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 ORIGINAL FILED  
 Superior Court of California  
 County of Los Angeles

JAN 26 2015

Sherril R. Carter, Executive Officer/Clerk  
 By *[Signature]* Deputy  
 Yolanda Heza

8 SUPERIOR COURT OF CALIFORNIA  
 9 COUNTY OF LOS ANGELES

10  
 11 PEOPLE OF THE STATE OF CALIFORNIA,  
 12 Plaintiff,  
 13 v.  
 14 ERIC WOLFE; JACKALYN MARIE  
 15 BASHARA; DEANNA BASHARA; JOSEPH  
 16 JAIME; BRIAN DEDEN; DELIA WOLFE;  
 17 JERED BRYANT; BILLIE BRYANT;  
 GERALD J. BRYANT; JAMES STYRING  
 and LINDSAY PETTY,  
 18 Defendants.

CASE No. BA425130

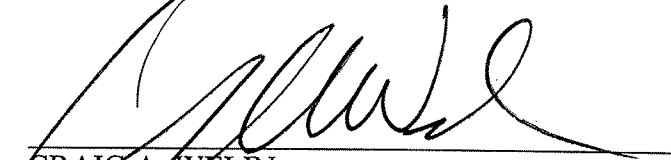
REPORT OF THE TEMPORARY  
 RECEIVER'S ANALYSIS OF REAL  
 PROPERTIES DATED JANUARY 23, 2015

DATE: January 30, 2015  
 TIME: 8:30 A.M.  
 PLACE: Dept. 108

1 Robb Evans & Associates LLC, Temporary Receiver in the above-entitled matter, herewith  
2 submits its Analysis of Real Properties Report dated January 23, 2015.

3  
4 DATED: January 26, 2015

FRANDZEL ROBINS BLOOM & CSATO, L.C.  
CRAIG A. WELIN  
HAL D. GOLDFLAM

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**Robb Evans & Associates LLC**  
**Temporary Receiver of the Properties and Businesses of Eric Wolfe, et al.**

**Report of the Temporary Receiver's Analysis of Real Properties**  
**January 23, 2015**

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## Overview

Pursuant to this Court's directive, the Temporary Receiver submits this report with analysis and recommendations for 37 real properties that are currently part of the Receivership Estate or are potentially part of the Receivership Estate.

The Temporary Receiver analyzed information and documents associated with real properties identified and scheduled in the Temporary Restraining order issued August 11, 2014, in the Supplemental Temporary Restraining Order issued September 24, 2014, in the Exhibit marked 548-001, GJ 13-14/49, and in other documents, notes, and communications. The analysis and review activities included ordering public documents and valuation reports for each of the 37 real properties and carefully studying the documents to confirm ownership, valuation, recorded liens, prior ownership, and property transfer information and details.

The Temporary Receiver used the following resources to gather information used for this report:

- Preliminary Title Reports current for December 2014 and January 2015
- Recorded Grant Deeds, Deeds of Trust, Trustee's Deeds, and other documents related to a property
- Automated Valuation Models (AVM's) Current for December 2014 and January 2015. An AVM combines a variety of public and private real estate records and databases with advanced modeling and methodologies to provide accurate and consistent property valuations.

This report is divided into the following five sections:

Section 1 – Properties the Temporary Receiver Recommends the allow the Secured Lender to Pursue its Rights under its Loan Documents (4 properties)

Section 2 - Properties the Temporary Receiver Recommends be Released from the Receivership Estate (2 properties)

Section 3 - Properties the Temporary Receiver Recommends Continue to be Receivership Estate Assets (7 properties)

Section 4 – Other Properties Analyzed by the Temporary Receiver (23 properties)

## Section 5 – Property with Pending Issues (1 property)

All of the properties details set forth in this report are presented in summary form in Exhibit 1. The Temporary Receiver has not included as part of this report the hundreds of documents reviewed and analyzed to arrive at its conclusions and recommendations.

## Section 1

### **Properties the Temporary Receiver Recommends that the Court Allow the Secured Lender to Pursue its Rights under its Loan Documents**

#### **13646 Hollowbrook Way Corona, California 92880 Riverside County**

This property is currently controlled by an entity identified as owned by Defendants. The complete details of the transfer from the former owners to the entity owned by Defendants are described below. The existing liens of \$606,700 on the property exceed its reported value of \$446,000. The prior owners, Armando H Molina Jr. and Yadira L Molina have filed Verified Claims for Interest in Protected Property. Wells Fargo Bank has filed a Notice of Lien Interests on the property.

The Temporary Receiver requests that the Court allow the lender, Wells Fargo Bank, to pursue its rights under its loan documents. Because of the indicated negative equity in the property, the Temporary Receiver requests the Court to determine this property should not continue to be a receivership asset. The former owners may have claims against any future redress fund established in this case.

- Subject property is a 2.642 square foot, five bedroom, three bathroom single family residence currently valued at \$446,000.
- Public Record shows title in the above-referenced property is currently in the name of Ryan Michaels. Title in this entity is not insurable unless the insuring title company is furnished an affidavit from Armando H. Molina Jr. and Yadira L. Molina to substantiate the Deed in which Ryan Michaels acquired title. Additionally, a current statement of information is required. Any declaration provided must be notarized by a notary public familiar to the insuring title company.
- The property was acquired by its current owner, Ryan Michaels, an individual identified as related to the Defendants, by Grant Deed recorded June 24, 2009 from Armando H Molina Jr, Yadira L Molina. The Documentary Transfer Tax is referenced as “The value of property in this conveyance, exclusive of liens & encumbrances is \$700 or less & there is no additional consideration received by the GrantGrantor R&T 11911”.
- This Grant Deed was notarized by Brian De Den, a Defendant and upon recording, the Grant Deed was returned to Finian & Co., .LLC, an entity identified as owned by Defendants, at a post office box identified as used by the Defendants.

- Prior Owners Armando H. Molina, Jr. and Yadira L. Molina are named Trustors on a Deed of Trust in the amount of \$430,000 to Beneficiary World Savings Bank and recorded February 15, 2006.
- A Notice of Trustee's Sale was recorded on the property on July 24, 2012. The total amount of the obligation at that time was \$562,699.33.
- Prior owner Armando H. Molina is named Trustor on a Deed of Trust in the amount of \$44,000 to Beneficiary World Savings Bank, recorded January 10, 2007.
- Total liens on the property are in excess of \$606,700, which exceed the current value of \$446,000.
- Armando H. Molina, Jr. has filed a Verified Claims for Interest in Protected Property in Response to Notice of Petition Pursuant to Penal code 186.11 for Protective Relief Necessary to Preserve Property and Assets. This claim states that Armando H. Molina, Jr. is the Legal Owner of all of the claimed property.
- Yadira Liz Molina. has filed a Verified Claims for Interest in Protected Property in Response to Notice of Petition Pursuant to Penal code 186.11 for Protective Relief Necessary to Preserve Property and Assets. This claim states that Yadira Liz Molina is the Legal Owner of all of the claimed property.
- Wells Fargo Bank has filed a Notice of Lien Interests on this property.
- Defendant(s) and/or their entities have been in control of this property since June 24, 2009 through the date of this report, over five and one-half years.

**4030 Pendleton Avenue AKA 4330 & 4332 Pendleton Avenue Lynwood, California  
Los Angeles County**

This property is currently controlled by an entity identified as owned by Defendants. The complete details of the transfer from the former owners to the entity owned by Defendants are described below. The existing lien(s) of \$725,000 on the property exceed its reported value of \$423,000. The prior owner, Santiago Perez, has filed Verified Claims for Interest in Protected Property.

The Temporary Receiver requests that the Court allow the lender, Decision One Mortgage Company (now the Bank of NY Mellon), to pursue its rights under its loan documents. The records indicate there is substantial negative equity in this property. The Temporary Receiver will continue to collect rent from tenants by the Order Appointing Temporary Receiver until the lender or another Court- appointed fiduciary takes control of the property. The former owners may have claims against any future redress fund established in this case.



The Temporary Receiver has collected \$12,600 in past due from the tenant. The Temporary Receiver has been made aware of two code violation citations for this property and has taken steps to correct the violations which can be paid for from the rent collected.

- Subject property is a 2,545 square foot duplex with a total of 5 bedrooms and two bathrooms built in 1950 and currently estimated to have a value of \$423,000.
- Public Record shows title in the above-referenced property is currently in the name of Bancorp Asset Servicing LLC, an entity identified as owned by Defendants. Title in this entity is not insurable unless an affidavit from Santiago Perez is received substantiating his transfer to Bancorp Asset Servicing LLC that is notarized by a notary public familiar to the insuring title company.
- The property was acquired by Bancorp Asset Servicing LLC by Grant Deed signed by Santiago Perez and recorded October 28, 2010. Mr. Perez' signature was notarized 2 ½ years earlier on April 24, 2008 by Brian De Den, a Defendant. Documentary Transfer Tax is stated as "\$0.00 This is a bonafide gift and the Grant Grantor received nothing in return R&T 11911".
- Prior to the transfer to Bancorp Asset Servicing LLC, Santiago Perez, a Single Man acquired title to the property by Grant Deed recorded July 3, 2006 and signed by George C. Hu. Documentary Transfer Tax stated on the Grant Deed of \$704.00 indicates consideration of \$640,000.
- Santiago Perez is named Trustor on an open Deed of Trust in the amount of \$512,000 to Decision One Mortgage Company and Recorded July 3, 2006, concurrent with the acquiring Grant Deed. This Deed of Trust has not been reconveyed and remains open. A Notice of Default was recorded on June 23, 2014 placing the property in foreclosure.
- Santiago Perez is named Trustor on an open Deed of Trust in the amount of \$128,000 to Decision One Mortgage Company and recorded July 3, 2006, concurrent with the acquiring Grant Deed.
- Santiago Perez is named Trustor on an open Deed of Trust in the amount of \$85,000 to the Seller of the property, George Hu. The Deed of Trust is dated June 27, 2006, however recorded August 18, 2006.
- On September 17, 2010 a Notice of Pendency of Action was recorded on the property by Plaintiff Bancorp Asset Servicing LLC, an entity identified as owned by Defendants, against Countrywide Home Loans et al. The Notice of Pendency of Action was filed on behalf of Bancorp Asset Servicing LLC by Elizabeth Smith,

Attorney with the firm of Lippman & Silverman Legal Group in Sacramento. The Temporary Receiver was unable to locate this law firm.

- On January 24, 2014 a Notice of Pendency of Action was recorded on the property by Plaintiff Santiago Perez against Eric Johnathan Wolfe, Bancorp Asset Servicing, LLC et al for the purpose of title or right of possession of real property.
- Santiago Perez has filed a Verified Claim for Interest in Protected Property in Response to Notice of Petition Pursuant to Penal Code 186.11 for Protective Relief Necessary to Preserve Property and Assets.
- Bancorp Asset Servicing LLC has been in control of this property from April 29, 2008 when the Grant Deed to that entity was signed through the date of this report, approximately 81 months.

### **12394 Cape Court Moreno Valley, California Riverside County**

This property is currently owned by Minerva Cruz Avelar, Andres Claudio Alonso and Rosa Hernandez Claudio, but clouded by a partial Grant Deed to an entity identified as owned by Defendant(s). The complete details of the transfer from one of the owners to the entity owned by Defendants are described below. The existing lien(s) of \$725,000 on the property exceed its reported value of \$253,600. The prior owner, Minerva Cruz Avelar, filed a Notice of Pending Action regarding title of real property.

The Temporary Receiver requests that the Court allow the lender, U.S. Bank National Association, as Trustee for Washington Mutual Mortgage, to pursue its rights under its loan documents. Because of the indicated negative equity in the property, the Temporary Receiver requests the Court to determine this property should not continue to be a receivership.

- Subject property is a 1,319 square foot, three bedroom, one bath single family residence built in 1984 and currently valued at \$253,600.
- Public Record shows title in the above-referenced property is currently in the name of Minerva Cruz Avelar, an unmarried woman, Andres Claudio Alonso and Rosa Hernandez Claudio, husband and wife, all as tenants in common.
- The property was acquired by the current owners, Minerva Cruz Avelar, Andres Claudio Alonso and Rosa Hernandez Claudio by Grant Deed Recorded December 22, 2006 from Minerva Cruz Avelar following her acquisition by Grant Deed recorded June 9, 2006 from Richard Mathews and Christine Mathews. Documentary Transfer Tax on the Grant Deed stated of \$412.50 indicates consideration of \$375,000.

- Minerva Cruz Avelar is named Trustor on a Deed of Trust in the amount of \$300,000 to Lender United Financial Mortgage Corp recorded June 9, 2006, concurrent with Ms Avelar's acquisition of the property. Foreclosure has begun on the property and a Notice of Trustee's Sale was recorded February 18, 2014. The amount due at the Notice of Trustee's Sale filing was \$312,821.82.
- On May 24, 2010 a lien in an undisclosed amount for relating to a Notice of Code Violation Non Compliance was recorded.
- On October 21, 2010 a Notice of pendency of action recorded by Plaintiff Maneuela Cruz Avelar v. Defendant LSI Title Company, JP Morgan Chase Bank, California Reconveyance Company and Does 1-10 regarding title of real property.
- On October 29, 2010 a Grant Deed was recorded from Minerva Cruz Avelar to BNY Trust Group Funds Co, an entity identified as owned by Defendants. Ms. Avelar's signature was notarized by J. Bashara. Jackalyn Marie Bashara is a defendant. This Grant Deed acts as a 'cloud' on title because it did not convey full title and its effects must be clarified.
- On March 22, 2011 a Notice of pendency of action recorded Plaintiff Mindy Avelar v. Defendant LSI Title Company, JP Morgan Chase Bank, California Reconveyance Company and Does 1-10 regarding title of real property.
- On August 26, 2009 a lien for unsecured property tax recorded against debtor Avelar Minerva Cruz in the amount of \$1,127.02.
- This property may have been under the partial control of Defendant(s) and/or their entities from October 29, 2010 through the date of this report, approximately 63 months.
- A Verified Claim of Interest in Real Property was filed by U.S. Bank National Association, as Trustee for Washington Mutual Mortgage, et al, successor to United Financial Mortgage Corp
- A request for Hearing re: Relief from Temporary Restraining Order and Notice of Pendency of Action has been filed by U.S. Bank National Association, as Trustee for Washington Mutual Mortgage, et al, successor to United Financial Mortgage Corp.

**656 Ballard Street, #10 El Cajon, California 92019 San Diego County**

This property is currently controlled by an entity identified as owned by Defendants. The existing lien(s) of \$401,576 on the property exceed its reported value of \$198,500. The Temporary Receiver requests that the Court allow the lender, American Mortgage Express Corp., to pursue its rights under its loan documents. Because of the indicated negative

equity in the property, the Temporary Receiver requests the Court to determine this property should not continue to be a receivership.

- Subject property is a 929 square foot two bedroom, two bathroom townhouse built in 1988 and valued at \$198,500.
- Public Record shows title in the above reference property is currently in the name of Reconveyance Trustee LLC, an entity identified as owned by the Defendant(s).
- The property was acquired by Reconveyance Trustee LLC by Grant Deed recorded December 14, 2009 from Sergio Pulido, an Unmarried Man. Documentary Transfer Tax stated on the Grant Deed of “\$0 This is a bona fide gift and the grantor received nothing in return”
- Sergio Pulido acquired title by Grant Deed recorded September 25, 2006 from New Silverado Holdings, LLC, a California Limited Liability Company.
- Sergio Pulido is named Trustor on an open Deed of Trust in the amount of \$244,800 to American Mortgage Express Corp recorded September 25, 2006. The Notice of Default was Recorded on February 27, 2014 and references failure to make payments through February 25, 2014 of \$58,494.04. The Notice of Sale states the approximate amount due on the loan is \$329,372.
- Sergio Pulido is named Trustor on a Deed of Trust in second position in the amount of \$61,200 to American Mortgage Express Corp. recorded September 25, 2006.
- On April 18, 2013 a Notice of Homeowners Association Assessments Lien was recorded on the property referencing unpaid payments beginning December 31, 2009 and totaling \$11,003.90 as of the date of recording
- Based on the information available, liens on the property exceed the property value.
- A Verified Claim for Interest in Protected Property in Response to Notice of Petition Pursuant to Penal Code 186.11 for Protective Relief Necessary to Preserve Property and Assets has been filed by the Loan Servicing Agent on behalf of the Lender referencing a first Trust Deed in the original amount of \$244,800.
- Defendant(s) and/or their entities have been in control of this property since December 14, 2009, approximately 62 months.

## Section 2

### **Properties the Temporary Receiver Recommends be Released from the Receivership Estate**

#### **111 Palmdale Avenue Orange, California 92685 Orange County**

The Temporary Receiver has determined that the current owner of this property, Courtney L. Smith innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not continue to be a receivership asset.

- Subject property is a 1482 square foot three bedroom two bathroom condominium built in 1970 and valued at \$376,200.
- Public Record shows title in the above referenced property is currently in the name of Courtney L. Smith, a single woman.
- The property was acquired by its current owner Courtney L. Smith by Grant Deed recorded October 25, 2011 from Pinnacle Group Realty Fund. Pinnacle Group Realty Fund is an entity identified as owned by Defendants. Defendant Jered Bryant signed the Grant Deed as General Partner of Apex Capital Security, Inc., who is stated to be General Partner of Pinnacle Group Realty Fund. Documentary Transfer Tax stated on the Grant Deed of \$317.90 indicates consideration of \$289,000.
- Courtney L. Smith is named Trustor on a Deed of Trust in the amount of \$260,100 in favor of Kondaur Capital Corporation and recorded October 25, 2011, concurrent with Ms. Smith's acquisition. This Deed of Trust is no longer of record.
- Subsequently, on June 30, 2014 a Deed of Trust was recorded on the property stating it secures a loan in the amount of \$274,000 to Bank of California, National Association, dba Banc Home Loans. The Deed of Trust was executed by Courtney L. Smith. This is an open Deed of Trust.
- Courtney L. Smith has filed a Verified Claim for Interest in Protected Property in Response to Notice of Petition Pursuant to Penal code 186.11 for Protective Relief Necessary to Preserve Property and Assets. This verified Claim states that Courtney L. Smith is an innocent purchaser of the property.
- Counsel for Courtney L. Smith has filed a Notice of Continued Order to Show Cause Hearing on Request of Claimant Courtney L. Smith for Hearing on Her Verified Claim to Property.
- Prior to the current owner's acquisition of the property, Jean E. Ablott, acquired title from the Ablott Trust by Quitclaim recorded August 12, 2003.

- On November 7, 2003 A Deed of Trust was recorded on the property stating it secures a loan in the amount of \$100,664 to Wells Fargo Home Mortgage, Inc. The Deed of Trust was executed by Jean E. Ablott.
- On November 24, 2009 Wells Fargo Bank caused a Notice of Default to be recorded for failure to pay on the \$100,664 loan. The subsequent Notice of Sale published a minimum bid of \$89,619.
- On May 27, 2010 a Trustee's Deed Upon Sale dated May 3, 2010 in an undisclosed amount recorded conveying title to Pinnacle Group Realty Fund. Pinnacle Group Realty Fund is an entity identified as owned by Defendants. The Trustee's Deed Upon Sale was signed by J. Vantilburg as Limited Signing Officer of Cal-Western Reconveyance Corporation, the Trustee. J. Vantilburg has signed other documents reviewed by the Temporary Receiver on behalf of Defendants entities.
- On June 25, 2010 a Deed of Trust with Assignment of Rents As Additional Security was recorded on the property in favor of Billie Bryant. Billy Bryant is a Defendant. The Deed of Trust states it secures payment of the sum of \$180,000. The Deed of Trust was executed by J. Bashara, a Defendant for Pinnacle Group Realty Fund, an entity identified as owned by defendants, and notarized by E.J. Wolfe, a Defendant on June 25, 2010. This Deed of Trust remains of record as a senior lien on the property.
- On July 14, 2010 a Notice of rescission of the Notice of Default filed by Wells Fargo Bank was recorded.
- On July 16, 2010 a Substitution of Trustee and Full Reconveyance of the Wells Fargo Bank Deed of Trust was recorded.
- The Temporary Receiver believes the actions creating, signing, and recording the Trustees Deed upon Sale which conveyed title to an entity identified as owned by Defendant(s) were at least suspicious, and possibly fraudulent. The Temporary Receiver further believes the Defendant(s) paid current and/or paid in full the loan to Wells Fargo, resulting in the Notice of Rescission of the Notice of Default and Full Reconveyance of the Deed of Trust.
- Defendant(s) and/or their entities had control of this property from May 27, 2010 through October 25, 2011, approximately 18 months. Additionally the Defendants appear to have sold the property at a significant profit.

**24607 Atwood Avenue Moreno Valley, California Riverside County**

This property is currently controlled by an entity identified as owned by Defendants. However, the transfer to BAC Asset Holdings Company by Grant Deed recorded July

27, 2010 was not and cannot be insured with title insurance. The existing lien(s) of \$506,117 on the property exceed its reported value of \$213,500. The Temporary Receiver requests the Court to determine this property should not continue to be a receivership asset.

- Subject property is a 1,442 square foot three bedroom, two bathroom single family residence built in 2003 and currently estimated to be worth \$213,500.
- Public Record shows title in the above-referenced property is currently in the name of BAC Asset Holdings Co., an entity identified as owned by Defendants. Title in this entity is not insurable unless an affidavit from Ruben Rodriguez Garcia and Annette Garcia is received substantiating their transfer to BAC Asset Holdings Co that is notarized by a notary public familiar to the insuring title company.
- The property was acquired by BAC Asset Holdings Co by Grant Deed recorded July 27, 2010 from Ruben Rodriguez Garcia and Annette Garcia. Documentary Transfer Tax stated on the Grant Deed of “This is a bonafide gift and the Grantor received nothing in return \$0” indicates no consideration. The signatures of Mr. and Mrs. Garcia on this document were notarized by J. Bashara. Jackalyn Marie Bashara is a Defendant.
- The property was acquired by Ruben Rodriguez Garcia and Annette Garcia by Grant Deed recorded January 9, 2004 from Gary L. Jensen and Trudy Jensen. Documentary Transfer Tax stated on the Grant Deed of \$220 indicates consideration of \$200,000.
- Ruben Rodriguez Garcia and Annette Garcia are named Trustors on an open Deed of Trust recorded November 22, 2006 in the amount of \$380,000 to lender Quick Loan Funding. The property was placed in foreclosure in 2011, however the foreclosure was rescinded. The Notice of Sale that recorded prior to the rescission stated an amount due on the loan of \$506,117.16.
- The Defendant(s) and/or their entities have been in control of this property from July 27, 2010 through the date of this report, approximately 54 months.

### **Section 3**

#### **Properties the Temporary Receiver Recommends Continue to be Receivership Estate Assets**

##### **1250 Venice Avenue Placentia, California 92870 Orange County**

This property is owned by Defendants. The Temporary Receiver has determined that this property is a valid and viable asset of the Receivership Estate with estimated equity of

\$288,000. The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset.

- Subject property is a 1,776 square foot four bedroom, two bathroom single family residence built in 1972 and currently valued at \$568,000.
- Public Record shows title in the above-referenced property is currently in the name of Jerry Bryant and Billie Lee Bryant, husband and wife as community property. Jerry Bryant and Billie Bryant are named Defendants.
- The property was acquired by its current owners, Jerry Bryant and Billie Lee Bryant by Grant Deed recorded December 23, 2011 from D.L. Schreyer. Documentary Transfer Tax on the Grant Deed stated at \$440 indicates consideration of \$400,000. The signature of D.L. Schreyer on the Grant Deed was notarized by J. Bashara. Jackalyn Marie Bashara is a Defendant.
- Jerry Bryant and Billie Lee Bryant are named Trustor on a Deed of Trust in the amount of \$280,000 to Wells Fargo Bank recorded December 23, 2011, concurrent with the recording of the Grant Deed.
- D.L. Schreyer and Patricia A. Schreyer are Trustors named on a Deed of Trust in the amount of \$532,500 to beneficiary Wells Fargo Bank recorded August 31, 2006.
- A Notice of Trustee Sale was recorded on July 11, 2011 in Wells Fargo's foreclosure action on the property. The sale was set for August 3, 2011. The amount stated as owing was \$568,793.46.
- The Temporary Receiver has determined, based on the recorded documents that the sale of the property to Jerry Bryant and Billie Lee Bryant in the amount of \$400,000 was a "Short Sale" and less than the amount required to pay off the delinquent loan held by Wells Fargo.
- Gerald Bryant and Billie Bryant have filed a Verified Claim of Ownership to Protect Properties that includes this property.
- Wells Fargo Bank has filed a Notice of Lien Interests in the property.

**18125 Hutchings Drive Yorba Linda, California 92686 Orange County**

This property is owned by Defendants. The Temporary Receiver has determined that this property is a valid and viable asset of the Receivership Estate. Exclusive of the Bail Bond Deed of Trust in the amount of \$700,000 which the Temporary Receiver believes is associated with this case, there is equity in this property of approximately \$300,000. The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset.



- Subject property is a 1,924 square foot three bedroom, two bathroom single family residence built in 1956 and currently valued at \$704,700.
- Public Record shows title in the above-referenced property is currently in the name of Robert J. Bashara and De Anna H. Bashara, husband and wife as joint tenants. Deanna Bashara is a Defendant.
- The property was acquired by its current owners, Robert J. Bashara and De Anna H. Bashara by Grant Deed recorded December 28, 1994 from Ronald Brangwyn and Mary Brandgwyn. Documentary Transfer Tax on the Grant Deed is stated at \$324.50 indicating consideration of \$295,000.
- Robert J. Bashara and De Anna H. Bashara are named Trustors on an open Deed of Trust in the amount of \$399,500 to BSM Financial, L.P. dba BrokerSource, a Limited Partnership recorded February 27, 2003.
- Robert J. Bashara is named Trustor on an open Bail Bond Deed of Trust in the amount of \$700,000 executed by Robert J. Bashara and De Anna H. Bashara for Defendant De Anna H. Bashara to Beneficiary Continental Heritage Insurance Company recorded September 8, 2014.
- Deanna H. Bashara is Debtor named on a Judgment to Creditor Capital One Bank in the amount of \$1,735.78 recorded March 23, 2007.
- A Verified Claim for Interest in Protected Property in Response to Notice of Petition Pursuant to Penal Code 186.11 for Protective Relief Necessary to Preserve Property and Assets by Ocwen Loan Servicing LLC referencing the above-described Deed of Trust in the amount of \$399,500.
- Defendant(s) and/or their entities have been in control of this property since December 28, 1994, approximately 20 years.

**1894 North Twin Oaks Valley Road San Marcos, California 92557 San Diego County**

This property is owned by Defendants. The Temporary Receiver has determined that this property is a valid and viable asset of the Receivership Estate. The Temporary Receiver confirmed the balance due on the Deed of Trust, which is current. The Temporary Receiver believes there may be in excess of \$135,000 equity in this property.

The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset.

- Subject property is a 2,172 square foot four bedroom, two bathroom single family residence built in 1955 and currently valued at \$574,400.
- Public Record shows title in the above-referenced property is currently in the name of Stanley A. Wolfe, a single man and Stan R. Wolfe and Delia Wolfe, husband and

wife altogether as tenants in common as their interest may appear of record. Delia Wolfe is a Defendant.

- The property was acquired by its current owners, Stanley A. Wolfe and Stan R. Wolfe and Delia Wolfe by Quitclaim Deed recorded September 14, 2007 from Stanley A. Wolfe. The Quitclaim Deed states no transfer tax is due as there was no consideration.
- On August 12, 2002 a Grant Deed was recorded from Dianne L. McKaskle to Stanley a. Wolfe, a single man. The Grant Deed documentary transfer tax of \$484 which indicates consideration of \$440,000. The Grant Deed was returned after recording to Stanley A. Wolfe, Jr. and Delia M. Wolfe at the property address.
- Stanley A. Wolfe, is Trustor on an open Deed of Trust in the amount of \$438,250 to Chevy Chase Bank, FSB recorded March 7, 2005
- Stanley A. Wolfe was a Trustor on a Deed of Trust in the amount of \$59,225 to Irwin Union Bank and Trust Company which was released on October 2, 2009.

### **1916 Lexington Drive Fullerton, California 91835 Orange County**

This property is owned by Receivership Defendants. The Temporary Receiver has determined that this property is a valid and viable asset of the Receivership Estate. There is apparent equity in the property of \$474,000. The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset.

- Subject property is a 2,708 square foot, four bedroom, three bathroom single family residence built in 1987 and currently valued at \$924,100.
- Public Record shows title in the above-referenced property is currently in the name of Jerry and Billie Bryant Living Trust, Jerry and Billie Bryant, Trustee. Gerald Bryant and Billie Bryant are Defendants.
- The property was acquired by its current owners, Jerry and Billie Bryant Living Trust, Jerry and Billie Bryant, Trustee by Grant Deed recorded April 13, 2011 from Billie Bryant. Documentary Transfer Tax on the Grant Deed is stated as "R&T 11911 Transfer to Living Trust". The Grant Deed was notarized by J. Bashara. Jackalyn Marie Bashara is a Defendant.
- Billie Bryant acquired title by Grant Deed recorded July 15, 1999 from Sung Sup Lim and Mirisa Lim. Documentary Transfer Tax on the Grant Deed stated as \$485.10, indicating consideration of \$441,000.00.
- Jerry E. Bryant and Billie Bryant are named Trustors on a Deed of Trust in the amount of \$200,000 recorded April 24, 2000 to Bank of America. This Deed of Trust is to secure a line of credit.

- Billie Lee Bryant is named Trustor on a Deed of Trust in the amount of \$250,000 recorded June 27, 2007 to Bank of America. This Deed of Trust is to secure a line of credit.
- A Verified Claim has been filed by Gerald and Billie Bryant referencing this real property.
- Defendants have been in control of this property from July 15, 1999 through the date of this report, approximately 14-1/2 years.

### **1702 North Wilmington Avenue Compton, California 90222 Los Angeles County**

This property is owned by Defendants. The Temporary Receiver has determined that this property is a valid and viable asset of the Receivership Estate. The Temporary Receiver is in the process of verifying the validity of a reconveyance of a Deed of Trust for \$705,000 that recorded on December 23, 2014. If this is a valid reconveyance, the property will have equity of approximately \$540,000 and no debt. The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset until the Temporary Receiver could complete its investigation and analysis, report the confirmed net equity of the property, and recommend whether or not the property should continue to be a receivership asset.

- Subject property is a 4,951 square four duplex containing a total of nine bedrooms and five bathrooms built in 1934 with a current estimated value of \$540,000.
- Public Record shows title in the above-referenced property is currently in the name of 1702 Wilmington LLC, an entity identified as owned by Defendants.
- The property was acquired by its current owner 1702 Wilmington LLC by Corporation Grant Deed recorded March 27, 2012 from Villa Aguacate, a California General Partnership. Villa Aguacate is an entity identified as owned by Defendants. The Document was signed by Delia May Wolfe as Managing Partner of Villa Aguacate. Delia Wolfe is a Defendant. Documentary Transfer Tax on the Corporation Grant Deed is stated at \$297.00 indicating consideration of \$270,000.
- On March 29, 2011 a Grant Deed was recorded from The Knight Marital Trust UTA dated July 7, 2000 to Villa Aguacate, a General Partnership. Documentary Transfer Tax stated on the Grant Deed of \$396.00 indicates consideration of \$360,000.
- 1702 Wilmington LLC, a California Limited Liability Company is Trustor on a Deed of Trust in the amount of \$705,000 to Valley Investment Alliance LLC, a California limited liability company as to an undivided 47.5% interest and Azryel Katz, as Trustee of the 2007 Azryel Katz Revocable Trust dated June 7, 2007, as to an undivided 52.5% interest recorded October 1, 2013. The Deed of Trust was executed by Brad T. Wolfe as Managing Member of 35<sup>th</sup> Street 2 LLC, a California

limited liability company the Managing Member of 1702 Wilmington LLC, a California limited liability company.

- On December 23, 2014 the Trustee recorded a Deed of Reconveyance of the above described Deed of Trust. The reconveyance is not insurable until the insuring title company receives satisfactory evidence that the indebtedness and/or obligations secured by said Deed of Trust have been satisfied.
- Eric Wolfe has filed a Verified Claim referencing this property.
- This property has been under the control of Defendant(s) and/or their entities from March 29, 2011 through the date of this report, approximately 46 months.

### **2336 Camino Escondido Fullerton, California 92837 Orange County**

This property is currently controlled by an entity identified as owned by Defendants. The \$602,500 existing lien(s) originated December, 2007 on the property may exceed its current reported value of \$583,200. The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset until the Temporary Receiver could confirm the current balance of the existing Deed of Trust and also get a second opinion on the value of the subject property. The Temporary Receiver will then report to the Court on the confirmed net equity position of the property and recommend whether the property should continue or not continue to be a receivership asset.

- Subject property is a 2,022 square foot five bedroom, two bathroom single family residence built in 1964 and currently valued at \$583,200.
- Public Record shows title in the above referenced property is currently in the name of Camino Rehab Partners, an entity identified as owned by Defendants. Title in this entity is not insurable unless an affidavit from Eric Wolfe is received substantiating his transfer to Acquicap Bancorp LLC, that is notarized by a notary public familiar to the insuring title company. Acquicap Bancorp LLC is an entity identified as owned by Defendants.
- The property was acquired by Camino Rehab Partners by Grant Deed recorded August 7, 2013 from Acquicap Bancorp LLC, an entity identified as owned by Defendants. The Grant Deed was signed by Delia Wolfe as Signing Agent for Acquicap Bancorp LLC. Delia Wolfe is a Defendant. Documentary Transfer Tax on the Grant Deed is stated as \$330.00 indicating consideration of \$300,000.
- On January 25, 2008 a Grant Deed was recorded from Eric Wolfe, a Defendant to Acquicap Bancorp LLC. Documentary Transfer Tax on the Grant Deed is stated as "\$0.00 Gift"

- On December 27, 2002 a Grant Deed was recorded from Edwin b. Suddarth and Kathleen Suddarth to Eric Wolfe, a Single Man. Documentary Transfer Tax on the Grant Deed is stated as \$491.70, indicating consideration of \$447,000.
- Eric Wolfe is named as Trustor on an open Deed of Trust in the amount of \$602,500 to World Savings Bank recorded December 24, 2007. This is approximately one month prior to the Grant Deed to Acquicap Bancorp LLC from Eric Wolfe.
- On January 20, 2011 a Notice of pendency of action was recorded on the property naming Eric Wolfe as Plaintiff and LSI Title Company, Wells Fargo Bank, Wachovia Mortgage, World Savings Bank NDEx West and Does 1-10 as Defendants.
- On November 7, 2014 the tax collector of Orange County filed a Lien for unsecured property taxes against debtor Camino Rehab Partners in the amount of \$372.86.
- Eric Wolf has filed a Verified Claim of Ownership to Protect Properties that includes this property.
- A Third Party Claim of Security Interest in Property has been filed by Michael Mantel, dba Charter Judgment Recovery in the amount of \$19,938.26 against Eric Johnathan Wolfe.
- Defendant(s) and or their identified entities have had control of this property from December 27, 2002, approximately 12 years.

### **33425 Highway 60, Banning, California Riverside County**

The Temporary Receiver has determined that this property is valid and viable asset of the receivership estate. The Temporary Receiver requests the Court to determine this property should continue to be a receivership asset.

- Subject property is vacant land. Based on the recent sale to an entity related to the Defendants in the amount of \$225,000, the Temporary Receiver estimates the value to be \$225,000
- Public Record shows title in the above referenced property is currently in the name of Badlands Holdings, an entity identified as owned by Defendants.
- The property was acquired by its current owners, Badlands Holdings, by Grant Deed recorded December 23, 2013 from Beaumont 400, a General Partnership to Badland Holdings. Documentary Transfer Tax stated on the Grant Deed of \$247.50 indicates consideration of \$225,000.
- Real Estate Property Taxes for the year 2013-2014 are in default in the approximate amount of \$4,500. The first installment of Real Estate Property taxes for the year 2014-2015 are unpaid in the approximate amount of \$1,400.

- Badlands Holdings, a Partnership is named Trustor on a Deed of Trust in the amount of \$75,000 to Beaumont 400, a General Partnership, the seller of the property. The Deed of Trust recorded December 23, 2013, concurrent with the above-described Grant deed. The Deed of Trust is executed on behalf of Badlands Holdings by Brad T. Wolfe as Manager.
- Brad T. Wolfe is not a Defendant, however the Temporary Receiver has observed his signature on a transaction related to an entity identified as owned by Defendant(s)
- Prior to the current owner's acquisition of the property, Beaumont 400 acquired title through a Trustee's Deed upon Sale recorded March 9, 2006 in foreclosure of its Deed of Trust to Su Hai International, Inc. The bid to acquire by the foreclosing lender was \$629,562.17.
- Su Hai International, Inc. A California Corporation acquired the property by Partnership Grant Deed from Beaumont 400, a General Partnership recorded February 20, 1990. Documentary Transfer Tax stated on the Partnership Grant Deed of \$1,320.00 indicates consideration of \$1,200,000.

To the extent the properties listed in this section of this report continue to be Receivership Estate Assets, the Temporary Receiver requests the Court authorize use of seized or frozen funds of the Defendants and rents collected from these properties for payment of mortgages, taxes, insurance, and other expenses that may be associated with a particular property.

#### **Section 4**

#### **Other Properties Analyzed by the Temporary Receiver for Which the Temporary Receiver Recommends not become a Receivership Estate Asset**

The California Department of Justice supplied information to the Temporary Receiver that properties identified after the issuance of the Temporary Restraining Orders might have a link to the Defendants. At least one such property has been linked to the Defendants. The properties below cannot be linked to the Defendants.

#### **2613 Quincy Avenue Orange, California 92867 Orange County**

The Temporary Receiver has determined that the current owner of this property, Ann Arvanitis, Trustee, innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction financed with a valid lien. The

Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,619 square foot, four bedroom, two bathroom single family residence built in 1959 and currently valued at \$569,600.
- Public Record shows title in the above-referenced property is currently in the name of Ann Arvanitis, Trustee of the Ann Arvanitis Trust.
- The property was acquired by its current owner Ann Arvanitis, Trustee of the Ann Arvanitis Trust by Trust Quitclaim Deed Recorded June 28, 2013 and signed by Ann Arvanitis who took title as Ann Arvanitis, a widow.
- Ann Arvanitis acquired title by Grant Deed on August 24, 2012 from Citadel Analytics Group LLC, a California Limited Liability Company. Jason Gonzalez signed with no status referenced on the Grant Deed. Documentary Transfer Tax stated at \$495 indicates the consideration was \$450,000.
- Ann Arvanitis is named Trustor on a Deed of Trust in the amount of \$337,500 to Lender Affiliated FundingCorp. dba InhouseLender.com, a Nevada Corporation recorded August 24, 2012, concurrent with her acquisition of the property. Prior to the current owners' acquisition of the property, on January 30, 2012 Citadel Analytics Group, LLC acquired title to the property by Grant Deed executed by Apex Capital Security, Inc. James Styring signed as President. James Styring is a Defendant. Apex Capital Security is an entity identified as owned by Defendants. Documentary Transfer Tax on the Grant Deed is stated at \$368.50, indicating consideration of \$335,000.
- On December 6, 2011 a Grant Deed was recorded from Robin Lynn Skarstein to Apex Capital Security Inc. Documentary Transfer Tax on the Grant Deed is stated at "\$0 Bonafide Gift". The signature of Robin Lynn Skarstein was notarized by Brian De Den, a Defendant.
- The property was under the control of Defendants and/or their entities from December 6, 2011 to January 30, 2012, approximately two months.

#### **514 S Priscilla Way Anaheim, California 92806 Orange County**

The Temporary Receiver has determined that the current owner of this property, Rebecca D. Corcino innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,436 square foot three bedroom two bathroom single family residence built in 1957 and currently valued at \$480,700.
- Public Record shows title in the above-referenced property is currently in the name of Rebecca D. Corcino, a married woman as her sole and separate property.
- The property was acquired by its current owner, Rebecca D Corcino by Grant Deed recorded September 23, 2013 from Wedgewood REO I, LLC. Stated Documentary Transfer Tax of \$504.90 indicates consideration of \$459,000.
- Rebecca D. Corcino is Trustor on a Deed of Trust in the amount of \$415,000 to Lender Guild Mortgage Company recorded September 23, 2013, concurrent with the recording of the Grant Deed to Ms. Corcino.
- Prior to the current owner's acquisition of the property Wedgewood REO I, LLC acquired title by Quitclaim Deed recorded June 26, 2013 from Martingale Investments, LLC. The document was signed by Gregory L. Geiser, President of Wedgewood Enterprise Corporation as Manager of Martingale Investments. Documentary Transfer Tax stated on the Quitclaim Deed was \$0.00
- On April 22, 2013 a Grant Deed was recorded to Martingale Investments, LLC from Granite Ranch Opportunities, LLC. The Grant Deed was signed by Gregory L. Geiser as President of Granite Ranch Opportunities, LLC. The stated Documentary Transfer Tax was "\$-0- Gift-No Consideration"
- On April 15, 2013 A Grant Deed to Granite Ranch Opportunities, LLC, a California Limited Liability Company was recorded. The Grant Deed was signed by Deutsche Bank National Trust Company as Trustee for Morgan Stanley IXIS Real Estate Capital Trust 2006-2 Mortgage Pass Through Certificates, Series 2006-2 by OCWEN Loan Servicing as Attorney in Fact.
- On November 26, 2012 a Trustees Deed Upon Sale was Recorded in finalization of foreclosure under a Deed of Trust in which Juan Carlos Leyva was Trustor. The amount paid by Grantee was \$347,000 and the Grantee was the foreclosing beneficiary.
- On August 5, 2010 a Grant Deed from Juan Carlos Leyva to Reconveyance Receivership Co, an entity identified as owned by Defendants was recorded. The Documentary Transfer Tax is stated as "R&T 11911 0 This is a bonafide gift and the Grantor received nothing in Return". Mr. Leyva's signature on this document was notarized by J. Bashara. Jackalyn Marie Bashara is a Defendant.
- Defendant(s) and/or their entities were in control of this property from August 5, 2010 through November 26, 2012, over 28 months.



**15668 Fairgrove Avenue La Puente, California 91744 Los Angeles County**

The Temporary Receiver has determined that the current owners of this property, Juan P. Osuna and Liliana G. Maldonado, innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,220 square foot, four bedroom, two bathroom single family residence built in 1955 currently valued at \$365,800.
- Public Record shows title in the above-referenced property is currently in the name of Juan P. Osuna, a single man, and Liliana G. Maldonado, a single woman as Tenants in Common.
- The property was acquired by its current owners, Juan P. Osuna and Liliana G. Maldonado by Grant Deed recorded September 22, 2010 from Bancorp Asset Servicing LLC, an entity identified as owned by Defendants. The Grant Deed was signed by Joshua E. Vantilburg as “Authorized Signer” of Bancorp Asset Servicing LLC. Mr. Vantilburg has signed other documents examined by the Temporary Receiver on behalf of Receivership entities. Mr. Vantilburg’s signature was notarized by J. Bashara, a Defendant. Documentary Transfer Tax is stated at \$302.50 indicating a consideration of \$275,000.
- Juan P. Osuna and Liliana G. Maldonado are named Trustors on a Deed of Trust in the amount of \$271,345 to Lender Simple as That Imortgage.com,Inc.
- A Judgment was recorded on the property on December 23, 2003 for child, family or spousal support in an unspecified amount against “one” Juan P. Osuna
- A Lien is was recorded on the property on October 17, 2008 in favor of the State of California issued by the Franchise Tax Board in the amount of \$1,538.66.
- Prior to the current owners’ acquisition of the property, on March 23, 2009 Bancorp Asset Servicing LLC acquired title to the property by Grant Deed signed by Guillermo Cilia. Documentary Transfer Tax on the Grant Deed is stated as “0.00 R&T 11911 Property liened to full value NO CONSIDERATION The value of property in this conveyance exclusive of liens”.
- Defendant(s) and/or their entities were in control of this property from March 23, 2009 through September 22, 2010, approximately 19 months.

**10154 Camino Ruiz # 7 San Diego, California 92126 San Diego County**

The Temporary Receiver has determined that this property is currently owned by Faith Ozturk who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is an 808 square foot two bedroom, two bathroom condominium built in 1990 and valued at \$270,000.
- Public Record shows title in the above-referenced property is currently in the name of Faith Ozturk, a married man as his sole and separate property.
- The property was acquired by its current owner, Faith Ozturk, by Grant Deed recorded June 8, 2012 from Federal National Mortgage Association. Documentary Transfer Tax on the Grant Deed of \$220.55 indicates consideration of \$200,500.
- Faith Ozturk is named Trustor on an open Deed of Trust in the amount of \$190,010 to Amerfirst Financial, Inc., recorded June 8, 2012, concurrent with Mr. Ozturk's acquisition of the property.
- Prior to the current owner's acquisition of the property, The Federal National Mortgage Association acquired title as foreclosing beneficiary through a Trustees Deed upon Sale recorded March 19, 2012 in foreclosure of its Deed of Trust to Trustor, James H. Conway, Jr.
- James H. Conway, Jr. conveyed the property to Reconveyance Trustee LLC an entity identified as owned by Defendants by Grant Deed recorded February 10, 2010. The Grant Deed was subject to the Deed of Trust to the Federal National Mortgage Association. Documentary Transfer Tax on the Grant Deed is stated as "\$R & T 11911 Bonafide Gift"
- Defendant(s) and/or their entities were in control of this property from February 10, 2010 through March 2012, approximately 26 months.

**4205 Lamont Street, # 17 San Diego, California 92126 San Diego County**

The Temporary Receiver has determined that this property is currently owned by Benjamin Stollerman who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,314 square foot two bedroom two bathroom condominium built in 1990 and currently valued at \$413,500.

- Public Record shows title in the above referenced property is currently in the name of Benjamin Stollerman, a Single Man.
- The property was acquired by its current owner, Benjamin Stollerman, by Grant Deed recorded June 20, 2012 for \$417,000 from U.S. Bank National Association As Trustee for GreenPoint Mortgage Funding Trust, Series 2007-AR1 by GMAC Mortgage, LLC its attorney in fact. Documentary Transfer Tax stated on the Grant Deed of \$458.70 indicates consideration of \$417,000
- Benjamin Stollerman is named Trustor on an open Deed of Trust in the amount of \$425,965 to Sierra Pacific Mortgage Company, Inc. recorded June 20, 2012, concurrent with his acquisition.
- Prior to the current owner's acquisition of the property, GMAC Mortgage, LLC acquired title through a Trustee's Deed upon Sale recorded March 27, 2012 as foreclosing beneficiary of its Deed of Trust to Trustor Kathleen Vestevich.
- On February 11, 2010 Kathleen Vestevich transferred title to the property to Reconveyance Trustee LLC, an entity identified as owned by Defendant(s).
- Defendant(s) and/or their entities were in control of this property from February 11, 2010 through March 27, 2012, approximately 25 months.

#### **4597 Acoma Way San Diego, CA 92021 San Diego County**

The Temporary Receiver has determined that this property is currently owned by Michael Todd Kent who acquired title to the property in a bona fide, arms-length transaction. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,317 square foot four bedroom, two bathroom single family residence built in 1975 and valued at \$518,700.
- Public Record shows title in the above-referenced property is currently in the name of Michael Todd Kent, A Single Man.
- The property was acquired by its current owner, Michael Todd Kent, by Grant Deed recorded November 16, 2012 from Granite Ranch Opportunities, LLC. Documentary Transfer Tax on the Grant Deed stated at \$467.50 indicates consideration of \$425,000.
- Michael Todd Kent owns this property free and clear.
- Prior to the current owner's acquisition of the property, on October 2, 2012 Granite Ranch Opportunities, LLC acquired title through a Trustee's Deed upon Sale in the foreclosure of a Deed of Trust held by JP Morgan Chase Bank to Trustors Joni M. Dunn and Thomas T. Dunn.

- Joni M. Dunn and Thomas T. Dunn conveyed title to the property to Banchares Investco Assets by Grant Deed recorded February 25, 2010. Documentary Transfer Tax on the Grant Deed is stated as “\$0 Gift” The Grant Deed was returned to Alan Berg at Post Office Box 25, San Marcos, CA 92067.
- At the time Joni M. Dunn and Thomas T. Dunn conveyed title, actual title may have been in the name of Thomas T. Dun and Joni M. Dunn, Trustees of the Dunn Family Dated May 11, 2001
- Although Alan Berg is not identified as a Defendant and Banchares Investco Assets is not identified as an entity of a Defendant, the Post Office Box where the Grant Deed from Joni M. Dunn and Thomas T. Dunn to Banchares Investco Assets is identified as an address belonging to the Defendants.
- Defendant(s) may have controlled this property from February 25, 2010 through October 2, 2012, approximately 32 months.

### **1025 Osage Drive Spring Valley, California 91977 San Diego County**

The Temporary Receiver has determined that this property is currently owned by Jeffrey F. Guild and Marlene R. Guild who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,054 three bedroom, one bathroom single family residence built in 1962 and currently valued at \$331,800.
- Public Record shows title in the above-referenced property is currently in the name of Jeffrey F. Guild and Marlene R. Guild, husband and wife as community property with right of survivorship.
- The property was acquired by its current owners, Jeffrey F. Guild and Marlene R. Guild by Grant Deeds recorded October 31, 2011. The Grant Deeds were signed in counterpart by Jeffrey Rogoway, Trustee of the Jeffrey Rogoway Trust Dated 4/25/02 and Century Financial Resources, Inc., a California Corporation. Documentary Transfer Tax on the Grant Deed at \$312.95 indicates consideration of \$284,500.
- Jeffrey G. Guild and Marlene R. Guild are Trustors on a Deed of Trust in the amount of \$290,616 to Navy Federal Credit Union recorded October 31, 2011, concurrent with their acquisition.
- Prior to the current owners’ acquisition of the property, Jeffrey Rogoway, Trustee of the Jeffrey Rogoway Trust Dated 4/25/02 as to an undivided 50% interest and Century Financial Resources, Inc., a California Corporation. As to an undivided 50%

interest, as Tenants in Common acquired title to the property by Grant Deed from GMAC Mortgage, LLC FKA GMAC Mortgage Corporation recorded August 16, 2011.

- On March 10, 2011 a Trustee's Deed upon Sale recorded conveying title to the foreclosing lender GMAC Mortgage, LLC FKA GMAC Mortgage Corporation in their foreclosure of a Deed of Trust from Francisco Plazola, Trustor.
- On August 20, 2010 a Grant Deed was recorded from Francisco Paloza to Reconveyance Trustee LLC, an entity identified as owned by Defendants.
- Reconveyance Trustee LLC was vested owner of this property from August 20, 2010 to March 10, 2011, approximately seven months.

### **30633 San Anselmo Drive Murrieta, California 92563 Riverside County**

The Temporary Receiver has determined that Bank of America is a legitimate owner as a result of its foreclosure. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is 2,890 square foot four bedroom, two bathroom single family residence built in 2004 and currently valued at \$286,600.
- Public Record shows title in the above-referenced property is currently in the name of Bank of America, NA.
- The property was acquired by its current owner Bank of America through Trustees Deed upon Sale recorded September 11, 2014. Bank of America was the foreclosing beneficiary on a Deed of Trust in which Francisco e. Plazola and Sabina Plazola were Trustors.
- Prior to the current owner's acquisition of the property, on January 29, 2010 a Grant Deed recorded conveying title from Francisco E. Plazola and Sabina Plazola, to Reconveyance Trustee LLC, an entity identified as owned by Defendants.
- Reconveyance Trustee LLC was vested owner of this property from January 29, 2010 through September 11, 2014, approximately 56 months.

### **13636 Hollowbrook Way Corona, CA 92880 Riverside County**

The Temporary Receiver has determined that this property is currently owned by Oscar Partida Gonzalez and Norma A. Ochoa De Partida, and Jose Guadalupe Serna who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The existing lien(s) of \$439,000 on this property exceed its reported value of \$432,900. The

Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 2,373 square foot four bedroom, three bathroom single family residence built in 2001 and currently valued at \$432,900.
- Public Record shows title in the above-referenced property is currently in the name of Oscar Partida Gonzalez and Norma A. Ochoa De Partida, husband and wife and Jose Guadalupe Serna, a married man as his sole and separate property, all as joint tenants.
- The property was acquired by its current owners Oscar Partida Gonzalez and Norma A. Ochoa De Partida and Jose Guadalupe Serna by Grant Deed recorded April 26, 2010 from Anthony Molina, Trustee of the Vincent Molina and Anthony Molina Trust. Documentary Transfer Tax on the Grant Deed stated at \$401.50 indicates the consideration was \$365,000.
- Oscar Partida Gonzalez and Norma A. Ochoa De Partida and Jose Guadalupe Serna are named Trustors on a Deed of Trust in the amount of \$358,388 to Sterns Lending, Inc, recorded April 26, 2010, concurrent with their acquisition.
- On March 17, 2011 a federal tax lien in favor of the United States of America was recorded referencing Oscar & Amalia Gonzalez in the amount of \$46,723.90 and any other amounts thereunder. The current status of this lien is unknown to the Temporary Receiver.
- On October 29, 2012 a federal tax lien in favor of the United States of America was recorded referencing debtor Oscar Gonzalez in the amount of \$22,960.35 and any other amounts due thereunder. The current status of this lien is unknown to the Temporary Receiver.
- On September 3, 2014 a federal tax lien in favor of the United States of America was recorded referencing debtors Oscar & Amalia Gonzalez in the amount of \$10,482.51 and any other amounts due thereunder. The current status of this lien is unknown to the Temporary Receiver.
- Existing liens on the property are in a face amount in excess of \$439,000 as compared to the present value of the property of \$432,900.
- Prior to the current owners' acquisition of the property, on June 5, 2007 The Vincent Molina and Anthony Molina Trust acquired title to the property by Grant Deed from Emelia Molina. Irregularities in the notarization of this Deed of Trust may exist.
- Emelia Molina is named Trustor in a Deed of Trust dated February 1, 2007 and recorded over four months later and subsequent to her transfer of title on June 20, 2007 in the amount of \$57,800 to Washington Mutual Bank. The Deed of Trust

secures a credit line. The Temporary Receiver found no evidence this Deed of Trust has been reconveyed.

- The Vincent Molina and Anthony Molina Trust dated May 30, 2007 is named Trustor in a Deed of Trust dated November 18, 2009 and recorded December 17, 2009 in the amount of \$150,000 to Gisberg, Weiss, Littman & Co, LLC. Gisberg, Weiss, Littman & Co, LLC is an entity identified as owned by Defendants. The signature of Anthony Molina was notarized by Brian De Den, a Defendant. The Temporary Receiver found no evidence this Deed of Trust has been reconveyed.
- The signature of Anthony Molina on the Deed of Trust does not match the signature of Anthony Molina on the Grant Deed to the current owners.

### **11080 Sultan Street Moreno Valley, California 92557 Riverside County**

The Temporary Receiver has determined that the current owner of this property, Lawana L. Brown innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,986 square foot, two bedroom, two bathroom single family residence built in 2986 and currently valued at \$196,100.
- Public Record shows title in the above-referenced property is currently in the name of Lawana L. Brown, a single woman.
- The property was acquired by its current owner Lawana L. Brown by Grant Deed recorded November 24, 2010 from Reconveyance Trustee LLC, an entity identified as owned by Defendants. Documentary Transfer Tax on the Grant Deed stated at \$143.00 indicates consideration of \$130,000. The Grant Deed was signed by Edgardo Arreguin, with the title of “Member” and notarized by J. Bashara. Jackalyn Marie Bashara is a named defendant in this action.
- Lawana L. Brown is identified as Trustor on a Deed of Trust in the amount of \$126,704. To Mountain West Financial, Inc. recorded November 24, 2010, concurrent with Ms. Brown’s acquisition of the property. Ms. Brown’s signature on this Deed of Trust was notarized by J. Bashara. Jackalyn Marie Bashara is a Defendant.
- Prior to the current owner’s acquisition of the property, on January 29, 2010 Reconveyance Trustee LLC acquired title by Grant Deed from Jose Rodriguez. The Grant Deed states “This is a Bonafide Gift and the Grantor Received Nothing in Return” with Documentary Transfer tax as \$0.00. Upon recording, this Grant Deed

was returned to Finian Fitzwalter & Co. LLP, an entity identified as owned by Defendants.

- On December 20, 2005 Jose Rodriguez acquired title to the property from Irma Mendoza by Grant Deed. Documentary Transfer Tax on the Grant Deed of \$361.90 indicates consideration of \$329,000.
- Jose Rodriguez is Trustor on a Deed of Trust in the amount of \$263,200 to Lender First Street Financial Inc. A foreclosure was subsequently initiated by the Lender prior to Mr. Rodriguez' transfer to Reconveyance Trustee LLC.
- Defendant(s) and/or their entities had control over the property from January 29, 2010 through November 24, 2010, approximately 10 months.

### **501 S. Courtney Avenue Fullerton, California 92833 Orange County**

The Temporary Receiver has determined that the current owner of this property, Dustin L. Nielsen innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,216 square foot four bedroom, two bathroom single family residence built in 1954 and currently valued at \$466,100.
- Public Record shows title in the above referenced property is currently in the name of Dustin L. Nielsen, a married man as his sole and separate property.
- The property was acquired by its current owner, Dustin L. Nielsen (and Bryce Nielsen who subsequently deeded to Dustin L. Nielsen) by Grant Deed from Reconveyance Trustee LLC, an entity identified as owned by Defendants. The Grant Deed was executed by Joshua Vantilburg as "Authorized Signatory" and recorded June 3, 2010. Documentary Transfer Tax on the Grant Deed stated at \$412.50 indicates the consideration was \$375,000. Joshua Vantilburg's signature was notarized by Brian De Den, a Defendant.
- Dustin L. Nielsen and Bryce Nielsen are named as Trustors on a Deed of Trust in the amount of \$368,207 to Lender Empire Financial, recorded June 3, 2010, concurrent with their acquisition of the property. This Deed of Trust is no longer of record.
- Dustin L. Nielsen is named Trustor on a Deed of Trust in the amount of \$364,000 to JMJ Financial Group recorded September 30, 2013. This Deed of Trust recorded concurrently with the recording of a Grant Deed transferring the property from Bryce Nielsen to Dustin L. Nielsen.
- Reconveyance Trustee, LLC, an entity identified as owned by Defendants is named Trustor on a Deed of Trust in the amount of \$235,000 to Craig Rommel Ann



Rommel Craig and Ann Marie Rommel, as husband and wife community property recorded November 17, 2009. This Deed of Trust has not been reconveyed and remains of record. This Deed of Trust was signed by Joshua Vantilburg as Manager of Reconveyance Trustee, LLC, a California limited liability company and notarized by Brian De Den, a Defendant. The Deed of Trust contains a “Lender’s Schedule” identifying the borrowers as Reconveyance Trustee, LLC, Eric Wolfe, Jackalyn Marie Bashara, Joshua Eric Vantilburg. Eric Wolfe and Jackalyn Marie Bashara are Defendants in this action.

- Prior to the current owner’s acquisition of the property, Reconveyance Trustee, LLC, an entity identified as owned by the Defendants acquired title by Grant Deed recorded November 17, 2009 from Bancorp Asset Servicing, LLC, an entity identified as owned by the Defendants. The Grant Deed was signed by Joshua Vantilburg, authorized signer. This Grant Deed was notarized by Brian De Den, a Defendant.
- Bancorp Asset Servicing LLC, an entity identified as owned by Defendants, acquired title by Grant Deed recorded January 23, 2009 from Octavio Morales, Karla Cruz. Documentary transfer tax is referenced as “\$0.00 No Consideration R&T 11911 No Consideration / Gift Transfer”
- Defendant owned entities were vested owners of this property from January 23, 2009 through June 3, 2010, approximately 16 months.

### **210 S. Montague Avenue Fullerton California 92832 Orange County**

The Temporary Receiver has determined that this property is currently owned by Joshua Smith and Felicitas Smith who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,076 square foot, three bedroom, two bathroom single family residence built in 1953 and currently valued at \$442,800.
- Public record shows title in the above-referenced property is currently in the name of Joshua Smith and Felicitas Smith, husband and wife as joint tenants.
- The property was acquired by its current owners, Joshua Smith and Felicitas Smith by Grant Deed recorded January 8, 2013 from VIP Tanzanite LLC. Based on the stated Documentary Transfer Tax of \$467.50, the indicated consideration was \$425,000.
- Joshua Smith and Felicitas Smith are Trustors on a Deed of Trust in the amount of \$412,200 to beneficiary Schools First Federal Credit Union recorded January 8, 2013, concurrent with the Grant Deed.
- Prior to the current owners’ acquisition of the property, VIP Tanzanite LLC acquired title for \$301,500 through a Trustee’s Deed upon Sale recorded September 24, 2012

in foreclosure pursuant to a Deed of Trust executed by Lindsay Ott and William Schneider. VIP Tanzanite LLC was not the beneficiary under that Deed of Trust.

- On May 3, 2006 Lindsay Ott and William Schneider acquired title to the property by Grant Deed from Daniel W. Whitehurst and Roslyn Whitehurst. Subsequently on October 27, 2008 Lindsay Ott and William Schneider conveyed title by quitclaim to Lindsay Ott.
- On January 23, 2009 a Grant Deed was recorded from Lindsay Ott to Bank National Trust Co. Pass Through Cert 52605. Bank National Trust Co. is an entity identified as owned by Defendants.
- Defendant(s) and/or their entities have been in control of this property from January 23, 2009 through September 24, 2012, approximately 45 months.

### **1508 Wavertree Lane Fullerton, California 92832 Orange County**

The Temporary Receiver has determined that this property is currently owned by Jae Hyun Pak and Hye Sun Pak who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,202 square foot, two bedroom, two bathroom condominium built in 1973 and currently valued at \$371,400.
- Public Record shows title in the above-referenced property is currently in the name of Jae Hyun Pak and Hye Sun Pak, husband and wife as joint tenants.
- The property was acquired by its current owners, Jae Hyun Pak and Hye Sun Pak by Grant Deed recorded October 9, 2013 from NL Investments. The stated Documentary Transfer Tax of \$379.50 indicates consideration of \$345,000.
- Jae Hyun Pak and Hye Sun Pak are Trustors on a Deed of Trust in the amount of \$231,000 to Open Bank, recorded on October 9, 2013, concurrent with the Grant Deed conveying title to them.
- Prior to the current owners' acquisition of the property, NL Investments acquired title for an unspecified amount through a Trustee's Deed upon Sale recorded January 15, 2013 in foreclosure pursuant to a Deed of Trust executed by Francisca Guerrero. NL Investments was not the beneficiary under that Deed of Trust
- On July 3, 2009 a Grant Deed was recorded conveying title from Francisca Guerrero to George Penn.
- George Penn is not a Defendant. However, because the Grant Deed was notarized by Brian De Den, a Defendant and because upon recording, the Grant Deed was returned to Finian Fitzwalter, .LLC, an entity identified as owned by Defendants, at a

post office box identified as used by the Defendants, the Temporary Receiver believes this property may have been under the control of a Defendant-related person or entity from July 3, 2009 through January 15, 2013, in excess of 43 months.

### **2564 Deauville Street San Diego, CA 92139 San Diego County**

The Temporary Receiver has determined that this property is currently owned by Alberto Rivera and Marcela Ibarra who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,216 square foot three bedroom one bathroom single family residence built in 1958 and valued at \$316,200.
- Public Record shows title in the above referenced property is currently in the name of Alberto Rivera and Marcela Ibarra, Husband and Wife as Joint Tenants
- The property was acquired by its current owners Alberto Rivera and Marcela Ibarra by Grant Deed recorded March 29, 2012 from the Federal National Mortgage Association. Documentary Transfer Tax stated on the Grant Deed of \$253.00 indicates consideration of \$230,000.
- Alberto Rivera and Marcela Ibarra are Trustors on an open Deed of Trust in the amount of \$224,169 to Wells Fargo Bank recorded May 29, 2012.
- Prior to the current owners' acquisition of the property, The Federal National Mortgage Association acquired title through a Trustee's Deed upon Sale recorded November 10, 2011 in foreclosure of its Deed of Trust to Trustors Claudia Eribez and Gabriel Eribez.
- Claudia Eribez and Gabriel Eribez conveyed the property to Reconveyance Receivership Co, an entity identified as owned by Defendant(s) by Grant Deed recorded July 13, 2010. The Grant Deed was recorded subject to the Deed of Trust to The Federal National Mortgage Association that subsequently went to foreclosure. Documentary Transfer Tax stated on the Grant Deed states "\$0 Gift"
- Reconveyance Receivership Co. controlled this property from July 13, 2010 through November 10, 2011, approximately 15 months.

### **5026 Lake Circle Road Fallbrook, California 92028 San Diego County**

The Temporary Receiver has determined that this property is currently owned by Christopher A. Rios and Aurora G. Rios who acquired title to the property in a bona fide,

arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 2,782 square foot four bedroom, three bathroom single family residence built in 2001 and valued at \$452,500.
- Public Record shows title in the above-referenced property is currently in the name of Christopher A. Rios and Aurora G. Rios, Husband and Wife as Joint Tenants.
- The property was acquired by its current owners, Christopher A. Rios and Aurora G. Rios by Grant Deed recorded April 29, 2013 from Robert A. Davis, Jr. and Shondra C. Davis. Documentary Transfer Tax on the Grant Deed stated at \$440.00 indicates consideration of \$400,000.
- Christopher A. Rios and Aurora G. Rios are Trustors on an open Deed of Trust in the amount of \$408,600 to Envoy Mortgage, Ltd, a Texas Limited Partnership recorded April 29, 2013, concurrent with their acquisition of the property.
- Prior to the current owners' acquisition of the property, on March 14, 2007 Lennox C. Sealey, Sr. and Elsie Sealey, Husband and wife as Joint Tenants acquired title to the property by Grant Deed from Keith A. Jordan and Viany Taitt.
- On February 25, 2010 a Grant Deed recorded from Elsie Sealey to Reconveyance Trustee LLC, an entity identified as owned by the Defendant(s)
- On July 27, 2011 a Trustee's Deed Upon Sale recorded conveying title to the foreclosing lender, JP Morgan Chase on a Deed of Trust to Lennox C. Sealey, Sr. and Elsie Sealey.
- On November 9, 2011 a Grant Deed is recorded executed by U.S. Bank National Association, as trustee of the Structured Asset Securities Corporation Mortgage Loan Trust, Mortgage Pass-Through Certificates, Series 2007-BC3 by JP Morgan Case Bank, National Association as Attorney in Fact conveying title to MVM Network, Inc.
- On March 29, 2012 a Grant Deed executed by Mvm Network Inc. was recorded conveying title to Robert A. Davis, Jr. and Shondra C. Davis.

### **555 N. Lamarr Road Rialto, California 92376 San Bernardino County**

The Temporary Receiver has determined that this property is currently owned by Dennis Ortega and Ema Gutierrez who acquired title to the property in a bona fide, arms-length transaction financed with a valid lien. The apparent delinquent existing lien(s) of \$189,502 on the property are close to its reported value of \$232,200. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,188 square foot, three bedroom, two bathroom single family residence built in 1977 and currently valued at \$232,200.
- Public Record shows title in the above-referenced property is currently in the name of Dennis Ortega and Ema Gutierrez, husband and wife as joint tenants. Ownership is ‘clouded’ by a Quitclaim Deed and a Grant Deed described below.
- Dennis Ortega and Ema Gutierrez acquired title by Grant Deed recorded February 6, 2009 from The Bank of New York as Trustee. Documentary Transfer Tax on the Grant Deed stated as \$176.00 indicates consideration of \$160,000.
- On November 9, 2012 a Quitclaim Deed recorded from Ema Gutierrez and Dennis Ortega to Ema Gutierrez. This Quitclaim Deed created a ‘cloud’ as to ownership on the property. Documentary Transfer Tax on the Quitclaim Deed is stated as “None”, indicating no consideration.
- On July 22, 2013 a Grant Deed was recorded from Ema Gutierrez to Lamarr Partners 555, a California General Partnership. Documentary Transfer Tax on the Grant Deed is stated at “0.00 R&T 11911” indicating no consideration.
- Dennis Ortega and Ema Gutierrez are named Trustors on an open Deed of Trust in the amount of \$163,440 to Lender Taylor, Bean & Whitaker Mortgage Corp recorded February 6, 2009, concurrent with the recording of the Grant Deed to Mr. Ortega and Ms. Gutierrez. A Notice of Trustee’s Sale recorded referring to this Deed of Trust on July 17, 2014. The Notice of Trustee’s Sale states a balance owing on the Loan secured by Deed of Trust of \$184,793.56.
- On December 10, 2013 a lien against Ema Gutierrez for cost of abatement of nuisance in favor of the City of San Bernardino in the amount of \$110.00 was recorded.
- On December 17, 2013 a judgment against Ema Gutierrez in favor of State Farm Mutual Automobile Insurance Co in the amount of \$4,597.02 was recorded.

**28971 Hill Top Drive Silverado, California 92676 Orange County**

The Title Company determined the current ownership vesting, which is not either a Defendant or an entity identified as owned by a defendant. Nevertheless, the Administrator of the pending probate estate and her lender used the address of an entity identified as owned by Defendants. The Administrator signed a recorded Quitclaim Deed to an entity not identified as owned by Defendants, but using the same address as the Administrator and her lender.

The Temporary Receiver recommends, based on the Title Company’s determined vesting, and without public recorded documents or other credible evidence to support different ownership, that the Court determine this property should not become a receivership asset.

- Subject property is a 1,986 square foot, two bedroom, two bathroom single family residence currently valued at \$380,200.
- Title Company Determination shows title in the above-referenced property is currently in the name of The Heirs or Devisees of Edward A. Reed, deceased, subject to the administration of the decedent's estate. Ownership is subject to a Quitclaim Deed recorded February 26, 2014 described below.
- The Title Company determined current vesting from various recorded documents described below.
- Tracy Lee Reed Administrator of the Estate of Edward Allen Reed, deceased, pursuant to Probate Case No. 30-2013-00669667-PR-PL-CJC is named Trustor on a Deed of Trusted recorded November 4, 2013 in the amount of \$180,000 recorded November 4, 2013 to Beneficiary Equity Wave Lending, Inc. A Notice of Default was recorded on November 5, 2014.
- Tracy Lee Reed Administrator of the Estate of Edward A. Reed is named Trustor on a Deed of Trust in the amount of \$119,130 recorded November 19, 2013 to HRP Convertible II Partners. HRP Convertible II Partners is not an entity identified as owned by Defendants, however their address as well as the Trustor's at 107W Ameridge Avenue, Fullerton, CA is the former address of Fidelity Keegan, an entity identified as owned by Defendants.
- Tracy Lee Reed individually and as an heir or devisee of the Estate of Edward Allen Reed, Deceased is named Trustor on a Deed of Trust in the amount of \$7,700 plus \$500 per each three months or any portion thereof after September 30, 2014 recorded December 20, 2013 to Beneficiary CAC, Inc., doing business as "Approved Cash Advance"
- On February 26, 2014 a Quitclaim Deed recorded from Tracy Lee Reed, Court Appointed Administrator for Edward A. Reed to Venture Capital Group. Venture Capital Group is not an entity identified as owned by Defendants, however upon recording the document was returned to 107 W Amerige Ave, Fullerton, CA, which is the former address of Fidelity Keegan, an entity identified as owned by Defendants. Documentary Transfer Tax on the Quitclaim Deed is stated as "\$0.00 R&T 11925, Conveyance to secure a debt"
- On November 7, 2014 a lien for unsecured property taxes in the amount of \$3,807.79 against Tracy Lee Reed, Court Appointed Administrator for Edward A. Reed in favor of the Tax Collector of Orange County
- On November 7, 2014 a lien for unsecured property taxes in the amount of \$3,885.63 against Tracy Lee Reed, Court Appointed Administrator for Edward A. Reed in favor of the Tax Collector of Orange County

- On November 7, 2014 a lien for unsecured property taxes in the amount of \$3,732.18 against Tracy Lee Reed, Court Appointed Administrator for Edward A. Reed in favor of the Tax Collector of Orange County
- On November 7, 2014 a lien for unsecured property taxes in the amount of \$3,704.75 against Tracy Lee Reed, Court Appointed Administrator for Edward A. Reed in favor of the Tax Collector of Orange County.
- Prior to the current owner's vesting of the property, on March 17, 2003 Edward A. Reed, an unmarried man acquired title to the property by Grant Deed from Edward A. Reed, a Married Man as his sole and separate property.

**10940 Alexander Lynwood, California 90262 Los Angeles County**

The Temporary Receiver has determined that a party unrelated to this receivership, Fidencio Garcia, acquired title to this property in 1993 in a valid, bona fide, arms-length transaction financed with a genuine lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Public Record shows title in the above-referenced property is currently in the name of Fidencio Garcia, a Single Man.
- The property was acquired by is current owner, Fidencio Garcia by Grant Deed recorded August 29, 2005 from Anna Ivonne Ashbrooke, Executor of the Estate of Conception Ruelas Cameron. Documentary Transfer Tax on the Grant Deed stated at \$396.00 indicates consideration of \$360,000.
- Fidencio Garcia is named Trustor on a Deed of Trust recorded August 29, 2005 in the amount of \$288,000 in favor of Lender, America's Wholesale Lender.
- Fidencio Garcia is named Trustor on a Deed of Trust recorded December 8, 2005 in the amount of \$67,500 in favor of Beneficiary Bank of America.

**818 and 818-1/2 N. Fickett Street Los Angeles, California 90033 Los Angeles County**

The Temporary Receiver has determined that the current owners of this property, J. Hector Frausto and Josefina Frausto, innocently purchased the property from an entity identified as owned by Defendant(s) in a bona fide, arms-length transaction with no financing. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,482 square foot duplex with a total of 3 bedrooms and two bathrooms built in 1925 with an estimated value of \$249,000

- Public Record shows title in the above-referenced property is currently in the name of J. Hector Frausto and Josefina Frausto, husband and wife as joint tenants.
- The property was acquired by its current owners, J. Hector Frausto and Josefina Frausto by Grant Deed recorded December 31, 2013 from City National Asset Group, LP,. Documentary Transfer Tax on the Grant Deed is stated at \$280.50, indicating consideration of \$255,000. City National Asset Group is an entity identified as owned by Receivership Defendants. The document was signed by Edgar Arreguin, aka Edgardo Arreguin, designated as ‘Limited Signing Authority’.
- The property is owned by Mr. and Mrs. Frausto free and clear.
- On July 12, 2010 a Grant Deed was recorded from Pablo Puga and Rocio Puga to City National Asset Group LP. Documentary Transfer Tax on the Grant Deed is stated as “R&T 11911 This is a bonafide gift and the Grantor received nothing in return”. Pablo Puga and Rocio Puga’s signatures were notarized by J. Bashara. Jackalyn Marie Bashara is a Defendant.
- The property was acquired by Pablo Puga and Rocio Puga by Grant Deed recorded April 4, 2006 from George Salazar. The Documentary Transfer Tax section on the Grant Deed was not completed. The Temporary Receiver is therefore unable to determine what the consideration was.
- Pablo Puga and Rocio Puga are named Trustors on a Deed of Trust in the amount of \$350,000 to Loanex Funding recorded April 4, 2006, concurrent with the Grant Deed in which Mr. and Mrs. Puga acquired title.
- A Notice of Default was recorded on the property in connection with the above-described Deed of Trust on February 4, 2010. This is approximately five months prior to the Grant Deed recorded to City National Asset Group LP.
- A Notice of Trustee’s sale was recorded on the property on December 24, 2012. The stated amount as due on the loan secured by the Deed of Trust was \$469,599.31.
- A Full Reconveyance of the above-described Deed of Trust was recorded on January 21, 2014, within 21 days of the Grant Deed from City National Asset Group LP. Possibly, the reconveyance concluded a negotiated Short Sale transaction.
- Defendant(s) and/or their entities were in control of this property from July 12, 2010 through December 31, 2013, approximately 42 months.

**10759 Capistrano Avenue Lynwood, California 90262 Los Angeles County**

The Temporary Receiver has determined that a party unrelated to this receivership, Dolores O. Hernandez, acquired title to this property in 1993 in a valid, bona fide, arms-length



transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Public Record shows title in the above-referenced property is currently in the name of Dolores O. Hernandez, a Single Woman.
- The property was acquired by its current owner Dolores O. Hernandez by Grant Deed recorded May 23, 2006 from Delores O. Hernandez and Felicitas Sarmiento. Documentary Transfer Tax on the Grant Deed stated at “\$0” indicates no consideration in the transfer.
- In 1993 a Quitclaim Deed was recorded from Maria Isabel Hernandez to Dolores O Hernandez, a Single Woman and Felicitas Sarmiento, a Single Woman, as Joint Tenants. Documentary Transfer Tax on the Quitclaim Deed stated as “\$0 Gift” indicates no consideration in the transfer.
- Dolores Hernandez is named Trustor on a Deed of Trust in the amount of \$244,000 to Beneficiary Washington Mutual recorded October 29, 2007. This Deed of Trust subordinated to the \$85,577 describe below.
- Dolores O. Hernandez is named Trustor on a Deed of Trust in the amount of \$85,557 to Beneficiary JP MorganChase Bank recorded August 9, 2011.

### **390 S. Mollison Avenue El Cajon, California 92020 San Diego County**

The Temporary Receiver has determined that an entity unrelated to this receivership, RSL Mollison, LLC, acquired title to this property in 2003 in a valid, bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Public Record shows title in the above-referenced property is currently in the name of RSL Mollison, LLC, a California Limited Liability Company.
- The property was acquired by its current owners, RSL Mollison LLC, a California Limited Liability Company by Grant Deed recorded July 1, 2004 from Ronald L. Styn and Susan c. Styn, Trustees of the Styn Family Living Trust Dated December 30, 1989
- On June 26, 2003 a Grant Deed to Ronald L. Styn and Susan c. Styn, Trustees of the Styn Family Living Trust Dated December 30, 1989 from Gregory Rice Hillgren and Nancy Clark Hillgren, Trustees of the Hillgren Family Trust dated October 10, 1990 recorded. Documentary Transfer Tax on the Grant Deed stated at \$3,080.00 indicates consideration of \$2,800,000.
- RSL Mollison LLC, a California Limited Liability Company is named Trustor on a Deed of Trust recorded February 1, 2012 the amount of \$905,000 to Beneficiary JP Morgan Chase Bank.

- California Secretary of State's Website confirms that RSL Mollison, LLC has been an entity since July 14, 2003.

### **1381 Brass Lantern La Habra, California 90631 Orange County**

The Temporary Receiver has determined that this property is currently owned by an entity, Lantern Partnership a California general partnership that acquired title to the property in a bona fide, arms-length transaction with no financing. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,963 square foot, four bedroom, two bathroom single family residence built in 1963 and currently valued at \$459,200.
- Public Record shows title in the above-referenced property is currently in the name of Lantern Partnership a California general partnership consisting of Mega Financial LLC as Trustee of the Lantern Trust dated 10/30/14 and Mission Real Estate Consulting Group Inc.
- The property currently has no Deeds of Trust of record.
- On November 18, 2014 a Grant Deed is recorded from from Mega Fianancial LLC as Trustee of the Lantern Trust Dated October 30, 2014 to Lantern Partnership a California general partnership consisting of Mega Financial LLC as Trustee of the Lantern Trust dated 10/30/14 and Mission Real Estate Consulting Group Inc. Documentary Transfer Tax on the Grant Deed is stated as "\$0.00 No Consideration Continues to hold the same interest R&T 11925(d)".
- On November 7, 2014 a Grant Deed is recorded from AG Investments Rehabbers LLC to Mega Financial LLC, as trustee for the Lantern Trust dated October 30, 2014 as Trustee. Documentary Transfer Tax on the Grant Deed is stated as \$484.00 indicating consideration of \$440,000.
- On October 10, 2014 a Grant Deed was recorded from Michelle Kelly, Successor Trustee of the Mary A. Lodermeier Trust dated 12/12/06 to AG Investment Rehabbers, LLC, a California limited liability company. Documentary Transfer Tax on the Grant Deed is stated as \$405.90, indicating consideration of \$369,000.
- On October 10, 2014 an Order After Trial on Petition to Determine Title to Real Property, to Void Deeds and to Confirm Transfer Real Property to Trustee was recorded. This Order "Pursuant to the Order Approving Petition for Appointment of Successor Trustee made by this court at hearing on October 13, 2010, order filed January 4, 2011, Michelle Kelley has been the sole duly authorized trustee of the subject trust, since October 13, 2010". Note the 'subject trust' is the Mary A. Lodermeier Trust dated 12/12/06. Further, this order confirms title to the property located at 1381 Lantern Drive, La Habra, CA 90631 to Michelle Kelley, Successor

Trustee of the Mary A. Lodermeier Trust dated December 12, 2006. This Order also voided a “Any and all deeds or other documents executed by Matthew D. Lodermeier aka Mathew Dennis Lordermeier affecting title to the real property due to lack of capacity”. Including in these documents are the following documents recorded:

- On October 3, 2013 an Affidavit – Death of Trustee was recorded stating that the deceased, Mary Agnes Lodermeier was trustee in that certain Declaration of Trust dated December 12, 2006 and that at the time of her demise she was, as Trustee, owner of 1381 Brass Lantern Drive, LaHabra, CA 90631. This Affidavit is signed by Matthew D. Lodermeier who states he is the Successor Trustee of the above-referenced Trust. Attached to this Affidavit is a copy of the Certificate of Death of Mary Agnes Lodermeier stated the date of her death as February 18, 2011.
- On September 17, 2013 a Grant Deed was recorded from Matthew D. Lodermeier, an unmarried man to Keycorp Financial Group. Documentary Transfer Tax on the Grant Deed states “Conveyance to secure debt R&T11921”.
- On November 5, 2012 a Grant Deed was recorded from Matthew D Lodermeier, Trustee of the Mary A. Lodermeier Trust to Matthew D Lodermeier, an Unmarried man. Documentary Transfer Tax on the Grant Deed is stated as “\$0.00 Trust Transfer to Child”. Mr. Lodermeier’s signature on this Grant Deed was notarized by E.J. Wolfe. Eric Wolfe is a Receivership Defendant.

**127, 127-1/2, 129 West 84th Street, Los Angeles, California Los Angeles County**

The Temporary Receiver has determined that a party unrelated to this receivership, Efren Valencia, acquired title to this property in September 2002 in a valid, bona fide, arms-length transaction financed with a valid lien. The Temporary Receiver requests the Court to determine this property should not become a receivership asset.

- Subject property is a 1,908 square foot triplex with a total of four bedrooms and three bathrooms. The triplex was built in 1911 and is currently valued at \$388,000.
- Public Record shows title in the above-referenced property is currently in the name of Efren Valencia, a married man as his sole and separate property.
- The property was acquired by its current owner Efren Valencia by Grant Deed recorded September 24, 2002 Stratford Rentals LLC by Wedgwood Enterprise Corp.,

Gregory L. Geiser, President. Documentary Transfer Tax stated on the Grant Deed of \$262.90 indicates consideration of \$239,000.

- Efren Valencia is named Trustor on a Deed of Trust in the amount of \$280,000 recorded August 10, 2004 in favor of Beneficiary Downey Savings and Loan Association.
- On September 4, 2007 a judgment in an undisclosed amount recorded against “One Efren Valencia” for Child, Family, Spousal Support by the Superior Court of California, County of Stanislaus.
- Prior to the current owners’ acquisition of the property, on October 7, 2001 Stratford Rentals, LLC. LLC acquired title to the property by Trustees Deed on Sale. Documentary Transfer Tax on the Trustees Deed of \$155.10 confirms the stated payment amount on the Trustees Deed of \$141,000.

## **Section 5**

### **Property with Pending Issues**

#### **77 Anna Street Watsonville, California 92801 Santa Cruz County**

This property is owned by Defendants, but the property is not under the 186.11 Proceeding. There is apparent equity in the property of at least \$200,000.

Robert F. Jaime formerly owned this property. The complete details of the transfer from the prior owner to the entity owned by a Defendant are described below. The prior owner, Robert F. Jaime has sued his son, Joseph Jaime and filed a Notice of Pending Action and Temporary Restraining Order regarding title of real property.

The Temporary Receiver contacted one of Mr. Robert Jaime’s attorneys. The Temporary Receiver intends to work with Mr. Jaime’s attorneys in an attempt to restore the property to its rightful owner.

- Subject property is a 1,642 square foot four bedroom, two bathroom single family residence built in 1964 and currently valued at \$399,100.
- Public Record shows title in the above-referenced property is currently in the name of Preferred Holdings Group. Preferred Holdings Group is an entity identified as owned by Defendant(s).
- The current owner, Preferred Holdings Group, acquired this property by Grant Deed recorded February 17, 2011 from 77 Anna LLC. The document was signed by Edgardo Arreguin with the designation of Member for 77 Anna LLC. 77 Anna LLC

is not an entity identified as owned by Defendant(s). However, Edgardo Arreguin has signed documents on behalf of other Defendants. Documentary Transfer Tax on the Grant Deed stated at \$33.00 indicates consideration of \$30,000.

- 77 Anna LLC, a California Limited Liability Company, J. Vantilborg Member is named Trustor on a Deed of Trust recorded October 5, 2010 in the amount of \$160,000 to Gerard Menicui, Trustee for Infoflex 401(k) Plan. The document was signed by 77 Anna, LLC by Joshua E. Van Tilborg, Managing Member. The loan is in foreclosure with a Notice of Sale recorded January 23, 2014. The amount of unpaid balance and other reasonable estimated charges is stated as \$176,084.07.
- On January 13, 2010 a Grant Deed was recorded from The Robert F. Jaime Revocable Living Trust, dated February 6, 2002 to 77 Anna LLC. Documentary Transfer tax on the Grant Deed stated at \$32.50 indicates consideration of \$29,545.45.
- On May 2, 2002 a Quitclaim Deed was recorded from Robert F. Jaime, a widower to Robert F. Jaime, Trustee of The Robert F. Jaime Revocable Living Trust, Dated February 6, 2002. Documentary Transfer on the Quitclaim Deed is stated as “-0- Gift not pursuant to a sale”
- On February 13, 2014 Robert F. Jaime as Plaintiff recorded a Notice of pendency of action naming and Joseph Jaime, 77 Anna LLC, Gerard Menicucci, S.B.S. Trust Deed Network and Preferred Holdings Group as Defendants. Joseph Jaime is a Defendant.
- On April 15, 2014 Robert F. Jaime as Plaintiff recorded a Temporary Restraining Order restraining the sale of 77 Anna St.; Watsonville, CA.
- On July 20, 2012 a Lien for Personal Property Tax in the amount of \$1,116,71 against 77 Anna LLC was recorded in favor of the Tax Collector for Santa Cruz.
- On July 20, 2012 a Lien for Personal Property Tax in the amount of \$1,727.45 against 77 Anna, LLC was recorded in favor of the Tax Collector for Santa Cruz.
- Defendant(s) and/or their entities have been in control of this property since at least February 17, 2011, approximately 47 months.

Respectfully submitted,

/s/

Robb Evans & Associates LLC  
Temporary Receiver

## **EXHIBIT 1**

Property Address	Property Type	Record Owner	Approximate Property Value	Estimated Liens	Estimated Equity	Defendant Control Currently	Defendant Control Prior Period	Verified Claim(s) Filed
<b>Section 1</b>								
<b>Properties the Temporary Receiver Recommends that the Court Allow the Secured Lender to Pursue its Rights under its Loan Documents</b>								
13646 Hollowbrook Way Corona, California 92880 Riverside County	SFR	Defendants	446,000	606,700	(160,700)	Yes	NA	Yes
4030 Pendleton Avenue AKA 4330 & 4332 Pendleton Avenue Lynwood, California Los Angeles County	Duplex	Defendants	423,000	725,000	(302,000)	Yes	NA	Yes
12394 Cape Court Moreno Valley, California Riverside County	SFR	Avelar & Claudio	253,000	725,000	(472,000)	Yes	NA	Yes
656 Ballard Street, #10 El Cajon, California 92019 San Diego County	Townhouse	Defendants	198,500	401,576	(203,076)	Yes	NA	Yes

Property Address	Property Type	Record Owner	Approximate Property Value	Estimated Liens	Estimated Equity	Defendant Control Currently	Defendant Control Prior Period	Verified Claim(s) Filed
<b>Section 2</b>								
<b>Properties the Temporary Receiver Recommends be Released from the Receivership Estate</b>								
111 Palmdale Avenue Orange, California 92685 Orange County	Condo	Smith	376,200	274,000	102,200	No	Yes	Yes
24607 Atwood Avenue Moreno Valley, California Riverside County	SFR	Defendants	213,500	506,177	(292,677)	Yes	NA	No



Property Address	Property Type	Record Owner	Approximate Property Value	Estimated Liens	Estimated Equity	Defendant Control Currently	Defendant Control Prior Period	Verified Claim(s) Filed
<b>Section 3</b>								
<b>Properties the Temporary Receiver Recommends Continue to be Receivership Estate Assets</b>								
1250 Venice Avenue Placentia, California 92870 Orange County	SFR	Defendants	568,000	280,000	288,000	Yes	NA	Yes
18125 Hutchings Drive Yorba Linda, California 92686 Orange County	SFR	Defendants	704,700	399,500	305,200	Yes	NA	Yes
1894 North Twin Oaks Valley Road San Marcos, California 92557 San Diego County	SFR	Defendants	574,400	438,090	136,310	Yes	NA	Yes
1916 Lexington Drive Fullerton, California 91835 Orange County	SFR	Defendants	924,100	450,000	474,100	Yes	NA	Yes
1702 North Wilmington Avenue Compton, California 90222 Los Angeles County	Duplex	Defendants	540,000	0	540,000	Yes	NA	Yes
2336 Camino Escondido Fullerton, California 92837 Orange County	SFR	Defendants	583,200	602,500	(19,300)	Yes	NA	Yes
33425 Highway 60, Banning, California, Riverside County 19	Raw Land	Badlands Holdings	225,000	75,000	150,000	Yes	NA	No

Property Address	Property Type	Record Owner	Approximate Property Value	Estimated Liens	Estimated Equity	Defendant Control Currently	Defendant Control Prior Period	Verified Claim(s) Filed
Section 4								
<b>Other Properties Analyzed by the Temporary Receiver for Which the Temporary Receiver Recommends not become a Receivership Estate Asset</b>								
2613 Quincy Avenue Orange, California 92867 Orange County	SFR	Arvanitis	569,600	337,500	232,100	No	Yes	No
514 S Priscilla Way Anaheim, California 92806 Orange County	SFR	Corcino	487,000	415,000	72,000	No	Yes	No
15668 Fairgrove Avenue La Puente, California 91744 Los Angeles County	SFR	Osuna & Maleonado	365,800	271,000	94,800	No	Yes	No
10154 Camino Ruiz # 7 San Diego, California 92126 San Diego County	Condo	Ozturk	270,000	190,010	79,990	No	Yes	No
4205 Lamont Street, # 17 San Diego, California 92126 San Diego County	Condo	Stollerman	413,500	425,000	(11,500)	No	Yes	No
4597 Acoma Way San Diego, CA 92021 San Diego County	SFR	Kent	518,700	425,000	93,700	No	Yes	No
1025 Osage Drive Spring Valley, California 91977 San Diego County	SFR	Guild	331,800	290,000	41,800	No	Yes	No
30633 San Anselmo Drive Murrieta, California 92563 Riverside County	SFR	Bank of America	286,600	0	286,600	No	Yes	No
13636 Hollowbrook Way Corona, CA 92880 Riverside County	SFR	Gonzalez, Ochoa De Partida & Sema	432,900	439,000	(6,100)	No	Yes	No
11080 Sultan Street Moreno Valley, California 92557 Riverside County	SFR	Brown	196,100	126,700	69,400	No	Yes	No
501 S. Courtney Avenue Fullerton, California 92833 Orange County	SFR	Nielsen	466,100	364,000	102,100	No	Yes	No
210 S. Montague Avenue Fullerton California 92832 Orange County	SFR	Smith	442,800	412,000	30,800	No	Yes	No
1508 Wavertree Lane Fullerton, California 92832 Orange County	Condo	Pak	371,400	231,000	140,400	No	Uncertain	No

Robb Evans & Associates LLC Temporary Receiver of Properties and Businesses of Eric Wolfe, et al.

Property Address	Property Type	Record Owner	Approximate Property Value	Estimated Liens	Estimated Equity	Defendant Control Currently	Defendant Control Prior Period	Verified Claim(s) Filed
2564 Deauville Street San Diego, CA 92139 San Diego County	SFR	Rivera & Ibarra	316,200	224,169	92,031	No	Yes	No
5026 Lake Circle Road Fallbrook, California 92028 San Diego County	SFR	Rios	452,500	408,600	43,900	No	Yes	No
555 N. Lamarr Road Rialto, California 92376 San Bernardino County	SFR	Ortega & Gutierrez	232,200	189,502	42,698	No	Uncertain	No
28971 Hill Top Drive Silverado, California 92676 Orange County	SFR	Reed	380,200	180,000	200,200	No	Uncertain	No
10940 Alexander Lynwood, California 90262 Los Angeles County	SFR	Garcia	346,300	355,500	(9,200)	No	Uncertain	No
818 and 818-1/2 N. Fickett Street Los Angeles, California 90033 Los Angeles County	Duplex	Frausto	249,000	0	249,000	No	Yes	No
10759 Capistrano Avenue Lynwood, California 90262 Los Angeles County	SFR	Hernandez	315,500	329,557	(14,057)	No	No	No
390 S. Mollison Avenue El Cajon, California 92020 San Diego County	Apartment Building	Mollison LLC	2,800,000	905,000	1,895,000	No	Uncertain	Yes
1381 Brass Lantern La Habra, California 90631 Orange County	SFR	Lantern Partnership	459,200	0	459,200	No	Uncertain	No
127, 127-1/2, 129 West 84th Street, Los Angeles, California Los Angeles County	Triplex	Valencia	388,000	280,000	108,000	No	Uncertain	No

Property Address	Property Type	Record Owner	Approximate Property Value	Estimated Liens	Estimated Equity	Defendant Control Currently	Defendant Control Prior Period	Verified Claim(s) Filed
<b>Section 5</b>								
<b>Properties with Pending Issues</b>								
77 Anna Street Watsonville, California 92801 Santa Cruz County	SFR	Defendants	399,100	178,928	220,172	Yes	NA	No