

Chicago Title Company50 Winham Street, Salinas, CA 93901
Phone: (831)424-8011 | Fax: (831)757-9272**ESTIMATED SELLER'S STATEMENT****Settlement Date:** June 28, 2019
Disbursement Date: June 28, 2019**Escrow Number:** FWMN-5211801262
Escrow Officer: Sheila Zack-Harrison
Email: sheila.zack@ctt.com**Buyer:** Bernardo Flores and Josefina Flores**Seller:** the Revocable Living Trust of Epimenio L. Fresquez, Sr.
419-A Hyland Drive
Salinas, CA 93907
Property: 419-A Hyland Drive
Salinas, CA 93907
Parcel ID(s): 261-122-015

		\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION					
Sale Price of Property					330,000.00
COMMISSIONS					
Commission - Listing Agent	RE/MAX Property Experts		8,250.00		
	\$330,000.00 @ 2.5000% = \$8,250.00				
Commission - Selling Agent	TBD		8,250.00		
	\$330,000.00 @ 2.5000% = \$8,250.00				
TITLE & ESCROW CHARGES					
Title - Escrow Fee	Chicago Title Company		462.50		
50/50					
Title - Notary Fee	Chicago Title Company		180.00		
Title - Notary Fee - correction GD - Epie Fresquez	Sheila Zack-Harrison		15.00		
Title - Notary Fee - Trust Cert & correction GD - Peggy Silvestre	Diana Corbett		30.00		
Title - Owner's Title Insurance	Chicago Title Company		1,251.00		
Policies to be issued:					
Owners Policy					
Coverage: \$330,000.00 Premium: \$1,251.00 Version: CLTA Standard Coverage Policy 1990 (04-08-14)					
GOVERNMENT CHARGES					
Monterey County Transfer Tax (\$363.00)	Chicago Title Company		363.00		
Recording Fees (\$200.00) releases	Chicago Title Company		200.00		
PAYOFFS					
Payoff of First Mortgage Loan (\$1.00) Need Recon Total Payoff	Bank of Beverly Hills			1.00	
Payoff of Second Mortgage Loan (\$224,369.89) Principal Balance Interest To 07/31/19	County of Monterey			161,217.00	
				63,152.89	
Payoff of Third Mortgage Loan (\$68,990.41) Principal Balance Interest To 07/31/19	County of Monterey			50,000.00	
				18,990.41	
MISCELLANEOUS CHARGES					
2018-19 1st Inst with penalties	Monterey County Tax Collector		1,110.02		
2018-19 2nd Inst of taxes	Monterey County Tax Collector		1,007.57		
BOND FOR OLD DEED OF TRUST ESTIMATED AMOUNT	Surety Group		5,000.00		
Defaulted taxes for 2017 - GT 7/19 Additional amounts after 7-19	Monterey County Tax Collector		1,107.48		
Natural Hazards Disclosure	JCP-LGS Reports Natural Hazard Disclosures		99.00		
Per instructions	Dumpster Dudes		1,320.00		
Per instructions	T. Bob Uemura		297.57		

		\$	DEBITS	\$	CREDITS
MISCELLANEOUS CHARGES					
Sewer Dues for June/July	Monterey One Water		97.44		
Sewer Dues GT May	Monterey One Water		1,042.87		
Sewer lien	Monterey County Tax Collector		343.48		
Tax Penatly for 2nd Inst of taxes if not payd by 4-10-19	Monterey County Tax Collector		130.75		
Per invoices provided	T. Bob Uemura				
→ \$3,833.45 paid outside closing by Seller					
Subtotals			323,918.98		330,000.00
Balance Due TO Seller			6,081.02		
TOTALS			330,000.00		330,000.00



Invoice INV0311

NAME **Willie Don Chapin**
 DATE **July 28, 2018**

Dumpster Dudes
 Justin Caniglia
 16770 blackie rd
 Prunedale CA 93907
 831-915-5400
 justin.caniglia@yahoo.com

DESCRIPTION	UNIT PRICE	QTY	TOTAL
20 yard dumpster	\$400.00	5	\$2,000.00
		SUBTOTAL	\$2,000.00
		TOTAL	\$2,000.00
		PAID	\$680.00
		DUE	\$1,320.00

Payment instructions

By check

Make checks payable to: Dumpster Dudes

T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901

July 07, 2018

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

Invoice # 13252

Professional Services

*4/30/19 additional
\$ 250/hr
for distribution
of TRUST*

		<u>Hours</u>	<u>Amount</u>
6/6/2018 TBU/250	review property profile received from Chicago Title Company re legal ownership of the property; office conference with Peggy Silvestre re tenants, Abel Fresquez and Lisa Fresquez, at 419A Hyland Drive, Salinas, CA 93907; review court documents that client obtained from the court file in Case #17CV004365; telephone conference with attorney David Brown re same; review additional recorded documents received from Chicago Title Company	1.00	200.00
6/13/2018 TBU/250	office conference with Peggy Silvestre and her brother Epie re status; telephone conference with David Cortez re their dad's trust and whether he prepared a deed to transfer the real property into the Trust; review the Trust Transfer Deed	0.50	125.00
6/14/2018 TBU/250	drafted Three (3) Day Notice to Pay Rent or Quit and Sixty (60) Day Notice of Termination of Tenancy; office conference with Peggy re same and service of same	0.50	125.00
6/19/2018 TBU/250	review file; drafted Summons and Complaint (Unlawful Detainer), Civil Case Cover Sheet and Prejudgment Claim of Right to Possession	1.00	250.00
6/20/2018 TBU/250	drafted letter to Peggy re the Summons and Complaint (Unlawful Detainer) and Prejudgment Claim of Right to Possession filed with the court today; telephone conference with process server Andrew Williams re status of the service on Defendants	0.20	50.00

	<u>Hours</u>	<u>Amount</u>
6/25/2018 TBU/250 telephone conference with attorney David Brown re status/the date the Defendants were served with the Summons and Complaint (Unlawful Detainer) and Prejudgment Claim of Right to Possession; telephone conference with Peggy re my telephone conference of today with attorney David Brown/Abel is the son of her brother, Abel Fresquez, who died in 1977; drafted letter to attorney David Brown	0.60	150.00
6/26/2018 TBU/250 drafted letter to Peggy re service of the Summons and Complaint (Unlawful Detainer) and Prejudgment Claim of Right to Possession on Defendants and All Other Occupants	0.10	25.00
6/29/2018 TBU/250 telephone conference with attorney David Brown re status/I want a copy of Defendants' Answer that was filed with the court on Monday; review Defendants' Answer received from calendar clerk, Melanie Oliverez; drafted Request to Set Case for Trial and letter to client re Defendants' Answer; telephone conferences with client and her sister Norma re status/Defendants' Answer/settlement offer; drafted letter to attorney David Brown re client's settlement offer	0.50	125.00
For professional services rendered	<u>4.40</u>	<u>\$1,050.00</u>
Additional Charges :		
6/20/2018 Fee for filing Summons and Complaint (Unlawful Detainer)		250.20
6/25/2018 Process Server's fee for service of		150.00
6/29/2018 Fee for filing Proofs of Service and Request to Set Case for Trial		3.60
6/30/2018 Postage costs		1.00
Photocopy costs: 47 at .25/copy		11.75
Total additional charges		<u>\$416.55</u>
Total amount of this bill		<u>\$1,466.55</u>
Accounts receivable transactions		
6/9/2018 Payment - thank you		(\$200.00)
6/19/2018 Payment - thank you		(\$1,000.00)
7/2/2018 Payment - thank you		(\$1,000.00)
Total payments and adjustments		<u>(\$2,200.00)</u>
Credit balance		<u>(\$733.45)</u>

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

August 04, 2018

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

Invoice # 13288

Professional Services

	<u>Hours</u>	<u>Amount</u>
7/2/2018 TBU/250 telephone conference with attorney David Brown re status/he will be meeting with his clients on 7/5/18 to discuss our settlement offer of vacating the property by Sunday, July 15, 2018 and waiver of rent	0.10	25.00
7/3/2018 TBU/250 drafted Request for Entry of Default against All Other Occupants	0.10	25.00
7/5/2018 TBU/250 telephone conference with attorney David Brown re his clients reject our offer of his clients vacating the property by 7/15/18 in return for waiving the \$6,000.00 past due rent/he said his clients have a case for wrongful eviction against Peggy	0.20	50.00
7/6/2018 TBU/250 drafted letter to Peggy re the court trial on Monday, July 16, 2018 at 9:00 AM in Department 13 at the Monterey Courthouse	0.20	50.00
7/12/2018 TBU/250 telephone conference with David Brown re status/settlement/he said Peggy Silvestre locked his clients out of the property and left their belongings outside the property	0.10	25.00
7/13/2018 TBU/250 office conference with Peggy and her brother, Epie, to prepare for the court trial; drafted Judgments, Stipulation for Entry of Judgment, Writ of Possession and Sheriff's Instructions; review, organize and prepare file for the court trial	1.70	425.00
7/16/2018 TBU/250 appeared at the court trial at the Monterey Courthouse; drafted letter to attorney David Brown re the filed endorsed copy of the Stipulation for Entry of Judgment and the issuance of the Writ of Possession; telephone	4.30	1,075.00

	<u>Hours</u>	<u>Amount</u>
conference with real estate agent Anna Abad re status/opening escrow so we can get a title report on the property		
7/17/2018 TBU/250 telephone conference with Peggy re status/my telephone conference of yesterday with real estate agent Anna Abad and opening escrow with a title company so we can get a title report on the property	0.10	25.00
7/24/2018 TBU/250 drafted letters to attorney David Brown and Peggy re the eviction for Thursday, August 16, 2018 if Defendants and All Other Occupants do not vacate the property by Wednesday, August 15, 2018 per the Stipulation for Entry of Judgment	0.30	75.00
For professional services rendered	<u>7.10</u>	<u>\$1,775.00</u>
Additional Charges :		
7/3/2018 Fee for filing Request for Entry of Default against All Other Occupants		3.60
7/16/2018 Fee for Issuing Writ of Possession		25.00
Fee for Execution of Writ of Possession		145.00
Mileage costs: 40 at .50/mile		20.00
7/31/2018 Postage costs		2.42
Photocopy costs: 140 at .25/copy		35.00
Total additional charges		<u>\$231.02</u>
Total amount of this bill		<u>\$2,006.02</u>
Previous balance		(\$733.45)
Balance due		<u><u>\$1,272.57</u></u>

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

September 06, 2018

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

Invoice # 13301

Professional Services

	<u>Hours</u>	<u>Amount</u>
8/15/2018 TBU/250 telephone conference with Peggy re the eviction for tomorrow, Thursday, August 16, 2018 at 9:00 AM	0.10	25.00
For professional services rendered	<u>0.10</u>	<u>\$25.00</u>
Previous balance		\$1,272.57
Balance due		<u><u>\$1,297.57</u></u>

Your account is past due. Please make the full payment forthwith.

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

October 10, 2018

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

	<u>Amount</u>
Previous balance	\$1,297.57
Accounts receivable transactions	
07/12/2018 Payment - thank you. Check No. 433	(\$100.00)
Total payments and adjustments	(\$100.00)
Balance due	<u><u>\$1,197.57</u></u>

Your account is past due. Please make the full payment forthwith.

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

January 08, 2019

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

	<u>Amount</u>
Previous balance	\$1,097.57
Accounts receivable transactions	
1/7/19 Payment Bank of America, 852	(\$200.00)
Total payments and adjustments	(\$200.00)
Balance due	<u>\$897.57</u>

Your account is past due. Please make the full payment forthwith.

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

February 04, 2019

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

	<u>Amount</u>
Previous balance	\$897.57
Accounts receivable transactions	
2018 Payment - Manual Check No. 4854	(\$200.00)
Total payments and adjustments	<u>(\$200.00)</u>
Balance due	<u><u>\$697.57</u></u>

Your account is past due. Please make the full payment forthwith.

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

March 02, 2019

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

	<u>Amount</u>
Previous balance	\$697.57
Accounts receivable transactions	
2019 Payment - Bank of America Check No. 4862	(\$200.00)
Total payments and adjustments	(\$200.00)
Balance due	<u>\$497.57</u>

Your account is past due. Please make the full payment forthwith.

**T. BOB UEMURA
A Professional Law Corporation
17 Winham Street
Salinas, CA 93901**

April 03, 2019

Invoice submitted to:
Peggy Silvestre
1564 Cupertino Way
Salinas, CA 93906

In Reference To: OUR FILE NO.: 18-113

Abel Fresquez
Lisa Fresquez
419A Hyland Drive
Salinas, CA 93907

	<u>Amount</u>
Previous balance	\$497.57
Accounts receivable transactions	
3/25/2019 Payment / Bank of America Check No. 1872	(\$297.00)
Total payments and adjustments	(\$200.00)
Balance due	<u>\$297.57</u>

Your account is past due. Please make the full payment forthwith.

POC \$3,833.45