

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



**ITEM: 21.6
(ID # 28874)**

MEETING DATE:
Tuesday, June 09, 2026

FROM : TREASURER-TAX COLLECTOR

SUBJECT: TREASURER-TAX COLLECTOR: Public Hearing on the Recommendation for Distribution of Excess Proceeds for Tax Sale No. 220, Item 112. Last assessed to: Noe Rodriguez, a single man, District 5. [\$156,297-Fund 65595 Excess Proceeds from Tax Sale]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the claim from Ivan A. Garcia for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 526122006;
2. Approve the claim from the County of Riverside, Code Enforcement Department for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 526122006;
3. Approve the claim from John G. Munoz and Enedina Munoz, Co-Trustees of the Munoz Family Trust dated November 7, 1991 for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 526122006;
4. Approve the claim from Noe Rodriguez, last assessee, for payment of excess proceeds resulting from the Tax Collector's public auction sale associated with parcel 526122006; and
5. Authorize and direct the Auditor-Controller to issue a warrant to Ivan A. Garcia in the amount of \$65,880.00, to the County of Riverside, Code Enforcement Department in the amount of \$231.21, to John G. Munoz and Enedina Munoz, Co-Trustees of the Munoz Family Trust dated November 7, 1991 in the amount of \$35,000.00, and to Noe Rodriguez in the amount of \$55,185.69, no sooner than ninety days from the date of this order, unless an appeal has been filed in Superior Court, pursuant to the California Revenue and Taxation Code Section 4675.

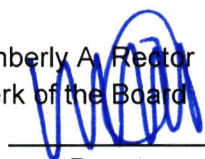
ACTION:Policy


Matthew Jennings, Treasurer-Tax Collector 5/27/2026

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: None
Date: June 9, 2026
xc: Treasurer

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 156,297	\$ 0	\$ 156,297	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Fund 65595 Excess Proceeds from Tax Sale.			Budget Adjustment:	No
			For Fiscal Year:	25/26

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 30, 2024, public auction sale. The deed conveying title to the purchasers at the auction was recorded June 24, 2024. 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 11, 2024, to parties of interest as defined in Section 4675 of said code. Parties of interest have been determined by an examination of Parties of Interest Reports, Assessor's and Recorder's records, as well as other, various research methods used to obtain current mailing addresses for these parties of interest.

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

1. Claim from Ivan A. Garcia based on a Deed of Trust and Assignment of Rents - Due on Sale recorded on June 22, 2017, as Instrument No. 2017-0251945 and an Original Installment Note dated May 17, 2017.
2. Claim from the County of Riverside, Code Enforcement Department based on a Notice of Pendency of Administrative Proceedings recorded on September 11, 2018, as Instrument No. 2018-0364803.
3. Claim from John G. Munoz and Enedina Munoz, Co-Trustees of the Munoz Family Trust dated November 7, 1991, based on a Short Form Deed of Trust and Assignment of Rents recorded on September 16, 2020, as Instrument No. 2020-0436817, an Original Installment Note dated July 16, 2020, and a copy of the Munoz Family Trust dated November 7, 1991.
4. Claim from Noe Rodriguez, last assessee, based on a Grant Deed recorded May 31, 2017, as Instrument No. 2017-0216858.

Pursuant to Section 4675 of the California Revenue and Taxation Code, it is the recommendation of this office that Ivan A. Garcia be awarded excess proceeds in the amount of \$65,880.00, that the County of Riverside, Code Enforcement Department be awarded excess proceeds in the amount of \$231.21, that John G. Munoz and Enedina Munoz, Co-Trustees of the Munoz Family Trust dated November 7, 1991 be awarded excess proceeds in the amount of \$35,000.00, and that Noe Rodriguez be awarded excess proceeds in the amount of \$55,185.69. Supporting documentation has been provided. The Tax Collector requests approval of the

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

above recommended motion. Notice of this recommendation was sent to the claimants by certified mail.

Impact on Residents and Businesses

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

ATTACHMENTS (if any, in this order):

ATTACHMENT A. Claim Garcia

ATTACHMENT B. Claim Code

ATTACHMENT C. Claim Munoz

ATTACHMENT D. Claim Noe

Cesar Bernal

Cesar Bernal, PRINCIPAL MGMT ANALYST 6/1/2026

Aaron Gettis

Aaron Gettis, Chief Deputy County Counsel 4/14/2026

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

To: Matthew Jennings, Treasurer-Tax Collector

RECEIVED

Re: Claim for Excess Proceeds

2024 NOV 14 AM 9:15

TC: 220 ITEM: 112 Parcel Identification Number: 526122006

Owner: RODRIGUEZ, NOE

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

Situs Address: 50335 ALOMA DR CABAZON 92230

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 231.21 from the sale of the above mentioned real property. I/We were the lienholder(s), property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2018-034803; recorded on 09/11/2018. A copy of this document is attached hereto. I/We are the rightful claimants by virtue of the attached assignment of interest. I/We have listed below and attached hereto each item of documentation supporting the claim submitted.

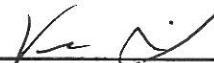
NOTE: YOUR CLAIM WILL NOT BE CONSIDERED UNLESS THE DOCUMENTATION IS ATTACHED.

Please see attached back-up.

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 13 day of November, 2024 at Riverside, CA County, State



Signature of Claimant

Signature of Claimant

Valerie Lam

Print Name

Print Name

4080 Lemon St, 14th Floor

Street Address

Street Address

Riverside, CA ~~92506~~ 92501

City, State, Zip

City, State, Zip

(951) 955-1836

Phone Number

Phone Number

v.lam@rivco.org

Email Address

Email Address

2018-0364803

09/11/2018 03:06 PM

Customer Copy Label

The paper to which this label is affixed has not been compared with the filed/recorded document

Peter Aidana
County Of Riverside
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
County of Riverside
Code Enforcement Department

AND WHEN RECORDED MAIL TO:
County of Riverside
Code Enforcement Department
4080 Lemon St., 12th Floor
Riverside, California, 92501
Mail Stop # 1070

(space for recorder's use)

NOTICE OF PENDENCY OF ADMINISTRATIVE PROCEEDINGS

In the matter of the public nuisance or other violation(s) of the Riverside County Code ("RCC")/Riverside County Ordinance ("RCO") on the property of: **Case #:**
FEDERAL NATL MORTGAGE ASSN) **CV1500374**
and DOES I through X, Owners)

NOTICE IS HEREBY GIVEN to all persons, pursuant to Section 14 of RCO Number 725 of the County of Riverside, State of California, that administrative proceedings have been commenced with respect to the structure or land located upon the following described real property in the County of Riverside:

ADDRESS: 50335 Aloma Dr, Cabazon, Ca 92230
PARCEL #: 526-122-006
LEGAL DESCRIPTION: 0.13 acres MB 22/96 Cabazon Rancho Sub 4 Lot 5 Block 1 T3SR2E
SEC 16 SEC, RECORDS OF RIVERSIDE COUNTY
ABATED VIOLATIONS: R.C.C. 15.16.020 and R.C.O. 457 Sec 3 – Substandard Structure

PENDING ADMINISTRATIVE PROCEEDINGS: Recovery of all related abatement costs

Such proceedings are based upon the noncompliance of such structure or land with the requirements of Riverside County Codes/Ordinances listed above. Failure to comply with the lawful orders of the Deputy Director (Code Enforcement) and/or authorized agents of the County of Riverside heretofore and hereafter issued relative to the above matter may result in, abatement/removal of the public nuisance or other violation(s) of the Riverside County Code/Riverside County Ordinance, and other available legal remedies, as well as assessment of the abatement fees and costs, expenses, and administrative costs thereof to the property heretofore described as a tax and special assessment lien on such property. Any purchaser(s), heir(s), transferee(s), gift recipient(s), assigns, or any other persons and/or entities acquiring said property subsequent to the recording of the Notice with the County Recorder shall have such interest subject and subordinate to said tax and assessment lien and shall be liable for any unpaid abatement costs and fees.

COUNTY OF RIVERSIDE CODE ENFORCEMENT DEPARTMENT

By: Regina Keyes
Regina Keyes, Code Enforcement Department

Dated: 9/11/18

ACKNOWLEDGEMENT

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

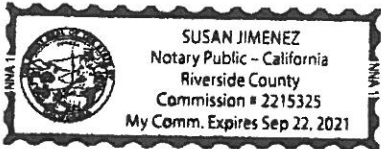
State of California)
County of Riverside)

On 9/11/18 before me, Susan Jimenez, Notary Public, personally appeared Regina Keyes 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.

Commission #: 2215325; Expires: September 22, 2021



Signature: Susan Jimenez (Seal)



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

DEMAND FOR PAYMENT

Date: September 12, 2025	Case Number: CV1500374 BOS District: District 5
Property Owner NOE RODRIGUEZ 1511 W HOLT AVE ONTARIO, CA 91762	Property Address Assessor Parcel #: 526122006 50335 ALOMA DR ST CABAZON, CA 92230

Riverside County Ordinance 725 provides for the recovery of abatement and administrative costs reasonably related to Code Enforcement, including but not limited to costs related to the abatement, collection, attorney's fees and staff time for site inspections, investigation, summaries, reports, and notices. The total abatement costs must be paid to the County of Riverside at the address below.

You are liable to the County of Riverside for the following abatement costs:

Item	Description	Costs
LABOR COSTS		
Labor Costs	Subtotal of Labor Charges - See Cost Detail Attached	\$211.21
ADMINISTRATIVE CITATIONS		
Administrative Citations	Subtotal of Administrative Citations - See Cost Detail Attached	\$0.00
CONTRACTOR COSTS		
Contractor Costs	Subtotal of Contractor Costs - See Cost Detail Attached	\$0.00
COUNTY COUNSEL COSTS		
County Counsel Costs	Subtotal of County Counsel Costs - See Cost Detail Attached	\$0.00
OTHER COSTS		
Other Costs	Subtotal of Other Costs	\$20.00

Subtotal	\$231.21
Payments/Credits	\$0.00
TOTAL DUE NOW	\$231.21

Please refer to the remittance sheet attached for payment information.

Upon compliance of all violations, full payment of the above and confirmation of available funds to the County, a release letter for the Notice(s) and/or Lien(s) will be signed, notarized and recorded with the Riverside County Recorder Office.

A request for hearing to object to the charges must be filed in writing to this department within 15 days of the service of this Demand for Payment. You may submit your request via US mail, FAX or email to any of the addresse(s)/numbers listed below. In the event a hearing is required, additional administrative costs may apply.

Demands Processing Unit



CODE ENFORCEMENT DEPARTMENT COUNTY OF RIVERSIDE

Audit Date: September 12, 2025	Case Number: CV1500374	APN: 526122006	Page 2
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LABOR COSTS DETAIL

Below is the detailed information for the Labor Costs listed on the prior page.

*NOTE: Time billed on or after December 11, 2017 is shown as two (2) decimal places in the description column, but the actual calculation is based on seven (7) decimal places. *e.g. 0.4166666 displayed as 0.41 minutes.*

Date	Item	Description	Costs
LABOR HOURS			
09/10/2018		7051 - ABT-Internal Labor Labor charged on: 09/10/2018 for Adam Hermanson of 0.33 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Phone Calls	\$42.67
09/10/2018		7051 - ABT-Internal Labor Labor charged on: 09/10/2018 for Adam Hermanson of 0.33 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Reports/Photos	\$42.67
09/18/2018		7051 - ABT-Internal Labor Labor charged on: 09/18/2018 for Adam Hermanson of 0.20 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Reports/Photos	\$25.60
10/02/2018		7051 - ABT-Internal Labor Labor charged on: 10/02/2018 for Adam Hermanson of 0.20 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Follow Up Inspection	\$25.60
10/02/2018		7051 - ABT-Internal Labor Labor charged on: 10/02/2018 for Adam Hermanson of 0.25 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework - Reports/Photos	\$32.00
03/24/2020		7051 - ABT-Internal Labor Labor charged on: 03/24/2020 for Ryan Calametti of 0.33 hour(s) at 128.00/hr (Code Enforcement Officer I, II, III rate) for Casework	\$42.67
Labor Hours Subtotal			\$211.21

ADDITIONAL COSTS DETAIL



**CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE**

Audit Date: September 12, 2025	Case Number: CV1500374	APN: 526122006	Page 3
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Date	Item	Description	Costs
OTHER COSTS			
09/11/2018		7056 - ABT-Recording Fee	Recording Fee: NOP# 2018-0364803
		Other Costs Subtotal	
			\$20.00



CODE ENFORCEMENT DEPARTMENT
COUNTY OF RIVERSIDE

Audit Date: September 12, 2025	Case Number: CV1500374	APN: 526122006	Page 4
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REMITTANCE INFORMATION

Please remit payment and include this sheet

REMITTANCE INFORMATION

Make checks payable and remit to:
Riverside County Code Enforcement
Department
Attn: Administrative Services
4080 Lemon Street, 3rd Floor
P.O. Box 1469
Riverside, CA 92502

Subtotal	\$231.21
Payments/Credits	\$0.00
TOTAL DUE NOW	\$231.21

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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2024 SEP 12 PM 4: 12

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC: 220 ITEM: 112 Parcel Identification Number: 526122006

Owner: RODRIGUEZ, NOE

Situs Address: 50335 ALOMA DR CABAZON 92230

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 08/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 65,880.00 from the sale of the above mentioned real property. I/We were the lienholder(s), [] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2017-0251945; recorded on 06/26/2017. 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.

Items attached: Installment Note, Deed of Trust

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 15th day of August, 2024 at King, WA County, State

Ivan A. Garcia
Signature of Claimant
Ivan A. Garcia

Print Name
950 S Main St Unit 811

Street Address
Seattle, WA 98104

City, State, Zip
951-707-7304

Phone Number
IVGARC009@gmail.com

Email Address

Signature of Claimant

Print Name

Street Address

City, State, Zip

Phone Number
Email Address

2017-0251945

06/22/2017 02:25 PM Fee: \$ 56.00

Page 1 of 3

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



64.50

RECORDING REQUESTED BY:

Noe Rodriguez

When Recorded Mail Document To:

Ivan A Garcia
3112 Brockton Ave.
Riverside, CA 92501

478	14				R	A	Exam:	782		
Page	DA	PCOR	Misc	Long	RFD	1st Pg	Add Pg	Cert	CC	
3	2					1	2			
SIZE	NCOR	SMF	NCHG	T:						

APN: 526-122-006-6

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

DEED OF TRUST AND ASSIGNMENT OF RENTS – DUE ON SALE

This DEED OF TRUST, made June 21st, 2017, between Noe Rodriguez, herein called Trustor, whose address is 1511 West Holt Blvd #L, Ontario, CA 91762 and Ivan A Garcia, herein called TRUSTEE, and Ivan A Garcia, herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the County of Riverside, State of California, described as: THE SOUTH 50 FEET OF THE NORTH 120 FEET OF LOTS 4 AND 5, IN BLOCK 1, OF CABAZON RANCHO SUBDIVISION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 22 PAGE 96, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.,

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

For the Purpose of Securing: (1) Performance of each agreement of Trustor incorporated by reference or contained herein. (2) Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the PRINCIPAL SUM OF \$ 65,880.00 executed by Trustor in favor of Beneficiary or order. (3) Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it so secured.

ALIENATION PROVISION: In the event Trustor(s) or their successor(s) sell, convey, alienate or transfer, in any manner, voluntarily or involuntarily, in whole or in part, the property described in the Deed of Trust, without the written consent of the beneficiary, the whole amount of the then unpaid principal sum and interest thereon shall become immediately due and payable, at the option of the beneficiary.

DO NOT RECORD

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

To protect the Security of this Deed of Trust, Trustor Agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

(2) To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Trustor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(3) To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear, and in any suit brought by Beneficiary to foreclose this Deed.

(4) To pay: at least ten days before delinquency all taxes and assessments affecting said property, including assessments on appurtenant water stock; when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust.

Should Trustor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do, without notice to or demand upon Trustor, and without releasing Trustor from any obligation hereof, may: make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, pay necessary expenses, employ counsel and pay his reasonable fees.

(5) To pay immediately and without demand all sums so expended by Beneficiary or Trustee, with interest from date of expenditure at the amount allowed by law in effect at the date hereof, and to pay for any statement provided for by law in effect at the date hereof regarding the obligation secured hereby any amount demanded by the Beneficiary not to exceed the maximum allowed by law at the time when said statement is demanded.

(6) That any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such monies received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

(7) That by accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

(8) That at any time or from time to time, without liability therefor and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: reconvey any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

(9) That upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention and upon payment of its fees, Trustee shall reconvey, without warranty, the property then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as "the person or persons legally entitled thereto". Five years after issuance of such full reconveyance, Trustee may destroy said note and this Deed (unless directed in such request to retain them).

(10) That as additional security, Trustor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect the rents, issues and profits of said property, reserving onto Trustor the right, prior to any default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon any indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

(11) That upon default by Trustor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, Beneficiary may declare all sums secured hereby immediately due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be filed for record. Beneficiary also shall deposit with Trustee this Deed, said note and all documents evidencing expenditures secured hereby.

After the lapse of such time as may then be required by law following the recordation of said notice of default, and notice of sale having been given as then required by law, Trustee, without demand on Trustor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee may postpone sale

of all or any portion of said property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement at the time fixed by the preceding postponement. Trustee shall deliver to such purchaser its deed conveying the property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Trustor, Trustee, or Beneficiary as hereinafter defined, may purchase at such sale.

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

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

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

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

DATED: June 21st, 2017

Noe Rodriguez
Noe Rodriguez

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

State of California - County of San Bernardino
On June 22, 2017 before me
Gloria E. Martinez Notary Public,
personally appeared Noe Rodriguez

SPACE BELOW RESERVED FOR NOTARY SEAL

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.

Gloria E. Martinez
Signature



DO NOT DESTROY THIS ORIGINAL NOTE

When paid, this original Note, together with the Deed of Trust securing it, must be surrendered to Trustee for cancellation, before reconveyance will be made.

INSTALLMENT NOTE
(INSTALLMENT - INTEREST ONLY)

Loan Amount: \$65,880.00


Cabazon, California

Date: May 17, 2017

In installments as herein stated, for value received, I promise to pay to **Ivan A. Garcia** or order, at a place to be designated by beneficiary, the sum of **SIXTY FIVE THOUSAND EIGHT HUNDRED EIGHTY AND 0/100 DOLLARS, (\$65,880.00)**, with interest from June 1, 2017, on the unpaid principal, at the rate of 12.000% per annum. Interest Only payable in Monthly installments of SIX HUNDRED FIFTY EIGHT AND 80/100 DOLLARS, (\$658.80), OR MORE on the 1st day of each and every month, beginning on July 1, 2017, and continuing until June 1, 2027 at which time the entire unpaid principal and interest balance shall become due and payable.

Balloon payment of the entire balance due in 10 years
Late Charge: 6% or \$39.53 if payment is more than 10 Days late.

Each payment shall be credited on interest then due, and the remainder on principal; and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due the whole sum of principal and interest shall become due at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees. This note is secured by a Deed of Trust to, **Ivan A. Garcia** herein called Beneficiary.



Noe Rodriguez

Initials: NR

DO NOT DESTROY THIS NOTE

STATEMENT OF MONIES OWED

Claimant: Ivan Garcia
RE: PIN: 526-122-006
TC 220 Item 112
Date Sold: April 30, 2024

I, Ivan Garcia, declare as follows:

I am the claimant seeking distribution of excess proceeds from the Riverside County Treasurer-Tax Collector regarding the above-referenced property.

I am submitting this Statement of Monies Owed in connection with my claim.

As of April 30, 2024 (the date of the tax sale), the total amount of monies owed to me in connection with this property was as follows:

Principal Amount Owed: \$65,880.00
Other Charges/Fees (if applicable): \$0.00
TOTAL MONIES OWED (as of April 30, 2024): \$65,880.00

This statement is accurate and reflects all amounts owed to me up to the date of the tax sale. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on: 9/17th, 2025
At (City, State): Seattle WA

Signature of Claimant: *Ivan Garcia*
Printed Name: Ivan Garcia

NOTARIAL ACKNOWLEDGMENT

(To be completed by a Notary Public)

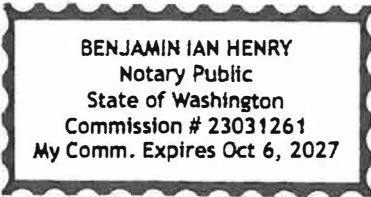
State of California
County of King

On 9-17-25 before me, Ivan Alberto Garcia, Notary Public, personally appeared Ivan Garcia, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person 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 *Benjamin* (Seal)



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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2024 SEP 12 PM 3: 44

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC: 220 ITEM: 112 Parcel Identification Number: 526122006

Owner: RODRIGUEZ, NOE

Situs Address: 50335 ALOMA DR CABAZON 92230

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 35,000.00 from the sale of the above mentioned real property. I/We were the lienholder(s), [] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2020-436817; recorded on 09/16/2020. 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.

Items attached: Installment Note, Deed of Trust, Declaration of Trust.

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 4th day of September, 2024 at San Bernardino, CA
County, State

John G. Munoz
Signature of Claimant

John G. Munoz (trustee)

Print Name

946 W "F" Street

Street Address

Ontario, CA 91762

City, State, Zip

(909) 984-4023

Phone Number

N/A

Email Address

Enedina Munoz
Signature of Claimant

Enedina Munoz (trustee)

Print Name

946 W "F" Street

Street Address

Ontario, CA 91762

City, State, Zip

(909) 984-4023

Phone Number

N/A

Email Address

RECORDING REQUESTED BY:
MUNOZ FAMILY TRUST

WHEN RECORDED MAIL TO:

Munoz Family Trust dated November 7, 1991
946 W F Street
Ontario, CA 91762

ORDER NO.
ESCROW NO.

DOC# 2020-0436817

09/16/2020 10:09 AM Fees: \$210.00
Page 1 of 5
Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Receipted by: TERESA #134

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

APN: 526-122-006-6

This Deed of Trust, made this **July 16th 2020**, between **Noé Rodriguez**, herein called **TRUSTOR**, whose address is **1511 W Holt Blvd #L, Ontario CA 91762** and **Stewart Title of California**, herein called **TRUSTEE**, and **MUNOZ FAMILY TRUST DATED NOVEMBER 7, 1991**, herein called **BENEFICIARY**.

Witnesseth: That Trustor **IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE**, that property in Riverside County, California, described as: **THE SOUTH 50 FEET OF THE NORTH 120 FEET OF LOTS 4 AND 5, IN BLOCK 1, OF CABAZONRANCHO SUBDIVISION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 22 PAGE 96, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

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

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of **\$35,000.00** executed by Trustor in favor of Beneficiary by order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded under date, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glen	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	657	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2, Book 1961, Page 183887				

FOR SIGNATURE(S) SEE SHORT FORM DEED OF TRUST SIGNATURE PAGE ATTACHED HERETO AND MADE A PART HEREOF.

ACCOMMODATION
This Document delivered to Recorder
as an accommodation; only at the
express request of the parties hereto
It has not been examined as to
its effect or validity.

SHORT FORM DEED OF TRUST SIGNATURE(S) PAGE

ORDER NO.
ESCROW NO.

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

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

X Noé Rodriguez
Signature of Trustor

Noé Rodriguez
Print Name of Trustor

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.

DATE:

STATE OF CALIFORNIA

COUNTY OF San Bernardino

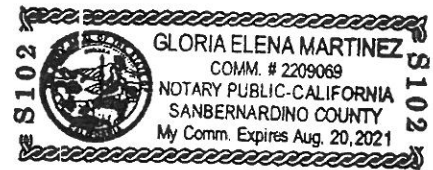
On September 2, 2020 before me, Gloria Elena Martinez, a Notary Public, personally appeared Noé Rodriguez

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 Gloria Elena Martinez



(Seal)

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

EXHIBIT "A"

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

ORDER NO.
ESCROW NO.

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

To Protect the Security of This Deed of Trust, Trustor Agrees:

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

SHORT FORM DEED OF TRUST CONTINUED ON NEXT PAGE

**SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS
DO NOT RECORD**

ORDER NO.
ESCROW NO.

REQUEST FOR FULL RECONVEYANCE

To be used only when note has been paid:

To, Trustee

Dated _____

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

By _____

By _____

MAIL RECONVEYANCE TO:
--

ALL SIGNATURES TO THIS DOCUMENT MUST BE NOTARIZED

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

DO NOT DESTROY THIS ORIGINAL NOTE

When paid, this original Note, together with the Deed of Trust securing it, must be surrendered to Trustee for cancellation, before reconveyance will be made.

INSTALLMENT NOTE
(INSTALLMENT - INTEREST ONLY)

Loan Amount: **\$35,000.00**

Ontario, California

Date: July 16, 2020

In installments as herein stated, for value received, I promise to pay to the **Munoz Family Trust Dated November 7, 1991** or order, at a place to be designated by beneficiary, the sum of **THRITY FIVE THOUSAND AND 0/100 DOLLARS, (\$35,000.00)**, with interest from August 1, 2020, on the unpaid principal, at the rate of 12.000% per annum. Interest Only payable in Monthly installments of THREE HUNDRED FIFTY 00/100 DOLLARS, (\$350.00), OR MORE on the 1st day of each and every month, beginning on August 1, 2020, and continuing until July 1, 2026 at which time the entire unpaid principal and interest balance shall become due and payable.

Balloon payment of the entire balance due in 6 years.

Late Charge: 6% or \$15.00 if payment is more than 10 Days late.

Each payment shall be credited on interest then due, and the remainder on principal; and interest shall thereupon cease upon the principal so credited. Should default be made in payment of any installment when due the whole sum of principal and interest shall become due at the option of the holder of this note. Principal and Interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees. This note is secured by a Deed of Trust to, **Munoz Family Trust Dated November 7, 1991** herein called Beneficiary.

Noe Rodriguez

Initials: NR

DO NOT DESTROY THIS NOTE

TRUST OF JOHN G. MUNOZ AND ENEDINA MUNOZ

ARTICLE 1
DECLARATION OF TRUST

1.1 Trust Establishment: JOHN G. MUNOZ and ENEDINA MUNOZ, husband and wife, as settlors, will deliver to the trustee without consideration that certain property described herein as the "Trust Estate." The term "settlor" refers to one or both settlors.

1.2 Trust Particulars: For convenient reference, the following information applies:

Settlors	:	JOHN G. MUNOZ ENEDINA MUNOZ
Name of Trust	:	MUNOZ FAMILY TRUST
Date Established	:	NOVEMBER 7, 1991
First Trustee	:	JOHN G. MUNOZ AND ENEDINA MUNOZ AS CO-TRUSTEES
Successor Trustee First	:	ERIC M. MUNOZ, CHARLES S. MUNOZ AND MARISA J. MUNOZ AS CO-TRUSTEES
Federal I.D. Number	:	[REDACTED]
Minor Children Living:	:	NONE
Adult Children Living:	:	LESLIE C. MUNOZ ERIC M. MUNOZ CHARLES S. MUNOZ MARISA J. MUNOZ
Deceased Children	:	NONE

1.3 The term "Trust Estate" includes all real and personal property in which ownership is formally documented and which has been transferred to the trust, as well as all personal property which has no formal documentation of ownership, together with any insurance on such property, as well as insurance on any other asset owned by the trust. We herewith transfer all personal property which has no formal documentation of ownership to this "Trust Estate". These assets, together with any property which may become subject to this declaration of trust, constitute the trust

estate of this trust and shall be held, administered and distributed by the trustee as provided for in the trust. Trustor requests that any person dealing with the trustee recognize this assignment without further documentation

1.3.3

Property Status - Community and Separate: Any community property transferred to the trust shall remain community property after its transfer and shall be called the "community trust estate." Further, the trustee shall have the power to convey, encumber, or otherwise dispose of community property without the consent of either husband or wife, whether or not each is then capable of giving such consent. Either settlor's separate property transferred to the trust shall be called the "separate trust estate" with reference to the contributing settlor.

1.4

Allocation of Trust Estate: The trustee shall initially allocate the trust estate as follows:

Beneficiaries: Trust During Settlers' Joint Lives

END OF ARTICLE

ARTICLE 2

TRUST DURING SETTLORS' JOINT LIVES

2.1

Introduction: The trustee shall hold, administer, and distribute all property allocated to the "Trust During Settlers' Lives" as follows.

2.2

Beneficiaries - Both Spouses: The beneficiaries of this trust shall be as follows:

Income beneficiaries: Class composed of the
settlers for their joint lives

Principal beneficiaries: Class composed of the
settlers for their joint lives

2.3

Community Income - Broad Standard: The trustee shall pay to or for the income beneficiary's benefit as much of the net income of the community trust estate as necessary for the income beneficiary's health, education, support, comfort, welfare, or happiness to maintain at a minimum the income beneficiary's accustomed manner of living. The trustee shall add to principal any net income not so distributed.

STATEMENT OF MONIES OWED

RECEIVED

Claimant: Munoz Family Trust dated November 7, 1991 (John G. Munoz and Enedina Munoz trustees)
RE: PIN: 526-122-006 TC 220 Item 112
Date Sold: April 30, 2024

2025 OCT 10 AM 11:09
RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

We, John G, Munoz and Enedina Munoz (trustees) of the Munoz Family Trust dated November 7, 1991, declare as follows:

We are the claimants seeking distribution of excess proceeds from the Riverside County Treasurer-Tax Collector regarding the above-referenced property.

We are submitting this Statement of Monies Owed in connection with our claim.

As of April 30, 2024 (the date of the tax sale), the total amount of monies owed to us in connection with this property was as follows:

Principal Amount Owed: \$35,000.00
Other Charges/Fees (if applicable): \$0.00
TOTAL MONIES OWED (as of April 30, 2024): \$35,000.00

This statement is accurate and reflects all amounts owed to us up to the date of the tax sale. We declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on: 10/09/2025
At (City, State): Ontario California

Signature of Claimant: [Handwritten signatures]
Printed Name: John G. Muñoz (trustee) Enedina Munoz (trustee)

ACKNOWLEDGMENT

(To be completed by a Notary Public)

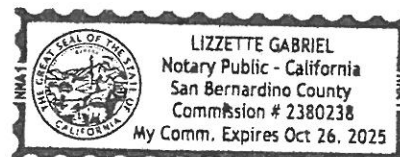
State of California
County of San Bernardino

On 10/09/2025 before me, Lizzette Gabriel, Notary Public, personally appeared John G. Muñoz and Enedina Muñoz, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument, and acknowledged to me that their executed the same in their authorized capacities, and that by their signatures on the instrument the persons 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 [Handwritten signature] (Seal)



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

RECEIVED

To: Matthew Jennings, Treasurer-Tax Collector

2024 SEP 12 PM 3:43

Re: Claim for Excess Proceeds

RIVERSIDE COUNTY
TREAS-TAX COLLECTOR

TC: 220 ITEM: 112 Parcel Identification Number: 526122006

Owner: RODRIGUEZ, NOE

Situs Address: 50335 ALOMA DR CABAZON 92230

Date Sold: 04/30/2024

Date Deed to Purchaser Recorded: 06/24/2024

Final Date to Submit Claim: 06/24/2025

I/We, pursuant to Revenue and Taxation Code Section 4675, hereby claim excess proceeds in the amount of \$ 56,275.00 from the sale of the above mentioned real property. I/We were the [] lienholder(s), [x] property owner(s) [please check one box] at the time of the sale of the property as is evidenced by Riverside County Recorder's Document No. 2024-0182066 ; recorded on 06/24/2024 . 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.

Items included: Tax Deed to Purchaser of Tax-Defaulted Property, DOT to Ivan A. Garcia, Installment Note to Ivan A. Garcia for \$65,880.00, DOT to Munoz Family Trust, Installment Note to Munoz Family trust for \$35,000.00, Spreadsheet showing the Sold amount, less the two Notes.

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 11th day of September, 2024 at San Bernardino, CA
County, State

Signature of Claimant
Noe Rodriguez

Signature of Claimant

Print Name
Noe Rodriguez

Print Name

Street Address
1511 W Holt Blvd #2

Street Address

City, State, Zip
Ontario CA 91762

City, State, Zip

Phone Number
(909) 821 4718

Phone Number

Email Address
noe9595@gmail.com

Email Address

DOC # 2017-0216858

05/31/2017 04:00 PM Fees: \$28.00

Page 1 of 2

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**RECORDING REQUESTED BY
Lawyers Title - IE
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:**

Noe Rodriguez
1511 W Holt Ave
Ontario, CA 91762

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA #309

APN: 526-122-006-6
Escrow No: FML12917-LT178-AS
Title No: 616610156

Space above this line for Recorder's use

TRA 055-046

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$60.50, CITY TRANSFER TAX \$0.00

computed on full value of property conveyed, AND

Unincorporated Area

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

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association

hereby GRANT(S) to

Noe Rodriguez, a single man

the following described real property in the City of Cabazon County of Riverside, State of CALIFORNIA:

For legal description of the real property herein, see Exhibit A attached hereto and made a part hereof.

Commonly known as: 50335 Aloma Drive, Cabazon, CA 92230

GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR A SALES PRICE OF GREATER THAN \$65,880.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN THE PRINCIPAL AMOUNT OF GREATER THAN \$65,880.00 FOR A PERIOD OF 3 MONTHS FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE RELATED TO A MORTGAGE OR DEED OF TRUST.

Dated: May 30, 2017

Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association by Lawyers Title Company as attorney in fact

By: Casandra Bertotti, authorized signer

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

STATE OF CALIFORNIA)
) SS.
COUNTY OF Riverside)

On May 31, 2017 before me, Ana L. Sanchez personally appeared Casandra Bertotti, 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 Ana L. Sanchez
MAIL TAX STATEMENTS AS DIRECTED ABOVE

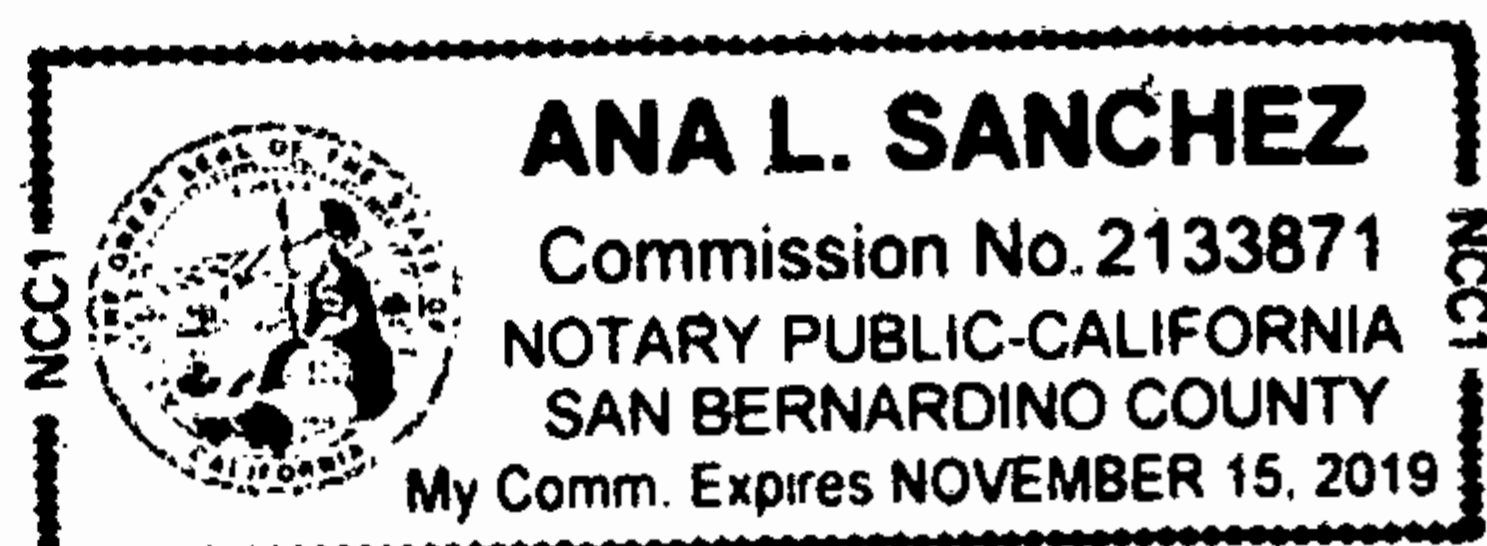


EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

THE SOUTH 50 FEET OF THE NORTH 120 FEET OF LOTS 4 AND 5, IN BLOCK 1, OF CABAZON RANCHO SUBDIVISION, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 22 PAGE 96, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER 526-122-006-6