Chicago Title Company 50 Winham Street, Salinas, CA 93901 Phone: (631)424-6011 | Fex: (631)757-9272

ESTIMATED SELLER'S STATEMENT

Settlement Date: June 28, 2019 Disbursement Date: June 28, 2019 Escrow Number: FWMN-5211601262 Escrow Officer: Shella Zack-Harrison Email: sheils.zack@ctf.com

Buyer: Bernardo Flores and Josefina Flores

Seller: the Revocable Living Trust of Epimenio L. Fresquez, Sr.

419-A Hyland Drive Salines, CA 93907

Property: 419-A Hyland Drive

Salinas, CA 93907 Parcel ID(s): 261-122-015

Sale Price of Property 330,000.0			\$	DEBITS \$	CREDITS
Commission - Listing Agent REMAX Property Experts \$330,000.00 @ 2.5000% = \$8,250.00 \$330,000.00 @ 2.5000% = \$8,250.00 \$250.00 \$330,000.00 @ 2.5000% = \$8,250.00 \$250.00	FINANCIAL CONSIDERATION				
REMAX Property Experts \$2,50.00 \$330,000.00 @ 2.5000% = \$8,250.00 \$2,50.00 \$330,000.00 @ 2.5000% = \$8,250.00 \$2,50.00 \$330,000.00 @ 2.5000% = \$8,250.00 \$2,50.00	Sale Price of Property				330,000.00
\$330,000.00 @ 2.5000% = \$8,250.00 TITLE & ESCROW CHARGES Title - Escrow Fee	COMMISSIONS				
### \$330,000.00 @ 2.5000% = \$8,280.00 TITLE & ESCROW CHARGES Chicago Title Company 482.50 TIBLE - Notary Fee	Commission - Listing Agent			6,250.00	
Title - Escrow Fee 50/50 50/50 Title - Notary Fee Chicago Title Company 180.00 Title - Notary Fee - correction GD - Shelia Zack-Harrison 15.00 Title - Notary Fee - Trust Cert & Diana Corbett 30.00 Title - Notary Fee - Trust Cert & Diana Corbett 30.00 Title - Notary Fee - Trust Cert & Diana Corbett 30.00 Title - Notary Fee - Trust Cert & Diana Corbett 30.00 Title - Notary Fee - Trust Cert & Diana Corbett 30.00 Title - Notary Fee - Trust Cert & Diana Corbett 30.00 Title - Owner's Title Insurance Chicago Title Company 1,251.00 Policies to be leaued: 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 Sisses. Chicago Title Company 363.00 Sisses. 200 Recording Fees (\$200.00) Chicago Title Company 200.00 Payoff of First Mortgage Loan (\$1.00) Need Recon Total Payoff 10.00 Payoff of Second Mortgage Loan 324,389.89 Principal Basiance 161,217.00 Interest to 07/31/19 83,152.89 Payoff of Third Mortgage Loan 388,990.41 Miscellance 150/31/19 18,990.41 Miscellance 150/31/19 18,990.41 Miscellance 150/31/19 18,990.41 Miscellance 150/31/19 18,990.41 Monterey County Tax Collector 1,110.02 Total Payoff of Second Mortgage Loan 30,000.00 Total Payoff of Third Mor	Commission - Selling Agent			8,250.00	
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		\$	DEBITS \$	CREDITS
MISCELLANEOUS CHARGES				
Sewer Dues forJune/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 \$3,833.45 paid outside closing by	T. Bob Uemure Sellet			
Subtotals		32	23,918.9B	330,000.00
Balance Due TO Seller			6,081.02	
TOTALS		33	30,000.00	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

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

250/w distroblishou for distribition

		Hours	Amount
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

Credit belance

(\$733.45)

	_	Hours	Amount
6/25/ 2 018 TBU/25	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/25	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/25	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	125.90
For prof	essional services rendered	4.40	\$1,050.00
Addition	al Charges :		
6/20/2018 Fee for t	iling Summons and Complaint (Unlawful Detainer)		250.20
6/25/2018 Process	Server's fee for service of		150.00
6/29/2018 Fee for f	iling Proofs of Service and Request to Set Case for Trial		3.60
6/30/2018 Postage	costs		1.00
Photoco	py costs: 47 at .25/copy		11.75
Total ad	ditional charges		\$416.55
Total an	ount of this bill		\$1,466.55
Account	s receivable transactions		
			9
Total pa	yments and adjustments	-	(\$2,200.00)

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

		Hours	Amount
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

		Hours	Amount
	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 Ali Other Occupants do not vacate the property by Wednesday, August 15, 2018 per the Stipulation for Entry of Judgment	0.30	75.00
For profe	essional services rendered	7.10	\$1,775.00
Additions	d Charges:		
7/3/2018 Fee for fi	ling Request for Entry of Default against All Other Occupants		3.60
7/16/2018 Fee for I	saulng Writ of Possession		25.00
Fee for E	execution of Writ of Possession		145.00
Mileage	costs: 40 at .50/mile		20.00
7/31/2018 Postage	costs		2.42
Photocop	py costs: 140 at .25/copy		35.00
Total ade	fitional charges		\$231.02
Total am	ount of this bit	-	\$2,006.02
Previous	balance		(\$733.45)
Balance	due	_	\$1,272.57

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

		Hours	Amount
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 profes	sional services rendered	0.10	\$25.00
Previous b	alance		\$1,272.57
Balance de	J e		\$1,297.57

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

Amount

Previous balance

\$1,297.57

Accounts receivable transactions

Total payments and adjustments

(\$100.00)

Balance due

\$1,197.57

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

Total payments and adjustments

(\$200.00)

Balance due

\$897.57

February 04, 2019

Invoice submitted to: Paggy 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

Amount

\$897.57

Previous balance

Accounts receivable transactions

Total payments and adjustments (\$200.00)

Balance due \$697.57

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

Amount

Previous balance

\$697.57

Accounts receivable transactions

Total payments and adjustments

(\$200.00)

Balance due

\$497.57

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

Amount

Previous balance

\$497.57

Accounts receivable transactions

Total payments and adjustments

(\$200.00)

Balance due

\$297.57

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

POC \$3,533.45

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