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ORIGINAL FILED  
Superior Court of California  
County of Los Angeles

MAY 05 2016

Sherril R. Garter, Executive Officer/Clerk  
By: Giona Barreras Deputy

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

17 Defendants.  
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CASE No. BA425130

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**UPDATED STATUS REPORT BY THE  
TEMPORARY RECEIVER REGARDING  
2336 CAMINO ESCONDIDO,  
FULLERTON, ORANGE COUNTY, CA  
92837**

DATE: May 11, 2016  
TIME: 8:30 a.m.  
DEPT.: 108

1 Robb Evans & Associates LLC, Temporary Receiver in the above-entitled matter, herewith  
2 submits its Updated Status Report regarding 2336 Camino Escondido, Fullerton, Orange County,  
3 California 92837.

4  
5 DATED: May 4, 2016

FRANDZEL ROBINS BLOOM & CSATO, L.C.  
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& ASSOCIATES LLC

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

**Updated Status Report**  
2336 Camino Escondido, Fullerton, Orange County, CA 92837

April 29, 2016

This single family residential property is subject to the Temporary Restraining Order issued pursuant to Penal Code §186.11 on August 11, 2014 and is an asset of the receivership estate created with the appointment of Temporary Receiver pursuant to Penal Code §186.11 on December 8, 2014. The Temporary Receiver provided information and details about this property in its prior reports filed with this Court on January 26, 2015 and September 28, 2015.

This updated status report includes the latest property details and valuation data available to the Temporary Receiver. The details and data below indicate the current net sale proceeds for the property would be \$1,533.

- The subject property is a 2,022 square foot five bedroom, three-bathroom single family residence built in 1964.
- 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.
- 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.
- On January 25, 2008 a Grant Deed was recorded from Eric Wolfe, a Defendant to Acquicap Bancorp LLC.
- 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.
- Wells Fargo Bank now holds the loan secured by a deed of trust on the subject property. The quoted payoff balance through May 20, 2016 is \$597,529. Wells Fargo Bank recorded a Notice of Default on February 25, 2015.
- 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 October 23, 2014 before the Court Eric Wolf withdrew his Verified Claim that includes this property.
- A Third Party Claim of Security Interest in Property has been filed in the current action by Michael Mantel, dba Charter Judgment Recovery in the amount of \$19,938.26 against Eric Johnathan Wolfe.

A relative or significant person of Eric Wolfe reportedly occupies the subject property. The Receiver ordered and obtained a residential appraisal report, exterior-only inspection, as of April 19 2016. The appraiser did not have access to the back yard and noted the property was in average condition with no apparent needed repairs. However, the pool reportedly is cracked, and currently is drained.

The appraiser used the sales comparison approach to indicate a current value of \$680,000. The appraiser included a \$15,000 valuation for the pool not knowing it was drained and not in usable condition.

Analysis of Current Net Realizable Value

Indicated current market value	\$680,000
Adjustment for pool condition	\$ (15,000)
Sales Expense:	
• Sales Commission	\$40,800
• Title Insurance Policy	\$ 2,000
• Escrow Fees	\$ 1,100
• Transfer Tax and Deeds	\$ 900
• Other closing Credits	\$ 1,200
Total Sales Expense	\$( 46,000)
Filed Judgment	\$( 19,938)
Wells Fargo Bank Secured Loan	\$(597,529)
Total Adjustments, Charges, and Liens	\$(678,467)
Estimated Net Sale Proceeds	\$ 1,533