Approve the claim from the County of Orange for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049;

Continued on Page 2

**ACTION:**Policy

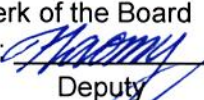
  
Melissa Johnson, Assistant Tax Collector 10/15/2024

---

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: October 29, 2024  
xc: Tax Collector

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

2. Approve the claim from Abner Pinedo, Assignee for Calvin Tan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049;
3. Approve the claim from Abner Pinedo, Assignee for Peter Shay, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049;
4. Approve the claim from Abner Pinedo, Assignee for Jean B. Hwang, heir to the Estate of Tom Huang, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049;
5. Approve the claim from Abner Pinedo, Assignee for Hsi-Yen Pan, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049;
6. Deny the claim from Kang-Shen Chen, last assessee for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049;
7. Deny the claim from Shu-Jen Chen for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 285090049; and
8. Authorize and direct the Auditor-Controller to issue a warrant to the County of Orange in the amount of \$32,086.18, to Abner Pinedo, Assignee for Calvin Tan in the amount of \$32,086.18, to Abner Pinedo, Assignee for Peter Shay in the amount of \$32,086.18, to Abner Pinedo, Assignee for Jean B. Hwang, heir to the Estate of Tom Huang in the amount of \$32,086.18, and to Abner Pinedo, Assignee for Hsi-Yen Pan in the amount of \$32,086.17 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.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 160,431	\$ 0	\$ 160,431	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b>	Fund 65595 Excess Proceeds from Tax Sale.		<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	24/25

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

In accordance with Section 3691 et seq. of the California Revenue and Taxation Code, and with prior approval of the Board of Supervisors, the Tax Collector conducted the April 26, 2022 public auction sale. The deed conveying title to the purchasers at the auction was recorded July 7, 2022. Further, as required by Section 4676 of the California Revenue and Taxation Code, notice of the right to claim excess proceeds was given on July 19, 2022 to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of

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

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 the County of Orange based on a Renewal of Abstract of Judgment recorded January 16, 2020 as Instrument No. 2020-0022499.
2. Claim from Abner Pinedo, Assignee for Calvin Tan based on an Assignment of Rights to Claim Excess Proceeds notarized February 2, 2023 and a Grant Deed recorded May 16, 1988 as Instrument No. 1988-130064.
3. Claim from Abner Pinedo, Assignee for Peter Shay based on an Assignment of Rights to Claim Excess Proceeds notarized December 23, 2022 and a Grant Deed recorded May 16, 1988 as Instrument No. 1988-130064.
4. Claim from Abner Pinedo, Assignee for Jean B. Hwang, heir to the Estate of Tom Huang based on an Assignment of Rights to Claim Excess Proceeds notarized February 2, 2023, a Grant Deed recorded May 16, 1988 as Instrument No. 1988-130064, a Declaration Under California Probate Code Section 13101 notarized February 2, 2023, and a Certificate of Death for Shu Tang Hwang AKA Tom Huang.
5. Claim from Abner Pinedo, Assignee for Hsi-Yen Pan based on an Assignment of Rights to Claim Excess Proceeds notarized April 6, 2023 and a Grant Deed recorded May 16, 1988 as Instrument No. 1988-130064.
6. Claim from Kang-Shen Chen based on a Grant Deed recorded May 16, 1988 as Instrument No. 1988-130064.
7. Claim from Shu-Jen Chen based on a Grant Deed recorded May 16, 1988 as Instrument No. 1988-130064.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that the County of Orange be awarded excess proceeds in the amount of \$32,086.18, Abner Pinedo, Assignee for Calvin Tan be awarded excess proceeds in the amount of \$32,086.18, Abner Pinedo, Assignee for Peter Shay be awarded excess proceeds in the amount of \$32,086.18, Abner Pinedo, Assignee for Jean B. Hwang, heir to the Estate of Tom Huang be awarded excess proceeds in the amount of \$32,086.18, and Abner Pinedo, Assignee for Hsi-Yen Pan be awarded excess proceeds in the amount of \$32,086.17. The claim from Kang-Shen Chen be denied since his interest was claimed by the County of Orange using Instrument No. 2020-0022499. The claim from Shu-Jen Chen be denied since she was not a party of interest to the property at the time of the tax sale. Supporting documentation has been provided. The Tax Collector requests approval of the above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

**Impact on Residents and Businesses**

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

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



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

ATTACHMENT A. Claim Orange

ATTACHMENT B. Claim Tan

ATTACHMENT C. Claim Shay

ATTACHMENT D. Claim Huang

ATTACHMENT E. Claim Pan

ATTACHMENT F. Claim KChen

ATTACHMENT G. Claim SChen

  
Evangelina Gregorio EO, Principal Mgmt Analyst 10/21/2024

  
Aaron Gettis, Chief of Deputy County Counsel 8/13/2024



RECEIVED

022 AUG - 1 AM 9:48

RIVERSIDE COUNTY  
REAS-TAX COLLECTOR

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

**To: Matthew Jennings, Treasurer-Tax Collector**

**Re: Claim for Excess Proceeds**

**TC 218 ITEM 43 Parcel Identification Number: 285090049**

**Assessee: TAN, CALVIN & CHEN, KANG-SHEN & HUANG, TOM & PAN, HSI-YEN & SHAY, PETER**

**Situs:**

**Date Sold: 04/26/2022**

**Date Deed to Purchaser Recorded: 07/07/2022**

**Final Date to Submit Claim: 07/07/2023**

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$159,644.89 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. 2022-0033822; recorded on January 20, 2022. 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.**

Please see attached Acknowledgment of Partial Satisfaction of Judgment. As of today's date, a principal balance of \$136,275.51 + accrued interest of \$23,639.38 (195 days of interest from Partial Satisfaction of Judgment) for a total of \$159,644.89 to the County of Orange is owed.

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 28th day of July, 2022 at Orange, CA  
County, State

*Michael A. Haubert*

Digitally signed by Michael A. Haubert  
DN: cn=Michael A. Haubert, o=County of Orange, ou=County Counsel, email=michael.haubert@coco.ocgov.com, c=US  
Date: 2022.07.28 09:33:31 -0700

Signature of Claimant

Signature of Claimant

Michael A. Haubert, Senior Deputy County Counsel

Print Name

Print Name

400 W. Civic Center Drive, Suite 202  
Street Address

Street Address

Santa Ana, CA 92701  
City, State, Zip

City, State, Zip

714-834-3300  
Phone Number

Phone Number

Michael.Haubert@coco.ocgov.com  
Email Address

Email Address

RECORDING REQUESTED BY:  
LEON J. PAGE, COUNTY COUNSEL  
MARIANNE VAN RIPER, SENIOR ASSISTANT  
333 W. Santa Ana Blvd., Ste. 407  
Santa Ana, CA 92701  
(714) 834-3300

**AND WHEN RECORDED MAIL TO:**

LEON J. PAGE, COUNTY COUNSEL  
MARIANNE VAN RIPER, SENIOR ASSISTANT  
333 W. Santa Ana Blvd., Ste. 407  
Santa Ana, CA 92701

*Exempt from Recording Fees Pursuant to  
Gov't Code § 27383*

**2020-0022499**

01/16/2020 01:38 PM Fee: \$ 0.00

Page 1 of 10

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



420

*THIS SPACE FOR RECORDSER'S USE ONLY*

**RENEWAL OF**  
**ABSTRACT OF JUDGMENT**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

Unofficial Copy

EJ-001

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, address, and State Bar number):  
 After recording, return to:  
 Leon J. Page, County Counsel SBN: 136688  
 Marianne Van Riper, Senior Assistant County Counsel  
 333 W. Santa Ana Blvd., Ste. 407  
 Santa Ana, CA 92701  
 TEL NO.: (714) 834-3300 FAX NO. (optional): (714) 834-2359  
 E-MAIL ADDRESS (Optional): marianne.vanriper@coco.ocgov.com  
 ATTORNEY FOR  JUDGMENT CREDITOR  ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE  
 STREET ADDRESS 700 Civic Center Drive West  
 MAILING ADDRESS 700 Civic Center Drive West  
 CITY AND ZIP CODE Santa Ana, California 92701  
 BRANCH NAME Central Justice Center

FOR RECORDER'S USE ONLY

PLAINTIFF: COUNTY OF ORANGE  
 DEFENDANT: SHU-JEN CHEN and KANG SHEN CHEN

CASE NUMBER  
 07CC12128

**ABSTRACT OF JUDGMENT—CIVIL AND SMALL CLAIMS**  Amended

FOR COURT USE ONLY  
 Pursuant to California Government Code § 68150(f), the Clerk of the Court hereby certifies this document accurately reflects the official court record. The electronic signature and seal on this document have the same validity and legal force and effect as an original clerk's signature and court seal. California Government Code § 68150(g).

1. The  judgment creditor  assignee of record applies for an abstract of judgment and represents the following:  
 a. Judgment debtor's Name and last known address  
**KANG SHEN CHEN**  
 6984 E. Overlook Terrace  
 Anaheim, CA 92807-5125  
 b. Driver's license no. [last 4 digits] and state:  Unknown  
 c. Social security no. [last 4 digits]:  Unknown  
 d. Summons or notice of entry of sister-state judgment was personally served or mailed to (name and address):  
 Kang Shen Chen: 6984 E. Overlook Terrace, Anaheim, CA 92807-5125

2.  Information on additional judgment debtors is shown on page 2.  
 3. Judgment creditor (name and address):  
 COUNTY OF ORANGE  
 333 West Santa Ana Boulevard, Ste. 407  
 Santa Ana, California 92701  
 Date: December 10, 2019  
 Marianne Van Riper, Senior Assistant County Counsel  
 (TYPE OR PRINT NAME)

4.  Information on additional judgment creditors is shown on page 2.  
 5.  Original abstract recorded in this county: Orange  
 a. Date: June 7, 2012  
 b. Instrument No.: 2012000323933  
 Marianne Van Riper  
 (SIGNATURE OF APPLICANT OR ATTORNEY)

6. Total amount of judgment as entered or last renewed:  
 \$ 136,275.51  
 7. All judgment creditors and debtors are listed on this abstract.  
 8. a. Judgment entered on (date): October 16, 2009  
 b. Renewal entered on (date): September 10, 2019  
 9.  This judgment is an installment judgment.

10.  An  execution lien  attachment lien is endorsed on the judgment as follows:  
 a. Amount: \$  
 b. In favor of (name and address):  
 11. A stay of enforcement has  
 a.  not been ordered by the court.  
 b.  been ordered by the court effective until (date):  
 12. a.  I certify that this is a true and correct abstract of the judgment entered in this action.  
 b.  A certified copy of the judgment is attached.



This abstract issued on (date):  
 12-10-2019

David H. Yamasaki, Clerk of the Court  
 Clerk, by

A. Van Arkel  
 Deputy



<b>PLAINTIFF: COUNTY OF ORANGE</b> <b>DEFENDANT: SHU-JEN CHEN and KANG SHEN CHEN</b>	<b>COURT CASE NO:</b> <b>07CC12128</b>
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**NAMES AND ADDRESSES OF ADDITIONAL JUDGMENT CREDITORS:**

13. Judgment creditor (name and address):

14. Judgment creditor (name and address):

15.  Continued on Attachment 15.

**INFORMATION ON ADDITIONAL JUDGMENT DEBTORS:**

16. Name and last known address

Shu-Jen Chen  
6984 E. Overlook Terrace  
Anaheim, CA 92807-5125

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

6984 E. Overlook Terrace  
Anaheim, CA 92807-5125

17. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

18. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

19. Name and last known address

Driver's license no. [last 4 digits] and state:  Unknown  
Social security no. [last 4 digits]:  Unknown

Summons was personally served at or mailed to (address):

20.  Continued on Attachment 20.

ORIGINAL

1 NICHOLAS S. CHRISOS, COUNTY COUNSEL  
2 MARIANNE VAN RIPER, SENIOR DEPUTY (SBN 136688)  
3 333 W. Santa Ana Blvd., Suite 407  
4 Post Office Box 1379  
5 Santa Ana, California 92702-1379  
6 Telephone: (714) 834-3300  
7 Facsimile: (714) 834-2359

**FILED**  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF ORANGE  
CENTRAL JUSTICE CENTER  
OCT 16 2009  
ALAN CARLSON, Clerk of the Court  
BY K. Palacios  
BY K. PALACIOS

8 Attorneys for COUNTY OF ORANGE  
9 Exempt From Filing Fees Pursuant to Gov't Code § 6103

10 SUPERIOR COURT OF CALIFORNIA  
11 COUNTY OF ORANGE - CENTRAL JUSTICE CENTER

12 COUNTY OF ORANGE,

CASE NO.: 07CC12128

13 Plaintiff,

ASSIGNED FOR ALL PURPOSES TO  
JUDGE RANDELL WILKINSON  
DEPT. C25

14 v.

15 SHU-JEN CHEN and KANG SHEN CHEN,  
16 and DOES 1 through 20, inclusive,

JUDGMENT

17 Defendants.

TRIAL DATE: June 8, 2009  
TIME: 9:00 a.m.  
DEPT: C25

18 The trial in the above captioned matter took place on June 8, June 9, June 11 and  
19 August 25, 2009, the Honorable Randell Wilkinson, Judge of the Orange County Superior  
20 Court, presiding. Nicholas S. Chrisos, County Counsel, by Marianne Van Riper, Senior Deputy  
21 County Counsel, represented the Plaintiff, County of Orange. Roy Dickson, Esq. of Dickson  
22 and Associates, represented Defendant Shu-Hen Chen and Defendant Kang Shen Chen  
23 represented himself, in pro per. After consideration of the evidence presented, testimony, and  
24 Stipulation of Facts for Trial, Judgment is hereby entered as follows:

IT IS HEREBY ORDERED AND DECREED THAT:

- 25 1. County of Orange is awarded judgment in its favor and against Defendants
- 26 Shu-Jen Chen and Kang Shen Chen.
- 27 2. County of Orange is entitled to recover the amount of \$68,475.44 from
- 28 Defendants Shu-Jen Chen and Kang Shen Chen, representing the damages incurred by the

OFFICE OF THE COUNTY COUNSEL  
COUNTY OF ORANGE

RECEIVED IN DEPT C-025 ON 9/9/09  
AT 3:09 AM / PM

1 County of Orange as a result of Defendants encroachment/trespass on the County owned  
2 Santiago Oaks Regional Park (the "Park") and County owned Service Road adjacent to the  
3 Park.

4 3. Defendants Shu-Jen Chen and Kang Shen Chen, and their agents, servants, and  
5 employees, and all persons acting under in concert with are permanently enjoined from  
6 violating the conditions and limitations of Preservation Easement contained on the Property  
7 located at 6984 Overlook Terrace, Anaheim, California (hereinafter the "Preservation  
8 Easement"); to wit:

- 9 a. From constricting the water course, and interrupting water flow in; and  
10 b. From altering cultural resources, including but not limited to, doing any  
11 type of construction, grading, planting or boring activity on the  
12 Preservation Easement.

13 4. Defendants Shu-Jen Chen and Kang Shen Chen are ordered to restore the  
14 Resource Preservation Easement to its natural open space condition, including removing all  
15 artificial stone, pilasters, fencing, and other alterations of cultural resources. However, in  
16 connection with the restoration activities, Defendants shall comply with the all of the terms  
17 contained in the "Chen CPP Conditions -RPE Area.doc" attached hereto as Exhibit A and  
18 incorporated herein by this reference. Additionally, all work shall be performed by County  
19 approved licensed contractors and/or experts. The County of Orange shall approve and manage  
20 all contractors and/or experts hired by Defendants. Defendants are ordered to contract for and to  
21 pay for all work required, including all expert and contractor fees incurred in connection with  
22 the restoration. Defendants and their agents shall do no demolition of existing structures or  
23 removal of existing plant life on the Preservation Easement without County approval in writing.

24 5. Said County reviewed and approved contract for archeological services shall be  
25 signed within 90 days from the date of this Judgment, and a copy of the signed contract shall be  
26 delivered to the County of Orange, c/o Marianne Van Riper, Senior Deputy County Counsel,  
27 within 120 days.

28 //



1           6.     A complete Restoration Plan for the Resource Preservation Easement shall be  
2 submitted to the County, c/o Marianne Van Riper, Senior Deputy County Counsel, within 120  
3 days of the execution of the contract for archeological services. The County shall have the  
4 authority to approve or make changes to said Restoration Plan.

5           7.     All restoration work shall be completed within 270 days from the date of the  
6 County giving the Defendants notice of the approval of the Restoration Plan.

7           8.     Defendants shall provide access for all restoration work on the easement and for  
8 future inspection of land. Said access shall be from the County Service Road on the Eastern  
9 boundary of the Defendants' property.

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DATED: 10/16/09

*Randell L. Wilkinson*

JUDGE RANDELL WILKINSON

JUDGE OF THE SUPERIOR COURT  
OF CALIFORNIA, COUNTY OF ORANGE,  
CENTRAL JUSTICE CENTER

OFFICE OF THE COUNTY COUNSEL  
COUNTY OF ORANGE

## Chen CPP Conditions - RPE Area.doc

Prior to the initiation of any work on the Resource Preservation Easement area, the Permittee shall:

- 1) **Submit a Resource Restoration Plan for the Resource Preservation Easement area which shall identify how all encroaching structures, improvements and plantings will be removed from the Resource Preservation Easement area and how the area will be restored to a satisfactory condition. The plan must be approved by the Director of RDMD/HBP. To ensure the work is properly done, the Plan shall include the following:**
  - a. **An Archeological Restoration Plan prepared by a County-certified archeologist. The plan shall identify the procedures necessary to protect, restore and preserve all archeological features, rock formations, and pool in the Resource Preservation Easement area. These features include Native American bedrock mortars, altered or shaped stone, including the "altar stone", rock art (petroglyphs or pictographs), soil deposits containing midden (a mixture of soil and cultural debris) and/or other Native American cultural items. The plan shall include the following conditions:**
    - i. **A County-certified Archeologist and a Native American observer shall be present on site to monitor any demolition/removal of structures or grading activities within the vicinity of archeological features.**
    - ii. **Any Native American artifacts collected by Permittee's Archaeologist within the Resource Preservation Easement area will be identified, catalogued and returned to County, including, but not limited to, chipped stone, Manos, Metates (grinding stones) and other cultural materials.**
    - iii. **The plan's recommendations shall appear as Notes on the Tree Preservation Plan and Demolition/Grading/Erosion Control Plan (see items c. & d below).**
  - b. **A Habitat Restoration, Maintenance and Monitoring Plan prepared by a qualified biologist. The plan shall address restoration of the site exclusively with native vegetation. The plan shall identify all plant materials to be utilized, how they will be installed and maintained. A three-year monitoring plan shall also be included. The plan shall also address any Streambed Alteration Agreement requirements (see item e below).**
  - c. **Grading/Erosion Control Plan addressing restoration of topography and drainage and repair of toe of slope and park access road to Planning and Development Services Grading Section for review and approval, prior to the initiation of any work. Similar demolition/grading permits may be required by the City of Anaheim. Arborist and Archeologist recommendations shall appear as notes on Grading/Erosion Control Plan.**
  - d. **A Tree Protection and Preservation Plan prepared by a certified arborist. The plan shall describe all protective measures and removal techniques to be employed in**

**Exhibit A**

conjunction with any site restoration activities within the drip line of native trees. The plan will specifically address the impacts of demolition, grading and erosion control on the native trees.

- e. A Streambed Alteration Agreement obtained prior to any grading from the California Department of Fish and Game. Terri Dickerson (858)467-4201)
- 2) Submit a plan, for the approval of the Director of RDMD/HBP, depicting a gate structure and signage enabling trail access to the site for public visitation by guided tours arranged by the SORP Ranger staff, 714-673-6620.

Unofficial Copy



**PROOF OF SERVICE**

I do hereby declare that I am a citizen of the United States employed in the County of Orange, over 18 years old and that my business address is 333 W. Santa Ana Blvd., Ste. 407, Santa Ana, California 92701. I am not a party to the within action.

On September 9, 2009, I served the foregoing JUDGMENT on all other parties to this action by placing a true copy of said document in a sealed envelope in the following manner:

(BY U.S. MAIL) I placed such envelope(s) addressed as shown below for collection and mailing at Santa Ana, California, following our ordinary business practices. I am readily familiar with this office's practice for collecting and processing correspondence for mailing. On the same day that correspondence is placed for collection and mailing, it is deposited in the ordinary course of business with the United States Postal Service in a sealed envelope with postage fully prepaid.

(BY FACSIMILE) I caused such document to be telefaxed to the addressee(s) and number(s) shown below, wherein such telefax is transmitted that same day in the ordinary course of business.

(BY PERSONAL SERVICE) I caused such envelope(s) to be hand-delivered to the addressee(s) shown below.

(STATE) I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

OFFICE OF THE COUNTY COUNSEL  
COUNTY OF ORANGE

*Eileen Blanton*  
Eileen Blanton

**NAME AND ADDRESS TO WHOM SERVICE WAS MADE**

Roy C. Dickson, Esq.  
Dickson and Associates  
324 W 4th St Ste C  
Santa Ana, CA 92701

Attorney for Defendant Shu-Jen Chen

Kang-Shen Chen  
6984 E Overlook Terrace  
Anaheim, CA 92807-5125

Defendant, In Pro Per



**PROOF OF SERVICE**

Unofficial Copy

I hereby certify the foregoing instrument consisting of 6 page(s)  
is a true and correct copy of the original on file in this court.



ATTEST (DATE) 12/5/19  
DAVID H. YAMASAKI, EXECUTIVE OFFICER AND CLERK OF THE  
SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE

BY James Rice, DEPUTY  
JAMES RICE

Giovane Pivano  
Assistant Treasurer  
May 23, 2024



Melissa Johnson  
Assistant Tax Collector

County of Orange  
Attn: Michael A. Haubert, Sr Deputy County Counsel  
400 W. Civic Center Drive, Suite 202  
Santa Ana, CA 92701

Re: PIN: 285090049  
TC 218 Item 43  
Date of Sale: April 26, 2022

Judgment Debtor: Kang-Shen Chen  
County of Riverside Instrument No: 2020-0022499

To Whom It May Concern:

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

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

- |   |  |
|---|--|
| <input type="checkbox"/> Copy of a trust/will                                     | <input checked="" type="checkbox"/> <b>Notarized Updated Statement of Monies Owed (up to date of tax sale)</b> |
| <input type="checkbox"/> Notarized Statement of different/misspelled              | <input type="checkbox"/> Articles of Incorporation (if applicable Statement by Domestic Stock)                 |
| <input type="checkbox"/> Original Notarized Authorization for Agent               | <input type="checkbox"/> Court Order Appointing Administrator  |
| <input type="checkbox"/> Notarized Assignment of Right to Collect Excess Proceeds | <input type="checkbox"/> Deed (Quitclaim/Grant etc...)   |
| <input type="checkbox"/> Certified Death Certificate                              | <input type="checkbox"/> Other:  |
| <input type="checkbox"/> Copy of Marriage Certificate for                         |  |
| <input type="checkbox"/> Original Note/Payment Book                               |  |

Please send in all original documents by **June 23, 2024** to: **Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds**. If you should have any questions, please contact me.

Sincerely,

*Megan Montellano*

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

4080 Lemo  
WWW.CountyTrea

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <b>X</b></p> <p>B. Received by (Printed Name)</p> <p>D. Is delivery address different from item? If YES, enter delivery address below</p>																
<p>1. Article Addressed to:</p> <p>County of Orange Attn: Michael A. Haubert, Sr Deputy County Counsel 400 W. Civic Center Drive, Suite 202 Santa Ana, CA 92701</p>																	
<p>2. Article Number (Transfer from service label)</p> <p>7003 2260 0004 1554 6186</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Pric</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Reg</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Del</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Sig</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Sig</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Res</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Pric	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Reg	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Del	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Sig	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Sig	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Res	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Pric																
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<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Res																
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>9590 9402 7411 2055 4041 39</p>																	





OFFICE OF THE COUNTY COUNSEL  
COUNTY OF ORANGE

400 WEST CIVIC CENTER DRIVE, SUITE 202  
SANTA ANA, CA 92701  
MAILING ADDRESS: P.O. BOX 1379  
SANTA ANA, CA 92702-1379  
(714) 834-3300  
FAX: (714) 560-4552

Michael A. Haubert  
Senior Deputy County Counsel  
(714) 474-7180

E-Mail:  
Michael.Haubert@coco.ocgov.com

May 22, 2024

Riverside County Treasurer-Tax Collector, Attn: Excess Proceeds  
P.O. Box 12005  
Riverside, CA 92502-2205

RE: PIN: 285090049  
TC 218 Item 43  
Date of Sale: April 26, 2022  
Judgment Debtor: Kang-Shen Chen  
County of Riverside Instrument No: 2020-0022499

Dear Ms. Montellano,

Thank you for the phone call this morning regarding the above-referenced matter. As we discussed, you are seeking an updated accounting for monies owed to the County of Orange. The County received a Partial Satisfaction of \$15,600.54, which should be deducted from the original principal of \$159,644.89. **Therefore, the current amount owed to the County of Orange is \$144,044.35.** Please let me know if anything else is needed. Thank you for your diligence in this matter.

Very truly yours,

LEON J. PAGE  
COUNTY COUNSEL

By Michael A. Haubert  
Michael A. Haubert, Senior Deputy

MAH/jh

DocuSigned by:  
Michael Haubert  
7B8E2C12961F4B3...

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

2023 FEB 23 AM 7:40

TC 218 ITEM 43 Parcel Identification Number: 285090049

Assessee: TAN, CALVIN & CHEN, KANG-SHEN & HUANG, TOM & PAN, HSI-YEN & SHAY, PETER

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,250 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. 130064; recorded on 05-16-1988. 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.

CLAIMING EXCESS OF PROCEEDS FOR ONLY 20% ON BEHALF OF CALVIN TAN, SEE ATTACHED: NOTARIZED ASSIGNMENT OF RIGHTS, GRANT & COPY OF MY C.D.L

If the property is held in Joint Tenancy, the tax sale 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 23RD day of FEBRUARY, 2023 at ORANGE COUNTY - CALIFORNIA  
County, State

Abner Pinedo  
Signature of Claimant

ABNER PINEDO  
Print Name

7533 E ENDEAVOR CT  
Street Address

ANAHEIM, CA 92808  
City, State, Zip

714-614-0321  
Phone Number

ABNERP2020@GMAIL.COM  
Email Address

~~Signature of Claimant~~

~~Print Name~~

~~Street Address~~

~~City, State, Zip~~

~~Phone Number~~

~~Email Address~~

TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

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

For valuable consideration, the undersigned Assignor(s) CALVIN TAN , hereby assigns to Assignee(s) ABNER PINEDO, all rights, title and interest to collect 20 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax- defaulted property, held on 26<sup>th</sup> day of April, 2022, and described as Parcel Number 285-090-049

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$ 32,250.00 and as a party of interest I am entitled to \$ 32,250.00

Dated this 2 day of Feb 2023, X Calvin Tan  
Signature

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

STATE OF California

COUNTY OF Los Angeles

On Feb 2, 2023 before me, L. Arevalo, Notary Public personally

appeared Calvin Tan, 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  
L. Arevalo  
Signature



(Seal)

DECLARATION

I, Assignor(s) CALVIN TAN , Declare the following to be true and correct with respect to my Assignment of Rights to claim excess proceeds to Assignee: ABNER PINEDO for Parcel Number 285-090-049 from the Public Auction of tax-defaulted property held on 26<sup>th</sup> day of April, 2022 in Riverside County, California.

We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date 2/2/23 Signature X Calvin Tan

Name: CALVIN TAN Address: 19196 Hasting St. Rowland Heights, CA 91748

Phone: (626) 274-3515



## ACKNOWLEDGMENT

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

State of California  
County of LOS ANGELES)

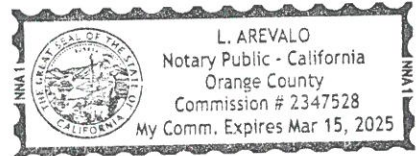
On FEB 2, 2023 before me, L. AREVALO NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared CALVIN TAN,  
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)



130064

STEWART TITLE CO.

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAY 16 1988

Recorded in Official Gazette  
of Riverside County, California

*William E. Conerly*  
Recorder

Fees \$ 9

SURVEYORS  
Monument Fund  
\$10.00

Recorded at the Request of  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

When Recorded Mail to  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
Post Office Box 54153  
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX \$103.<sup>40</sup>~~00~~

GRANT DEED

140-5A-1a (Portion)  
(Parcel K)

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,  
a public corporation, hereby grants to

- CALVIN TAN, a married man, as to an undivided 20 percent interest,
- PETER SHAY, a married man, as to an undivided 20 percent interest,
- KANG-SHEN CHEN, a married man, as to an undivided 20 percent interest,
- TOM HUANG, a married man, as to an undivided 20 percent interest, AND
- HSI-YEN PAN, a married man, as to an undivided 20 percent interest, ALL

the following described real property: AS TENANTS IN COMMON

A parcel of land in the northeast quarter of the southeast quarter of the southwest quarter and in the west half of the northwest quarter of the southeast quarter of the southwest quarter all of Section 2, Township 4 South, Range 5 West, San Bernardino Meridian in the County of Riverside, State of California, as shown by Sectionized Survey of the Rancho El Sobrante de San Jacinto, recorded in Book 1, page 8, of Maps in the office of the County Recorder of the County of San Bernardino, State of California, said parcel of land being more particularly described as follows:

Beginning at a point in the northwest corner of the northeast quarter of the southwest quarter of the southwest quarter in Section 2; thence S 89° 18' 47" E along the north line of said last-mentioned northeast quarter and its easterly

DESCRIPTION APPROVED  
JAN 29 1988

*R. E. [Signature]*  
*[Signature]*

COPIES 9/1/88

130064

140-5A-1a (Portion)  
(Parcel K)

-2-

prolongation, a distance of 837.75 feet to the beginning of a nontangent curve concave easterly and having a radius of 1,800.00 feet, a radial line of said nontangent curve to said point having a bearing of N 82° 12' 29" W; thence southerly along said nontangent curve, through a central angle of 21° 08' 55", an arc distance of 664.40 feet to a point on the south line of the west half of the northwest quarter of the southeast quarter of the southwest quarter of said Section 2; thence N 89° 17' 42" W along said south line of said west half a distance of 58.65 feet to a point in the center line description of El Sobrante Road, 80 feet wide, as mentioned in Parcel 3 of deed recorded August 2, 1946, in Book 760, page 76, of Official Records in the office of the County Recorder of said County of Riverside, said point also being the beginning of a nontangent curve concave southwesterly and having a radius of 1,000.00 feet, a radial line of said curve to said point having a bearing of N 53° 02' 30" E; thence northwesterly along said curve through a central angle of 39° 08' 19" an arc distance of 683.10 feet; thence N 76° 05' 49" W continuing along said center line a distance of 263.19 feet to the west line of the northeast quarter of the southwest quarter of the southwest quarter of said Section 2; thence leaving said center line N 0° 45' 57" E 236.49 feet to the point of beginning.

Reserving to Grantor all oil, gas, hydrocarbons, or other minerals; without, however, the right of surface entry for the development or extraction thereof within 500 feet, measured vertically, of the surface of the above-described property.

Containing 7.43 acres, more or less

Dated: APR 21 1988

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Carl Boronkay  
General Manager

By

*R. W. Balcen*  
Assistant General Manager

WJB/emm-891

Authorized by MWD Administrative Code Section 8241

DESCRIPTION APPROVED  
JAN 29 1988

*R.B. [Signature]*  
*J.A.*



(Balcerzak)

130064

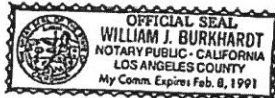
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this 21<sup>ST</sup> day of APRIL, in the year 1988.

before me, WILLIAM J. BURKHARDT, a Notary Public, personally appeared R. W. BALCERZAK, personally known to me to be the person who executed this instrument as Assistant General Manager of The Metropolitan Water District of Southern California, a public corporation, and acknowledged to me that The Metropolitan Water District of Southern California executed it.

WITNESS my hand and official seal.

(Seal)



Signature William J. Burkhardt  
Notary Public in and  
for said State

END RECORDED DOCUMENT

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 43 Parcel Identification Number: 285090049

Assessee: TAN, CALVIN & CHEN, KANG-SHEN & HUANG, TOM & PAN, HSI-YEN & SHAY, PETER

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

RIVERSIDE COUNTY  
TREASURER-TAX COLLECTOR

2023 JAN -9 AM 11:08

RECEIVED

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,250 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. 130064; recorded on 05-16-1988. 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.

THIS IS A CLAIM FOR EXCESS PROCEEDS ONLY FOR THE 20% ON BEHALF MR PETER SHAY. YOU WILL FIND ATTACHED THE FOLLOWING: NOTARIZED ASSIGNMENT OF RIGHTS, MY E & L & GRANT DEED RECORDED ON 05-16-1988

If the property is held in Joint Tenancy, the tax sale 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 6TH day of JANUARY, 2023 at ORANGE - CALIFORNIA  
County, State

Abner Pinedo  
Signature of Claimant

ABNER PINEDO  
Print Name

7533 E ENDEMENT CT  
Street Address

ANAHEIM, CA 92808  
City, State, Zip

714-614-0321  
Phone Number

ABNERP2020@GMAIL.COM  
Email Address

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

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

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

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

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

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

# ACKNOWLEDGMENT

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

State of California

County of Orange

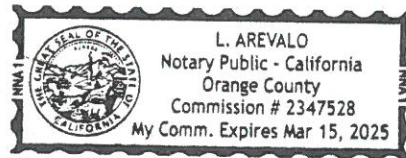
On Jan 6, 2023 before me, L. AREVALO NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Abner Pinedo,  
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 L. Arevalo



(Seal)



TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

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

For valuable consideration, the undersigned Assignor(s) PETER SHAY, hereby assigns to Assignee(s) ABNER PINEDO, all rights, title and interest to collect 20 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax- defaulted property, held on 26<sup>th</sup> day of May, 2022, and described as Parcel Number 285-090-049

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$ 32,250.00 and as a party of interest I am entitled to \$ 32,250.00

Dated this 23 day of Dec 2022, X Peter Shay  
Signature

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

STATE OF California

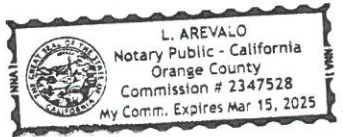
COUNTY OF Orange

On Dec 23, 2022 before me, L. Arevalo, Notary Public personally

appeared Peter Shay, 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  
L. Arevalo  
Signature



(Seal)

DECLARATION

I, Assignor(s) PETER SHAY, Declare the following to be true and correct with respect to my Assignment of Rights to claim excess proceeds to Assignee: ABNER PINEDO for Parcel Number 285-090-049 from the Public Auction of tax-defaulted property held on 26<sup>th</sup> day of May, 2022 in Riverside County, California.

We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date 12/23/22 Signature X Peter Shay  
Name (print) Peter Shay Address: 1761 Clear Creek Dr City/State/zip Code  
Fullerton, CA 92833 Phone: \_\_\_\_\_

## ACKNOWLEDGMENT

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

State of California  
County of ORANGE )

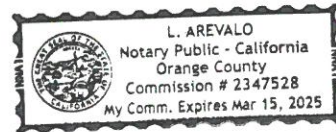
On DEC 23, 2022 before me, L. AREVALO NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared PETER SHAY,  
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)



130064

STEWART TITLE CO.

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAY 16 1988

Recorded in Official Records  
of Riverside County, California

*William E. Conerly*  
Recorder

Fees \$ 9

SURVEYORS  
Monument Fund  
\$10.00

Recorded at the Request of  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

When Recorded Mail to  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
Post Office Box 54153  
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX \$103.<sup>40</sup>~~00~~

GRANT DEED

140-5A-1a (Portion)  
(Parcel K)

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,  
a public corporation, hereby grants to

CALVIN TAN, a married man, as to an undivided 20 percent interest,  
PETER SHAY, a married man, as to an undivided 20 percent interest,  
KANG-SHEN CHEN, a married man, as to an undivided 20 percent interest,  
TOM HUANG, a married man, as to an undivided 20 percent interest, AND  
HSI-YEN PAN, a married man, as to an undivided 20 percent interest, ALL

the following described real property: AS TENANTS IN COMMON

A parcel of land in the northeast quarter of the southeast quarter of the southwest quarter and in the west half of the northwest quarter of the southeast quarter of the southwest quarter all of Section 2, Township 4 South, Range 5 West, San Bernardino Meridian in the County of Riverside, State of California, as shown by Sectionized Survey of the Rancho El Sobrante de San Jacinto, recorded in Book 1, page 8, of Maps in the office of the County Recorder of the County of San Bernardino, State of California, said parcel of land being more particularly described as follows:

Beginning at a point in the northwest corner of the northeast quarter of the southwest quarter of the southwest quarter in Section 2; thence S 89° 18' 47" E along the north line of said last-mentioned northeast quarter and its easterly

DESCRIPTION APPROVED  
JAN 29 1988

*R. E. Alpha*  
*J. A.*

COPIES 9/1/88



130064

140-5A-1a (Portion)  
(Parcel K)

-2-

prolongation, a distance of 837.75 feet to the beginning of a nontangent curve concave easterly and having a radius of 1,800.00 feet, a radial line of said nontangent curve to said point having a bearing of N 82° 12' 29" W; thence southerly along said nontangent curve, through a central angle of 21° 08' 55", an arc distance of 664.40 feet to a point on the south line of the west half of the northwest quarter of the southeast quarter of the southwest quarter of said Section 2; thence N 89° 17' 42" W along said south line of said west half a distance of 58.65 feet to a point in the center line description of El Sobrante Road, 80 feet wide, as mentioned in Parcel 3 of deed recorded August 2, 1946, in Book 760, page 76, of Official Records in the office of the County Recorder of said County of Riverside, said point also being the beginning of a nontangent curve concave southwesterly and having a radius of 1,000.00 feet, a radial line of said curve to said point having a bearing of N 53° 02' 30" E; thence northwesterly along said curve through a central angle of 39° 08' 19" an arc distance of 683.10 feet; thence N 76° 05' 49" W continuing along said center line a distance of 263.19 feet to the west line of the northeast quarter of the southwest quarter of the southwest quarter of said Section 2; thence leaving said center line N 0° 45' 57" E 236.49 feet to the point of beginning.

Reserving to Grantor all oil, gas, hydrocarbons, or other minerals; without, however, the right of surface entry for the development or extraction thereof within 500 feet, measured vertically, of the surface of the above-described property.

Containing 7.43 acres, more or less

Dated: APR 21 1988

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Carl Boronkay  
General Manager

By

*R. W. Balcer*  
Assistant General Manager

WJB/emm-891

Authorized by MWD Administrative Code Section 8241

DESCRIPTION APPROVED  
JAN 29 1988

*R.B. [Signature]*  
*J.D.*

(Balcerzak)

130064

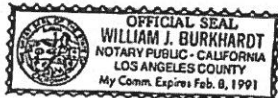
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this 21<sup>ST</sup> day of APRIL, in the year 1988.

before me, WILLIAM J. BURKHARDT, a Notary Public, personally appeared R. W. BALCERZAK, personally known to me to be the person who executed this instrument as Assistant General Manager of The Metropolitan Water District of Southern California, a public corporation, and acknowledged to me that The Metropolitan Water District of Southern California executed it.

WITNESS my hand and official seal.

(Seal)



Signature William J. Burkhardt  
Notary Public in and  
for said State

END RECORDED DOCUMENT

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

To: Matthew Jennings, Treasurer-Tax Collector

RECEIVED

Re: Claim for Excess Proceeds

2023 FEB 23 AM 7:30

TC 218 ITEM 43 Parcel Identification Number: 285090049

RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

Assessee: TAN, CALVIN & CHEN, KANG-SHEN & HUANG, TOM & PAN, HSI-YEN & SHAY, PETER

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,250.- 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. 130064; recorded on 05-16-1988. 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.

CLAIMING EXCESS OF PROCEEDS FOR ONLY 20% ON BEHALF OF MR TOM HUANG. SEE ATTACHED: DEATH CERTIFICATE OF MR HUANG/HWANG MARRIED TO JEAN HWANG, COPY OF HER ID, NOTARIZED ASSIGNMENT OF RIGHTS, PROBATE AFFIDAVIT, PROBATE DECLARATION, GRANT DEED, MY OWN E&L. ANOTHER DECLARATION

If the property is held in Joint Tenancy, the tax sale 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 23RD day of FEBRUARY, 2023 at ORANGE COUNTY-CALIFORNIA  
County, State

Abner Pinedo  
Signature of Claimant

ABNER PINEDO  
Print Name

7533 E ENDERBENT CT  
Street Address

ANAHEIM, CA 92808  
City, State, Zip

714-614-0321  
Phone Number

ABNERP2020@GMAIL.COM  
Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address



TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR

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

For valuable consideration, the undersigned Assignor(s) JEAN B HWANG , hereby assigns to Assignee(s) ABNER PINEDO, all rights, title and interest to collect 20 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax- defaulted property, held on 26<sup>th</sup> day of April, 2022, and described as Parcel Number 285-090-049

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$ 32,250.00 and as a party of interest I am entitled to \$ 32,250.00

Dated this 2 day of Feb 2023, X Jean Hwang  
Signature

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

STATE OF California

COUNTY OF San Bernardino

L. Arevalo, Notary Public

On Feb 2, 2023 before me, \_\_\_\_\_ personally

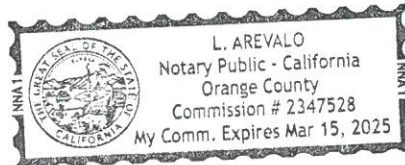
appeared Jean B. Hwang, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the 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

LAO

Signature



(Seal)

DECLARATION

I, Assignor(s) JEAN B HWANG , Declare the following to be true and correct with respect to my Assignment of Rights to claim excess proceeds to Assignee: ABNER PINEDO for Parcel Number 285-090-049, from the Public Auction of tax-defaulted property held on 26<sup>th</sup> day of April, 2022 in Riverside County, California.

We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date 02-02-23 Signature X Jean Hwang

Name: JEAN B HWANG Address: 2105 N 2<sup>ND</sup> Ave Upland, CA 91784 Phone: (909) 985-9542

## 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)

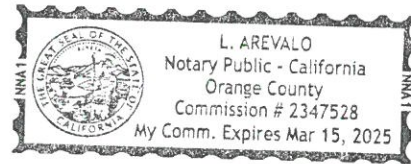
On FEB 2, 2023 before me, L. AREVALO NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared JEAN B. HWANG,  
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)



130064

STEWART TITLE CO.

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAY 16 1988

Recorded in Official Records  
of Riverside County, California

*William E. Conerly*  
Recorder

Fees \$ 9

SURVEYORS  
Monument Fund  
\$10.00

Recorded at the Request of  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

When Recorded Mail to  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
Post Office Box 54153  
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX \$103.<sup>40</sup>~~00~~

GRANT DEED

140-5A-1a (Portion)  
(Parcel K)

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,  
a public corporation, hereby grants to

CALVIN TAN, a married man, as to an undivided 20 percent interest,  
PETER SHAY, a married man, as to an undivided 20 percent interest,  
KANG-SHEN CHEN, a married man, as to an undivided 20 percent interest,  
TOM HUANG, a married man, as to an undivided 20 percent interest, AND  
HSI-YEN PAN, a married man, as to an undivided 20 percent interest, ALL

the following described real property: AS TENANTS IN COMMON

A parcel of land in the northeast quarter of the southeast quarter of the southwest quarter and in the west half of the northwest quarter of the southeast quarter of the southwest quarter all of Section 2, Township 4 South, Range 5 West, San Bernardino Meridian in the County of Riverside, State of California, as shown by Sectionized Survey of the Rancho El Sobrante de San Jacinto, recorded in Book 1, page 8, of Maps in the office of the County Recorder of the County of San Bernardino, State of California, said parcel of land being more particularly described as follows:

Beginning at a point in the northwest corner of the northeast quarter of the southwest quarter of the southwest quarter in Section 2; thence S 89° 18' 47" E along the north line of said last-mentioned northeast quarter and its easterly

DESCRIPTION APPROVED  
JAN 29 1988

*R. S. Alpha*  
*FA*

COPIES 119



130064

140-5A-1a (Portion)  
(Parcel K)

-2-

prolongation, a distance of 837.75 feet to the beginning of a nontangent curve concave easterly and having a radius of 1,800.00 feet, a radial line of said nontangent curve to said point having a bearing of N 82° 12' 29" W; thence southerly along said nontangent curve, through a central angle of 21° 08' 55", an arc distance of 664.40 feet to a point on the south line of the west half of the northwest quarter of the southeast quarter of the southwest quarter of said Section 2; thence N 89° 17' 42" W along said south line of said west half a distance of 58.65 feet to a point in the center line description of El Sobrante Road, 80 feet wide, as mentioned in Parcel 3 of deed recorded August 2, 1946, in Book 760, page 76, of Official Records in the office of the County Recorder of said County of Riverside, said point also being the beginning of a nontangent curve concave southwesterly and having a radius of 1,000.00 feet, a radial line of said curve to said point having a bearing of N 53° 02' 30" E; thence northwesterly along said curve through a central angle of 39° 08' 19" an arc distance of 683.10 feet; thence N 76° 05' 49" W continuing along said center line a distance of 263.19 feet to the west line of the northeast quarter of the southwest quarter of the southwest quarter of said Section 2; thence leaving said center line N 0° 45' 57" E 236.49 feet to the point of beginning.

Reserving to Grantor all oil, gas, hydrocarbons, or other minerals; without, however, the right of surface entry for the development or extraction thereof within 500 feet, measured vertically, of the surface of the above-described property.

Containing 7.43 acres, more or less

Dated: APR 21 1988

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Carl Boronkay  
General Manager

By

*R. W. Balcen*  
Assistant General Manager

WJB/emm-891

Authorized by MWD Administrative Code Section 8241

DESCRIPTION APPROVED  
JAN 29 1988

*R.B. [Signature]*  
*[Signature]*

(Balcerzak)

130064

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this 21<sup>ST</sup> day of APRIL, in the year 1988.

before me, WILLIAM J. BURKHARDT, a Notary Public, personally appeared R. W. BALCERZAK, personally known to me to be the person who executed this instrument as Assistant General Manager of The Metropolitan Water District of Southern California, a public corporation, and acknowledged to me that The Metropolitan Water District of Southern California executed it.

WITNESS my hand and official seal.

(Seal)



Signature William J. Burkhardt  
Notary Public in and  
for said State

END RECORDED DOCUMENT

Unofficial Copy

# DECLARATION UNDER CALIFORNIA PROBATE CODE SECTION 13101

The undersigned, each for himself or herself and not for the others, hereby declares:

1. I am the successor in interest of TOM HUANG [Name of Decedent], who died in the City of SAN BERNARDINO, County of SAN BERNARDINO, State of California, on JULY 01, 2017.
2. At least 40 days have elapsed since the death of the Decedent, as shown in a certified copy of the Decedent's death certificate attached to this declaration.
3. No proceeding is now being or has been conducted in California for administration of the Decedent's estate.
4. The decedent's personal representative has consented in writing to the payment, transfer, or delivery to the affiant or declarant of the property described in the affidavit or declaration.
5. The current gross fair market value of the Decedent's real and personal property in California, excluding the property described in Section 13050 of the California Probate Code, does not exceed one hundred fifty thousand dollars (\$150,000).
6. The property of Decedent which is to be paid, transferred or delivered to the undersigned under the provisions of California Probate Code Section 13100 is: \_\_\_\_\_
7.  The undersigned is/are the successor(s) of the Decedent (as defined in Section 13006 of the California Probate Code) to the Decedent's interest in the described property [e.g., beneficiary of Decedent's will or, where Decedent left no will, the surviving spouse, child, grandchild, parent, brother or sister, niece or nephew, grandparent, aunt or uncle, cousin, etc.].  
 The undersigned is/are authorized under Section 13051 of the California Probate Code to act on behalf of the successor or the Decedent (as defined in Section 13006 of the California Probate) with respect to to the Decedent's interest in the described property [e.g., guardian or conservator of Decedent's estate trustee of Decedent's trust, custodian of Decedent's will or personal representative of beneficiary (ies)]. The name (s) of the successor (s) of the Decedent is/are: JEAN B HUANG.
8. No other person has a superior right to the interest of the decedent in the described property.
9. The undersigned requests that the described property be paid, delivered, or transferred to the undersigned.
10. The undersigned declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 2 day of Feb 2023 at \_\_\_\_\_.

Jean Huang  
Signature

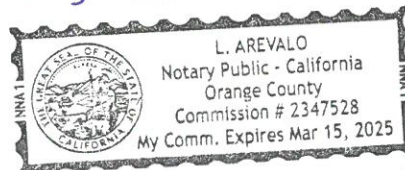
JEAN B HUANG  
Name (Print or Type)

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.

The State of California, County of San Bernardino, to-wit: The foregoing affidavit or declaration was subscribed and sworn to, before me, by Jean B. Huang. Executed on this 2 day of Feb, 2023 at Upland.

WITNESS MY HAND AND OFFICIAL SEAL

L. Arevalo  
Notary Public for the State of California



Notary Seal



# PROBATE AFFIDAVIT

In addition to the small estate affidavit submitted pursuant to Probate Code § 13100, the following information is required by the Riverside County Tax Collector in support of a claim for excess proceeds.

1. Names, birth dates and relationships of all persons having an interest in the estate of the same priority as the declarant (e.g., brother, sister, etc.)

NONE

Attach an additional sheet if more space is needed.

2. Names, birth dates, dates of death and relationships of all persons that would have had an interest in the estate of the same priority as the person on whom the declarant bases the declarant's claim:

NONE

The declarant declares under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed this 2 day of Feb 2023 at

Upland  
Jean Hwang  
Signature of Declarant

Jean Hwang  
Print Name of Declarant

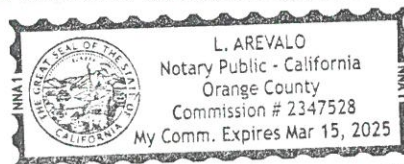
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF San Bernardino

On 2/2/2023 before me, **L. Arevalo, Notary Public**,  
personally appeared Jean B. Hwang, 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.



(Notary Signature)

L. Al.

(Notary Seal)



**STATE OF CALIFORNIA**  
**CERTIFICATION OF VITAL RECORD**

**COUNTY of SAN BERNARDINO**

**DEPARTMENT OF PUBLIC HEALTH**

351 N. MT. VIEW AVENUE, SAN BERNARDINO, CALIFORNIA 92415-0010

**CERTIFICATE OF DEATH**

3201736007275

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) <b>SHU</b>		3. LAST (if first) <b>HWANG</b>	
2. MIDDLE <b>TANG</b>		4. DATE OF BIRTH mm/dd/yyyy <b>09/28/1936</b>	
5. AGE Yrs. <b>80</b>		6. SEX <b>M</b>	
7. DATE OF DEATH mm/dd/yyyy <b>07/01/2017</b>		8. HOUR (24 Hours) <b>1000</b>	
8. BIRTH STATE/FOREIGN COUNTRY <b>CHINA</b>		11. EVER IN U.S. ARMED FORCES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS (RDP) (in Year of Death) <b>MARRIED</b>		13. EDUCATION - Highest Level/Degree (Best available on basis) <b>BACHELOR</b>	
14. WAS DECEDENT HISPANIC/LATINO/SPANISH? (If yes, see worksheet on back) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		15. DECEDENT'S RACE - (Up to 3 races may be listed (see worksheet on back)) <b>CHINESE</b>	
17. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED <b>SELF EMPLOYED</b>		18. KIND OF BUSINESS OR INDUSTRY (e.g. grocery store, rapid construction, employment agency, etc.) <b>GENERAL CONTRACTOR</b>	
19. YEARS IN OCCUPATION <b>40</b>		20. DECEDENT'S RESIDENCE (Street and number, or location) <b>2105 N 2ND AVE</b>	
21. CITY <b>UPLAND</b>		22. COUNTY/PROVINCE <b>SAN BERNARDINO</b>	
23. ZIP CODE <b>91784</b>		24. YEARS IN COUNTY <b>40</b>	
25. STATE/FOREIGN COUNTRY <b>CA</b>		26. INFORMANT'S NAME, RELATIONSHIP <b>JEAN HWANG, WIFE</b>	
27. INFORMANT'S MAILING ADDRESS (Street and number, or real route number, city or town, state and zip) <b>2105 N 2ND AVE, UPLAND, CA 91784</b>		28. NAME OF SURVIVING SPOUSE/S-RDP - FIRST <b>JEAN</b>	
29. MIDDLE <b>-</b>		30. LAST (BIRTH NAME) <b>LIAO</b>	
31. NAME OF FATHER/PARENT - FIRST <b>UNK</b>		32. MIDDLE <b>-</b>	
33. LAST <b>HWANG</b>		34. BIRTH STATE <b>CHINA</b>	
35. NAME OF MOTHER/PARENT - FIRST <b>UNK</b>		36. MIDDLE <b>-</b>	
37. LAST (BIRTH NAME) <b>CHEN</b>		38. BIRTH STATE <b>CHINA</b>	
39. DISPOSITION DATE mm/dd/yyyy <b>07/18/2017</b>		40. PLACE OF FINAL DISPOSITION <b>ROSE HILLS MEMORIAL PARK 3888 WORKMAN MILL RD, WHITTIER, CA 90601</b>	
41. TYPE OF DISPOSITIONS <b>BU</b>		42. SIGNATURE OF EMBALMER <b>JOSHUA SQUIRES</b>	
43. LICENSE NUMBER <b>EMB8881</b>		44. NAME OF FUNERAL ESTABLISHMENT <b>ROSE HILLS MORTUARY</b>	
45. LICENSE NUMBER <b>FD970</b>		46. SIGNATURE OF LOCAL REGISTRAR <b>MAXWELL OHIKHUARE, MD</b>	
47. DATE mm/dd/yyyy <b>07/07/2017</b>		48. PLACE OF DEATH <b>RESIDENCE-HOSPICE</b>	
100. COUNTY <b>SAN BERNARDINO</b>		101. FACILITY ADDRESS FOR LOCATION WHERE FOUND (Street and number, or location) <b>2105 N 2ND AVE</b>	
102. IF HOSPITAL, SPECIFY ONE <input type="checkbox"/> Inpatient <input type="checkbox"/> Outpatient <input type="checkbox"/> DCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/ETC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other		103. IF OTHER THAN HOSPITAL, SPECIFY ONE <input type="checkbox"/> Nursing Home/ETC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
104. CITY <b>UPLAND</b>		105. DEATH REPORTED TO CORONER (Exact and Death Certificate Number) <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
106. CAUSE OF DEATH Enter the chain of events --> diseases, injuries, or complications --> that directly caused death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. IMMEDIATE CAUSE (First disease or condition resulting in death) <b>(A) CARDIOPULMONARY FAILURE</b> Underlying Cause (Underlying disease or injury that initiated the events resulting in death) LAST <b>(B) DIFFUSE LARGE B CELL LYMPHOMA</b>		107. TIME (month, Date and Death Certificate Number) <b>HOURS</b>	
108. RECURRENTLY, list conditions, if any, leading to cause on Line A. Enter UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST <b>NONE</b>		109. DEATH REPORTED TO CORONER (Exact and Death Certificate Number) <b>YRS</b>	
110. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107 <b>NONE</b>		111. BIOPSY PERFORMED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
112. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 110? (If yes, list type of operation and date) <b>NO</b>		113. IF FEMALE, PRECINCT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
114. I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. Decedent Attended Since: <b>06/22/2017</b> Decedent Last Seen Alive: <b>07/01/2017</b>		115. SIGNATURE AND TITLE OF CERTIFIER <b>ANA L CARTMEL D.O.</b>	
116. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE <b>ANA L CARTMEL D.O. 55 E HUNTINGTON DR #238, ARCADIA, CA 91006</b>		117. LICENSE NUMBER <b>20A6406</b>	
118. DATE mm/dd/yyyy <b>07/05/2017</b>		119. I CERTIFY THAT IN MY OPINION DEATH OCCURRED AT THE HOUR, DATE, AND PLACE STATED FROM THE CAUSES STATED. MANNER OF DEATH: <input type="checkbox"/> Natural <input type="checkbox"/> Accidental <input type="checkbox"/> Homicide <input type="checkbox"/> Suicide <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Could not be determined <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
120. INJURED AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK		121. INJURY DATE mm/dd/yyyy	
122. HOUR (24 Hours)		123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)	
124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)			
125. LOCATION OF INJURY (Street and number, or location, and city and zip)			
126. SIGNATURE OF CORONER / DEPUTY CORONER		127. DATE mm/dd/yyyy	
128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER		129. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR	A	B	C
D	E	FAX AUTH.#	
CENSUS TRACT		CENSUS TRACT	

**CERTIFIED COPY OF VITAL RECORD**  
 STATE OF CALIFORNIA, COUNTY OF SAN BERNARDINO

This is a true and exact reproduction of the document officially registered and placed on file in the Vital Records Section, San Bernardino Department of Public Health.

DATE ISSUED

**JUL 17 2017**



002572141

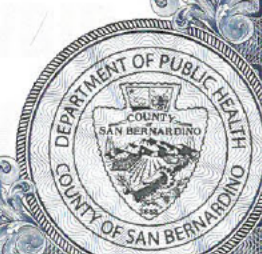
*Maxwell Ohikhuare*

MAXWELL OHIKHUARE, MD  
 COUNTY HEALTH OFFICER  
 REGISTRAR OF VITAL STATISTICS

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

**ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE**

CASANBEROJ





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

To: Matthew Jennings, Treasurer-Tax Collector

TREASURER-TAX COLLECTOR

Re: Claim for Excess Proceeds

APR 13 2023

TC 218 ITEM 43 Parcel Identification Number: 285090049

Assessee: TAN, CALVIN & CHEN, KANG-SHEN & HUANG, TOM & PAN, HSI-YEN & SHAY, PETER

RECEIVED

Situs:

Date Sold: April 26, 2022

Date Deed to Purchaser Recorded: July 7, 2022

Final Date to Submit Claim: July 7, 2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 32,250.- 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. 130064; recorded on 05-16-1988. 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.

THIS IS A CLAIM ONLY FOR THE 20% ON BEHALF OF MR. HSI-YEN, PAN. YOU WILL FIND ATTACHED THE FOLLOWING: NOTARIZED ASSIGNMENT OF RIGHTS, MY E.D.L. AND GRANT DEED RECORDED ON 05-16-1988

If the property is held in Joint Tenancy, the tax sale 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 13TH day of APRIL, 2023 at ORANGE - CALIFORNIA County, State

Abner Pinedo Signature of Claimant

ABNER PINEDO Print Name

7533 E ENDEMONT CT Street Address

ANAHEIM, CA 92808 City, State, Zip

714-614-0321 Phone Number

ABNERP2020@GMAIL.COM Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number

Email Address



TO: OFFICE OF THE COUNTY TREASURER AND TAX COLLECTOR  
ASSIGNMENT OF RIGHTS TO CLAIM EXCESS PROCEEDS FROM  
SALE OF TAX-DEFAULTED PROPERTY

For valuable consideration, the undersigned Assignor(s) HSI YEN PAN, hereby assigns to Assignee(s) ABNER PINEDO, all rights, title and interest to collect 20 % of the excess proceeds which I am entitled to claim for the property which was sold at the Riverside County, California, public auction of tax- defaulted property, held on 26<sup>th</sup> day of April, 2022, and described as Parcel Number 285-090-049

As the Assignor(s), I understand the amount of the excess proceeds eligible for distribution is \$ 32,250.00 and as a party of interest I am entitled to \$ 32,250.00

Dated this 6 day of April 2023, X [Signature]  
Signature

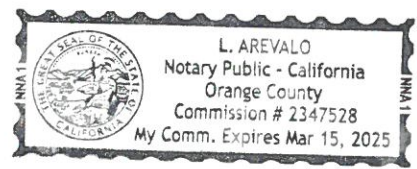
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California  
COUNTY OF Orange

On April 6, 2023 before me, L. Arevalo, Notary Public personally appeared Hsi Yen Pan, 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]  
Signature



(Seal)

DECLARATION

I, Assignor(s) HSI YEN PAN, Declare the following to be true and correct with respect to my Assignment of Rights to claim excess proceeds to Assignee: ABNER PINEDO for Parcel Number 285-090-049 from the Public Auction of tax-defaulted property held on 26<sup>th</sup> day of April, 2022 in Riverside County, California.

We have been advised of our right to file a claim for excess proceeds on our behalf. The parties have disclosed all facts to each other that each is aware of regarding the value of the rights being assigned as required by California Revenue and Taxation Code, Section 4675.

We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date 4/6/2023 Signature X [Signature]  
Name: HSI YEN PAN Address: 9610 Napoli Place, Cypress, CA 90630  
Phone: (714) 761-1888

## ACKNOWLEDGMENT

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

State of California  
County of ORANGE)

On APRIL 6, 2023 before me, L. AREVALO NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared HSI YEN PAN,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are  
subscribed to the within instrument and acknowledged to me that he/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 *L. Arevalo*

(Seal)



130064

STEWART TITLE CO.

Recorded at the Request of  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAY 16 1988

Recorded in Official Records  
of Riverside County, California

*William E. Conerly*  
Recorder

Fees \$ 9

SURVEYORS  
Monument Fund  
\$10.00

When Recorded Mail to  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
Post Office Box 54153  
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX <sup>40</sup> \$103.~~00~~

GRANT DEED

140-5A-1a (Portion)  
(Parcel K)

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA,  
a public corporation, hereby grants to  
CALVIN TAN, a married man, as to an undivided 20 percent interest,  
PETER SHAY, a married man, as to an undivided 20 percent interest,  
KANG-SHEN CHEN, a married man, as to an undivided 20 percent interest,  
TOM HUANG, a married man, as to an undivided 20 percent interest, AND  
HSI-YEN PAN, a married man, as to an undivided 20 percent interest, ALL  
the following described real property: AS TENANTS IN COMMON

A parcel of land in the northeast quarter of the  
southeast quarter of the southwest quarter and in the west  
half of the northwest quarter of the southeast quarter of  
the southwest quarter all of Section 2, Township 4 South,  
Range 5 West, San Bernardino Meridian in the County of  
Riverside, State of California, as shown by Sectionized  
Survey of the Rancho El Sobrante de San Jacinto, recorded in  
Book 1, page 8, of Maps in the office of the County Recorder  
of the County of San Bernardino, State of California, said  
parcel of land being more particularly described as follows:

Beginning at a point in the northwest corner of the  
northeast quarter of the southwest quarter of the southwest  
quarter in Section 2; thence S 89° 18' 47" E along the north  
line of said last-mentioned northeast quarter and its easterly

DESCRIPTION APPROVED  
JAN 29 1988

*R. S. Alpha*  
*FA*

COPIES 119



130064

140-5A-1a (Portion)  
(Parcel K)

-2-

prolongation, a distance of 837.75 feet to the beginning of a nontangent curve concave easterly and having a radius of 1,800.00 feet, a radial line of said nontangent curve to said point having a bearing of N 82° 12' 29" W; thence southerly along said nontangent curve, through a central angle of 21° 08' 55", an arc distance of 664.40 feet to a point on the south line of the west half of the northwest quarter of the southeast quarter of the southwest quarter of said Section 2; thence N 89° 17' 42" W along said south line of said west half a distance of 58.65 feet to a point in the center line description of El Sobrante Road, 80 feet wide, as mentioned in Parcel 3 of deed recorded August 2, 1946, in Book 760, page 76, of Official Records in the office of the County Recorder of said County of Riverside, said point also being the beginning of a nontangent curve concave southwesterly and having a radius of 1,000.00 feet, a radial line of said curve to said point having a bearing of N 53° 02' 30" E; thence northwesterly along said curve through a central angle of 39° 08' 19" an arc distance of 683.10 feet; thence N 76° 05' 49" W continuing along said center line a distance of 263.19 feet to the west line of the northeast quarter of the southwest quarter of the southwest quarter of said Section 2; thence leaving said center line N 0° 45' 57" E 236.49 feet to the point of beginning.

Reserving to Grantor all oil, gas, hydrocarbons, or other minerals; without, however, the right of surface entry for the development or extraction thereof within 500 feet, measured vertically, of the surface of the above-described property.

Containing 7.43 acres, more or less

DESCRIPTION APPROVED  
JAN 29 1988

*R.B. [Signature]*  
*J.L.*

Dated: APR 21 1988

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Carl Boronkay  
General Manager

By

*R.W. Balcer [Signature]*  
Assistant General Manager

WJB/emm-891

Authorized by MWD Administrative Code Section 8241



(Balcerzak)

130064

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this 21<sup>ST</sup> day of APRIL, in the year 1988.

before me, WILLIAM J. BURKHARDT, a Notary Public, personally appeared R. W. BALCERZAK, personally known to me to be the person who executed this instrument as Assistant General Manager of The Metropolitan Water District of Southern California, a public corporation, and acknowledged to me that The Metropolitan Water District of Southern California executed it.

WITNESS my hand and official seal.

(Seal)



Signature William J. Burkhardt  
Notary Public in and  
for said State

END RECORDED DOCUMENT

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

To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

TC 218 ITEM 43 Parcel Identification Number: 285090049

Assessee: TAN, CALVIN & CHEN, KANG-SHEN & HUANG, TOM & PAN, HSI-YEN & SHAY, PE

Situs:

Date Sold: 04/26/2022

Date Deed to Purchaser Recorded: 07/07/2022

Final Date to Submit Claim: 07/07/2023

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$30,086.18 from the sale of the above mentioned real property. I/We were the [ ] lienholder(s), [X] 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. 1988-130064 recorded on 5/16/1988. 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.

Claim is signed by Kang-Shen Chen and his wife Shu-Jen Chen. Following documents attached

- 1. Grant Deed: certified copy
- 2. The top page of Kang-Shen Chen and Shu-Jen Chen's 2020 income tax 1040 form to evidence the marital status

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 15 day of September, 2022 at Orange County, CA

[Signature of Kang-Shen Chen]  
Signature of Claimant

Kang-Shen Chen  
Print Name

6984 E. Overlook Terrace  
Street Address

Anaheim, CA 92807  
City, State, Zip

714-281 8818  
Phone Number

chenkangshen@gmail.com  
Email Address

RECEIVED  
2022 SEP 20 AM 9:31  
RIVERSIDE COUNTY  
TREAS-TAX COLLECTOR

130064

STEWART TITLE CO.

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAY 16 1988

Recorded in Official Records  
of Riverside County, California

*William E. Conerly*  
Recorder  
Fees \$

SURVEYORS  
Monument Fund  
\$10.00

9  
2

Recorded at the Request of  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

When Recorded Mail to  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
Post Office Box 54153  
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX \$103.<sup>40</sup>~~00~~

GRANT DEED

140-5A-1a (Portion)  
(Parcel K)

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KANG-SHEN CHEN, a married man, as to an undivided 20 percent interest,  
TOM HUANG, a married man, as to an undivided 20 percent interest, AND  
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half of the northwest quarter of the southeast quarter of  
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Book 1, page 8, of Maps in the office of the County Recorder  
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quarter in Section 2; thence S 89° 18' 47" E along the north  
line of said last-mentioned northeast quarter and its easterly

DESCRIPTION APPROVED  
JAN 29 1988

*R. E. M...  
JA*



130064

140-5A-1a (Portion)  
(Parcel K)

-2-

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Containing 7.43 acres, more or less

DESCRIPTION APPROVED  
JAN 29 1988

R.B. *[Signature]*  
J.L.

Dated: APR 21 1988

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Carl Boronkay  
General Manager

By

*[Signature]*  
Assistant General Manager

WJB/emn-891

Authorized by MWD Administrative Code Section 8241

(Balcerzak)

130064

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

On this 21<sup>ST</sup> day of APRIL, in the year 1988.

before me, WILLIAM J. BURKHARDT, a Notary Public, personally appeared R. W. BALCERZAK, personally known to me to be the person who executed this instrument as Assistant General Manager of The Metropolitan Water District of Southern California, a public corporation, and acknowledged to me that The Metropolitan Water District of Southern California executed it.

WITNESS my hand and official seal.

(Seal)



Signature William J. Burkhardt  
Notary Public in and  
for said State

END RECORDED DOCUMENT



*(Faint, mirrored text, likely bleed-through from the reverse side of the page)*

*(Faint, mirrored text, likely bleed-through from the reverse side of the page)*

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To: Matthew Jennings, Treasurer-Tax Collector

Re: Claim for Excess Proceeds

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Situs:

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

Claim is signed by Kang-Shen Chen and his wife Shu-Jen Chen. Following documents attached

1. Grant Deed: certified copy

2. The top page of Kang-Shen Chen and Shu-Jen Chen's 2020 income tax 1040 form to evidence the marital status

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 15 day of September, 2022 at Orange County, CA County, State

Signature of Claimant

Shu-Jen Chen Print Name

6984 E. Overlook Terrace Street Address

Anaheim, CA 92807 City, State, Zip

714 281 8818 Phone Number

schen@fullerton.edu Email Address

RECEIVED 2022 SEP 20 AM 9:31 RIVERSIDE COUNTY TREAS-TAX COLLECTION



130064

STEWART TITLE CO.

PAID  
Doc. Transfer Tax  
WILLIAM E. CONERLY  
Riv. Co. Recorder

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

MAY 16 1988

Recorded in Official Records  
of Riverside County, California

*William E. Conerly*  
Recorder

Fees \$

SURVEYORS  
Monument Fund  
\$10.00

2/9

Recorded at the Request of  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

When Recorded Mail to  
THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA  
Post Office Box 54153  
Los Angeles, California 90054

DOCUMENTARY TRANSFER TAX \$103.<sup>40</sup>~~00~~

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(Parcel K)

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DESCRIPTION APPROVED  
JAN 29 1988

*R. B. [Signature]*

130064

140-5A-1a (Portion)  
(Parcel K)

-2-

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Containing 7.43 acres, more or less

DESCRIPTION APPROVED  
JAN 29 1988

*R.B. [Signature]*  
*J.A.*

Dated: **APR 21 1988**

THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Carl Boronkay  
General Manager

By

*R.W. Balcen [Signature]*  
Assistant General Manager

WJB/emm-891

Authorized by MWD Administrative Code Section 8241

(Balcerzak)

130064

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.

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WITNESS my hand and official seal.

(Seal)



Signature William J. Burkhardt  
Notary Public in and  
for said State

END RECORDED DOCUMENT



*[Handwritten signature]*

County of Los Angeles, State of California

COPIED COPY