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ORIGINAL FILED
Superior Court of California
County of Los Angeles

SEP 28 2015

Sherrj R. Garter, Executive Officer/Clerk
By Gloria Barreras Deputy

7 Attorneys for Temporary Receiver ROBB
EVANS & ASSOCIATES LLC

8 SUPERIOR COURT OF CALIFORNIA

9 COUNTY OF LOS ANGELES

10

11 PEOPLE OF THE STATE OF CALIFORNIA,

CASE No. BA425130

12 Plaintiff,

**REPORT BY THE TEMPORARY
RECEIVER OF THE CURRENT STATUS
OF REAL PROPERTIES ORIGINALLY
ANALYZED AND DESCRIBED IN THE
TEMPORARY RECEIVER'S ANALYSIS
REPORT FILED JANUARY 26, 2015**

13 v.

14 ERIC WOLFE; JACKALYN MARIE
BASHARA; DEANNA BASHARA; JOSEPH
15 JAIME; BRIAN DEDEN; DELIA WOLFE;
JERED BRYANT; BILLIE BRYANT;
16 GERALD J. BRYANT; JAMES STYRING
and LINDSAY PETTY,

DATE: October 1, 2015
TIME: 8:30 a.m.
DEPT.: 108

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Defendants.

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Robb Evans & Associates LLC, Temporary Receiver in the above-entitled matter, herewith submits its Report of the Current Status of Real Properties Originally Analyzed and Described in the Temporary Receiver's Analysis Report Filed January 26, 2015.

DATED: September 29, 2015

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

By: 
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Attorneys for Temporary Receiver ROBB EVANS
& ASSOCIATES LLC

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ROBB EVANS & ASSOCIATES LLC
Temporary Receiver of the Properties and Businesses of
Eric Wolfe, et al.

Report by the Temporary Receiver of the Current Status of Real Properties
Originally Analyzed and Described in the Temporary Receiver's Analysis
Report Filed January 26, 2015

Prepared September 25, 2015

The Temporary Receiver submits this report to the Court to provide the current status of the 37 properties analyzed and recommended for resolution or action in its report filed January 26, 2015 (Initial Report). In the Initial Report, the Temporary Receiver discussed the 37 properties in five different sections. The Temporary Receiver recommended 30 properties in four of the five sections be released from or not included in the receivership estate, and that seven properties in one section continue to be assets in the receivership estate.

Summary of Real Property Actions and Current Status

The following text describes the Temporary Receiver's activities to complete its recommendations approved by or directed by the Court. Briefly, issued and pending Court orders, as specified below, included authority to return properties to victims of the defendants' actions, or to release them from the receivership estate to allow legitimate lenders to pursue their rights. The Temporary Receiver is seeking authority to sell two defendant-owned properties to generate additional funds for a Court-approved restitution program to the victims¹.

This report of the current status of real properties (Status Report) will discuss properties from each Section of the Temporary Receiver's Initial Report and further identify them by the page number in the Table of Contents included with the report. For easy reference, the Initial Report is included here as Exhibit 2.

Section 1 of the Initial Report:

Four properties the Temporary Receiver recommended the Court allow the secured lender to pursue its rights under its loan documents:

13646 Hollowbrook Way Corona, California (Page 5)

The property lender has not yet requested the Court to remove the Hollowbrook Way property (Page 5) from the receivership estate. Following currently existing Court orders, the

¹ The Temporary Receiver intends to recommend a restitution program at a future date.

Temporary Receiver continues to collect monthly rent. In July 2015, the Temporary Receiver reminded the lender to forward a request to release the property.

4030 Pendleton Ave. (or 4330 & 4332) Pendleton Ave. Lynwood, California (Page 6)

Following a stipulation executed by the Temporary Receiver, Plaintiff Attorney General, and the lender, on May 7, 2015 the Court issued an Order allowing the lender to enforce its rights, including foreclosure, under the Note and Deed of Trust. The Order directed the Temporary Receiver to retain custody and control of the Pendleton Avenue property (Page 6), including collecting rent, until completion of the trustee's sale. The lender has not provided notice that the trustee's sale is complete.

12394 Cape Court Moreno Valley, California (Page 8)

Following a stipulation executed by the Temporary Receiver, Plaintiff Attorney General, and the lender, on May 7, 2015 the Court issued an Order allowing the lender to enforce its rights, including foreclosure, under the Note and Deed of Trust. The Order directed the Temporary Receiver to retain custody and control of the Cape Court property (Page 8), including collecting rent, until completion of the trustee's sale. On August 6, 2015, the lender reported the trustee's sale was complete.

656 Ballard Street, #10 El Cajon, California (Page 9)

Following a stipulation executed by the Plaintiff Attorney General and the lender, on January 30, 2015 the Court issued an Order removing the Ballard Street property (Page 9) from the TRO, the receivership estate, and withdrawing the recorded Lis Pendens. The stipulation allowed the lender to proceed with its noticed foreclosure sale.

Section 2 of the Initial Report:

Two properties the Temporary Receiver recommended the Court release from the receivership estate

111 Palmdale Avenue Orange, California (Page 11)

On January 30, 2015, the Court issued an Order removing the Palmdale Avenue property (Page 11) from the TRO, the receivership estate, and withdrawing the recorded Lis Pendens. The Order returned the property to the control of the vested owner, who had purchased it in a bona fide arms-length transaction.

24607 Atwood Avenue Moreno Valley, California (Page 12)

The Temporary Receiver has learned the victim of the defendants' improper transfer of the Atwood Avenue property (Page 12) has moved back in the house, negotiated a potential modification agreement with the lender, and is making monthly payments under the potential agreement.

This victim now needs the improper grant deed and the Attorney General's Lis Pendens removed from the record to complete the modification agreement with the lender. The

Temporary Receiver will be lodging a proposed Order for the Court to cancel the July 27, 2010 Grant Deed, which falsely transferred the property from the victim to one of the defendants. The proposed Order also provides for the Court to remove the Atwood Avenue property from the TRO and the receivership estate.

Section 3 of the Initial Report:

Seven properties the Temporary Receiver recommended continue to be receivership estate assets

1250 Venice Avenue Placentia, California (Page 13)

Following terms of a plea agreement and stipulation with defendant Billie Bryant, on April 16, 2015 the Court issued an Order removing the Venice Avenue property (Page 13) from the TRO and the receivership estate.

18125 Hutchings Drive Yorba Linda, California (Page 14)

Under terms of a plea agreement with defendant Deanna Bashara and under terms of Orders before this Court, defendant Deanna Bashara will continue to occupy the Hutchings Drive property (Page 14). The property will remain in the receivership estate until defendant Bashara pays restitution totaling \$132,000 by October 15, 2017.

1894 North Twin Oaks Valley Road San Marcos, California (Page 15)

Under terms of a plea agreement with defendant Eric Wolfe, under terms of a stipulation among all parties, and under terms of a proposed Order, the North Twin Oaks Valley Road property will be released from the TRO and the receivership estate.

1916 Lexington Drive Fullerton, California (Page 16)

Following terms of a plea agreement and stipulation with defendant Billie Bryant, on April 16, 2015 the Court issued an Order removing the Lexington Drive property (Page 16) from the TRO and the receivership estate.

1702 North Wilmington Avenue Compton, California (Page 17)

Under terms of a plea agreement with defendant Eric Wolfe, under terms of a stipulation among all parties, and under terms of proposed Orders, the Temporary Receiver will be granted authority from the Court to sell the North Wilmington Avenue property (Page 17). The property includes four detached residential units. Based on a current appraisal and rents the Temporary Receiver collects from four tenants, the property should sell between \$675,000 and \$725,000 before estimated selling expenses of \$60,000. There are no recorded liens or loans against the property.

2336 Camino Escondido Fullerton, California (Page 18)

Under terms of a plea agreement with defendant Eric Wolfe, under terms of a stipulation among all parties, and under terms a proposed Order, the Camino Escondido property (Page 18) will be released from the TRO and the receivership estate.

33425 Highway 60, Banning, California (Page 19)

Under terms of a plea agreement with defendant Eric Wolfe, under terms of a stipulation among all parties, and under terms of proposed Orders, the Temporary Receiver will be granted authority from the Court to sell the Highway 60 property (Page 19). The property is vacant land in Riverside County. Based on the recent purchase price and current value information, the property should sell between \$175,000 and \$225,000 before estimated selling expenses of \$28,000. The seller holds a deed of trust for \$75,000, and \$7,000 of property taxes are delinquent.

Section 4 of the Initial Report:

Twenty-three properties the Temporary Receiver recommended not become receivership estate assets

In its report filed January 26, 2015, the Temporary Receiver analyzed 23 properties (Pages 20 through 41) that were included in the files and documents forwarded by the Attorney General. The Temporary Receiver concluded and recommended that the 23 properties not become receivership estate assets. The analysis determined bona fide owners had properly acquired and held the vesting of each of the 23 properties. There was no action taken to include these 23 properties in the receivership estate.

Section 5 of the Initial Report:

One property with pending issues

77 Anna Street Watsonville, California (Page 42)

In its report filed January 26, 2015, the Temporary Receiver analyzed the Anna Street property (Page 42) that was included in the files and documents forwarded by the Attorney General. Although, the property was not included in the current action, one of the defendants had falsely transferred it from a victim. The Temporary Receiver stated in its report that it intended to work with the victim's attorneys to help restore the property to the victim, the rightful owner.

The Temporary Receiver made multiple contacts with the victim's attorney and provided available information and documents. The victim's attorney has now reported the wrongful titleholders have released their improper property vesting. The defendant had negotiated and originated a new loan secured by a deed of trust on the property after it wrongfully acquired the title. The victim's attorney reported that the holder of the deed of trust agreed to a mutually satisfactory settlement with the victim and has now reconveyed its lien.

Recently, the victim's attorney forwarded the Superior Court's judgment restoring title to the victim, cancelling the wrongful grant deed that transferred the property to the defendant, and awarding the victim judgment of \$250,000.

This property was never included in the receivership estate. The victim of the improper transfer now holds a monetary judgment and has regained title and control of his property that a defendant wrongfully took from him five and one-half years ago.

Personal Property

Summary of Personal Property the Temporary Receiver Projects to Hold in the Receivership Estate for a Future Restitution Fund

Existing Cash	\$125,138
Cash from Defendants Accounts	\$113,994
Future Restitution	\$506,476
Net Sale Proceeds of Two Properties	\$730,000
Total Projected Funds	\$1,475,608

Existing Cash

The Temporary Receiver has collected available rent from occupied defendant-owned properties that are part of the receivership estate. The Temporary Receiver also collects rent from other occupied receivership estate properties until a lender obtains approval, or exercises its approved authority, to pursue its rights under its loan documents. The Temporary Receiver has also collected funds from the bank accounts of various defendant entities and has taken custody and control of restitution paid by two defendants. Currently, the Temporary Receiver holds net funds of \$125,138.

Cash from Defendants Accounts

Under terms of plea agreements, under terms of stipulations among all parties, and under terms of proposed Orders, the Temporary Receiver will be granted authority to remove about \$113,994 from 17 accounts in five financial institutions. These accounts are held by individual defendants or by entities or fictitious names controlled by them.

Future Restitution

Under terms of plea agreements, the Temporary Receiver projects to take control of restitution from four individual defendants totaling \$506,476.

(Next Page)

WOLFE RESTITUTION CHART

Defendants	Restitution Order	Schedule of Restitution Payment	Amount Still Due
Bashara, Deanna	\$132,000.00	\$32,000. (Oct. 15, 2015) \$50,000. (Oct. 15, 2016) \$50,000. (Oct. 15, 2017)	\$132,000
Bryant, Jered	\$124,476.16	\$50,000. (Mar. 2015) \$74,476.16 (as directed by court)	\$74,476.16
Bryant, Billie	\$300,000.00	\$50,000. (Mar. 2015) \$125,000. (Mar. 2016) \$125,000. (Mar. 2017)	\$250,000
Styring, James	\$50,000.00	1 October 2016	\$50,000
TOTAL	\$1,406,476.16		\$506,476.16

Projected Net Sale Proceeds Two Properties

As discussed above, the temporary Receiver expects to sell two properties.

1702 North Wilmington Avenue Compton, California

Range of Sale Prices:	\$675,000	\$700,000	\$725,000
Selling Expenses		\$60,000	
Taxes and Liens		\$0	
Net Sale Proceeds	\$615,000	\$640,000	\$665,000

33425 Highway 60, Banning, California

Range of Sale Prices:	\$175,000	\$200,000	\$225,000
Selling Expenses		\$28,000	
Taxes and Liens		\$82,000	
Net Sale Proceeds	\$65,000	\$90,000	\$115,000

Totals	\$680,000	\$730,000	\$780,000
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Using the middle projected range, the projected net sale proceeds from the two properties will be about \$730,000.

Temporary Receiver's Administration Expenses and Fund Balance Report

Exhibit 1 is the Temporary Receiver's Administration Expenses and Fund Balance report from the appointment date December 8, 2014 through August 31, 2015. From the inception of the

receivership estate through August 31, 2015, the receivership estate collected funds totaling about \$232,000. The collections included funds transferred in from receivership entities totaling \$35,000, restitution funds totaling \$100,000, and rent receipts totaling about \$97,000.

From the inception of the receivership estate through August 31, 2015, total receivership and property expenses were about \$107,000. Real property expenses were about \$18,000, Receiver fees and costs, including legal fees and costs, were about \$88,000. The details of the receipts and disbursements of the receivership estate are scheduled in Exhibit 1.

Presently the Temporary Receiver holds net funds of \$125,138 in its accounts. The net funds may be increased by additional rent collections, and will be subject to required property expenses until the properties are sold or removed from the receivership estate. The Temporary Receiver approves property repairs after reviewing proposals and bids to address and repair health and safety conditions and other condition at the properties. The Temporary Receiver has not authorized any capital improvements or cosmetic repairs. Other property expense will include maintaining casualty and liability insurance.

Respectfully submitted,

/s/

Robb Evans and Associates LLC
Temporary Receiver

EXHIBIT 1

Robb Evans & Associates, LLC
 Temporary Receiver of Properties and Businesses of Eric Wolfe et al.
 Receiver Administration Expenses and Fund Balance
 From Inception (December 8, 2014) to August 31, 2015

	Previously Reported	Apr 15	May 15	Jun 15	Jul 15	Aug 15	4/1/15-8/31/15	TOTAL
Funds Transferred In								
JPMorgan Chase								
Perris Acquisitions *8161	7,248.63	0.00	0.00	0.00	0.00	0.00	0.00	7,248.63
Venture Capital *0606	27,205.19	0.00	0.00	0.00	0.00	0.00	0.00	27,205.19
Total JPMorgan Chase	34,453.82	0.00	0.00	0.00	0.00	0.00	0.00	34,453.82
TD Ameritrade								
Pinnacle Group *1782	98.63	0.00	0.00	0.00	0.00	0.00	0.00	98.63
Total TD Ameritrade	98.63	0.00	0.00	0.00	0.00	0.00	0.00	98.63
Total Funds Transferred In	34,552.45	0.00	0.00	0.00	0.00	0.00	0.00	34,552.45
Restitution-Billie Bryant	0.00	50,000.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00
Restitution-Jered Bryant	0.00	50,000.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00
Rental Receipts								
1707 N. Anzac	2,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	5,000.00	7,000.00
1702 N. Wilmington	9,600.00	4,800.00	4,800.00	4,800.00	4,800.00	4,800.00	24,000.00	33,600.00
13646 Hollowbrook	11,550.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	8,250.00	19,800.00
4030 Pendleton (4330 & 4332)	22,660.00	2,845.00	2,845.00	2,845.00	2,845.00	2,845.00	14,225.00	36,885.00
Total Rental Receipts	45,810.00	10,295.00	10,295.00	10,295.00	10,295.00	10,295.00	51,475.00	97,285.00
Total Funds Collected	80,362.45	110,295.00	10,295.00	10,295.00	10,295.00	10,295.00	151,475.00	231,837.45
Expenses								
Real Property Expenses								
Property Research	760.00	0.00	0.00	0.00	20.00	0.00	20.00	780.00
1702 N. Wilmington Ave Compton								
Appraisal	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
Insurance	279.29	55.59	201.76	187.52	93.76	0.00	538.63	817.92
Maintenance & Repairs	495.00	1,114.92	120.00	0.00	2,038.27	855.00	4,128.19	4,623.19
Property Taxes	6,673.75	0.00	0.00	0.00	0.00	0.00	0.00	6,673.75
Total 1702 N. Wilmington Ave Compton	7,448.04	1,170.51	321.76	187.52	2,132.03	1,855.00	5,666.82	13,114.86
1707 Anzac								
Repairs & Maintenance	0.00	0.00	0.00	218.39	0.00	66.00	284.39	284.39
Total 1707 Anzac	0.00	0.00	0.00	218.39	0.00	66.00	284.39	284.39

Robb Evans & Associates, LLC
 Temporary Receiver of Properties and Businesses of Eric Wolfe et al.
 Receiver Administration Expenses and Fund Balance
 From Inception (December 8, 2014) to August 31, 2015

	Previously Reported	Apr 15	May 15	Jun 15	Jul 15	Aug 15	4/1/15-8/31/15	TOTAL
4030 Pendleton Ave Lynwood, CA Maintenance & Repairs	2,860.00	590.88	150.00	0.00	648.00	0.00	1,388.88	4,248.88
Total 4030 Pendleton Ave Lynwood, CA	2,860.00	590.88	150.00	0.00	648.00	0.00	1,388.88	4,248.88
Total Real Property Expenses	11,068.04	1,761.39	471.76	405.91	2,800.03	1,921.00	7,360.09	18,428.13
Receiver Fees & Costs								
Receiver Fees								
Receiver								
R. Evans	191.25	0.00	0.00	0.00	0.00	0.00	0.00	191.25
A. Jen	2,200.95	271.35	0.00	0.00	0.00	0.00	271.35	2,472.30
B. Kane	11,879.10	934.65	30.15	90.45	0.00	271.35	1,326.60	13,205.70
K. Johnson	15,798.60	120.60	0.00	0.00	180.90	663.30	964.80	16,763.40
Total Receiver	30,069.90	1,326.60	30.15	90.45	180.90	934.65	2,562.75	32,632.65
Real Property Management and An								
C. Callahan	19,890.00	270.00	45.00	675.00	225.00	360.00	1,575.00	21,465.00
J. Dabbin	3,976.50	429.00	797.50	665.50	1,254.00	335.50	3,481.50	7,458.00
Total Real Property Management and An	23,866.50	699.00	842.50	1,340.50	1,479.00	695.50	5,056.50	28,923.00
Accounting Staff								
C. DeCius	324.00	63.00	0.00	0.00	0.00	0.00	63.00	387.00
F. Jen	271.35	0.00	0.00	0.00	0.00	120.60	120.60	391.95
N. Wolf	600.00	258.00	246.00	102.00	180.00	204.00	990.00	1,590.00
L. Lee	30.15	603.00	90.45	0.00	0.00	0.00	693.45	723.60
Total Accounting Staff	1,225.50	924.00	336.45	102.00	180.00	324.60	1,867.05	3,092.55
Support Staff	1,750.00	134.00	57.00	57.80	72.00	81.20	402.00	2,152.00
Total Receiver Fees	56,911.90	3,083.60	1,266.10	1,590.75	1,911.90	2,035.95	9,888.30	66,800.20
Receiver Costs								
Asset/Credit searches	0.00	0.00	0.00	0.00	85.78	0.00	85.78	85.78
Bond Premium	100.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00
Postage/Delivery	818.36	29.34	34.81	42.11	27.67	71.62	205.55	1,023.91
Supplies/Telephone	12.32	0.00	0.00	0.00	0.00	0.00	0.00	12.32
Travel Expense	97.00	20.00	0.00	0.00	0.00	0.00	20.00	117.00

Robb Evans & Associates, LLC
 Temporary Receiver of Properties and Businesses of Eric Wolfe et al.
Receiver Administration Expenses and Fund Balance
 From Inception (December 8, 2014) to August 31, 2015

	Previously Reported	Apr 15	May 15	Jun 15	Jul 15	Aug 15	4/1/15-8/31/15	TOTAL
Website Maintenance	292.78	0.00	0.00	0.00	0.00	0.00	0.00	292.78
Total Receiver Costs	1,320.46	49.34	34.81	42.11	113.45	71.62	311.33	1,631.79
Legal Fees & Costs	12,055.00	4,530.00	875.00	485.00	330.00	170.00	6,390.00	18,445.00
Legal Fees	1,147.66	235.76	10.00	0.00	0.50	0.00	246.26	1,393.92
Legal Costs	13,202.66	4,765.76	885.00	485.00	330.50	170.00	6,636.26	19,838.92
Total Receiver Fees & Costs	71,435.02	7,898.70	2,185.91	2,117.86	2,355.85	2,277.57	16,835.89	88,270.91
Total Expenses	82,503.06	9,660.09	2,657.67	2,523.77	5,155.88	4,198.57	24,195.98	106,699.04
Fund Balance	<u>(2,140.61)</u>							<u>125,138.41</u>

EXHIBIT 2

(SEE EXHIBIT 2 -REPORT 1- ON THIS WEBSITE)